

**ORDINANCE NO. 20050623-129**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 901 EAST 15<sup>TH</sup> STREET IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-MU-CO-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence-neighborhood plan (SF-3-NP) combining district to limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-04-0091, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, Block 7, Outlot 42, Division B, Government Outlots of the Original City of Austin, Travis County, Texas, according to the map or plat of record in the General Land Office of the State of Texas (the "Property"),

locally known as 901 East 15<sup>th</sup> Street, in the Central East Austin neighborhood plan area, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

Bed and breakfast (Group 2)	Retirement housing (large site)
Administrative and business offices	Art gallery
Art workshop	Communication services
Medical offices (exceeding 5000 sq.ft. gross floor area)	Professional office
Urban farm	Software development
Convalescent services	Congregate living
Residential treatment	Hospital services (limited)

2. The following uses are conditional uses of the Property:

Special use historic	Club or lodge
College or university facilities	Community recreation (private)
Community recreation (public)	Cultural services
Day care services (commercial)	Day care services (general)
Group home, Class I (general)	Local utility services
Private primary educational facilities	Private secondary educational facilities
Safety services	

3. For a medical offices use (not exceeding 5000 sq. ft. gross floor area), the gross floor area may not exceed 1,600 square feet.

4. The maximum height for a building or structure on the Property is 35 feet above ground level.

5. The maximum impervious cover on the Property is 58 percent.

**PART 3.** Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 011213-42 that established the Central East Austin neighborhood plan combining district.

**PART 4.** This ordinance takes effect on July 4, 2005.

**PASSED AND APPROVED**

_____ June 23 _____, 2005	§ § § _____ Will Wynn Mayor
APPROVED: _____ David Allan Smith City Attorney	ATTEST: _____ Shirley A. Brown City Clerk

