

**ORDINANCE NO. 20060112-043**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1706 AND 1708 WEST 6<sup>TH</sup> STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO NEIGHBORHOOD OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (NO-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 neighborhood office-mixed use-conditional overlay-neighborhood plan (NO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-05-0025, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 9, Block A (1706 W. 6<sup>th</sup>), Ecks Heights Subdivision, and Lot 1 (1708 W. 6<sup>th</sup>), West End Heights Subdivision, subdivisions in the City of Austin, Travis County, Texas, according to the map or plat of record, respectively, in Plat Book 3, Page 16, and Plat Book 3, Page 20, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1706 and 1708 West 6<sup>th</sup> Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** Except as specifically provided in Part 3 and Part 4, the Property may be developed and used in accordance with the regulations established for the neighborhood office (NO) base district and other applicable requirements of the City Code.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

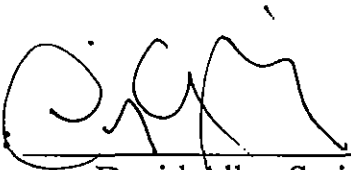
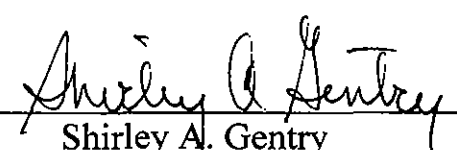
1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 68 trips per day for the 1706 West 6<sup>th</sup> Street property and 77 trips per day for the 1708 West 6<sup>th</sup> Street property.

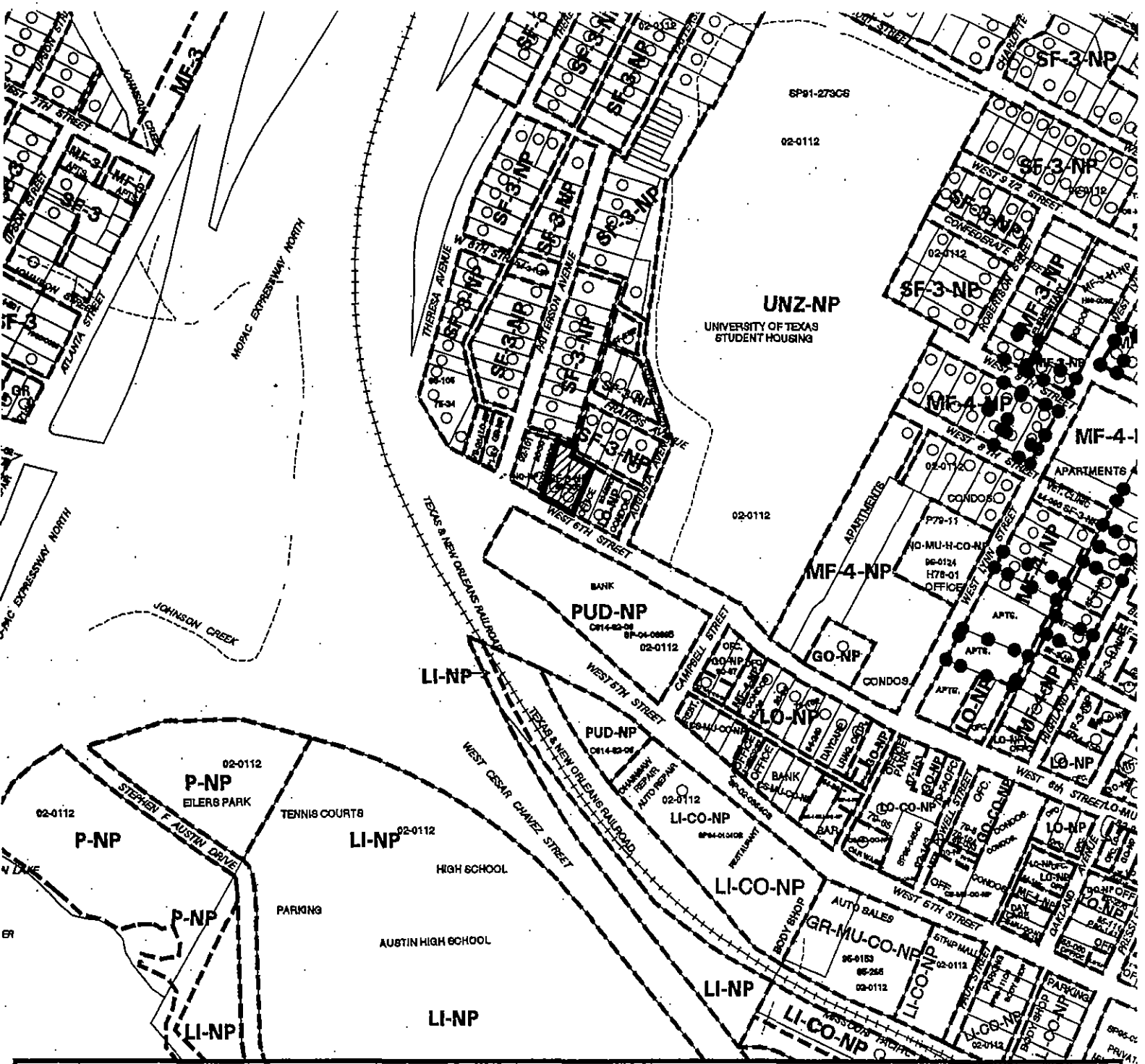
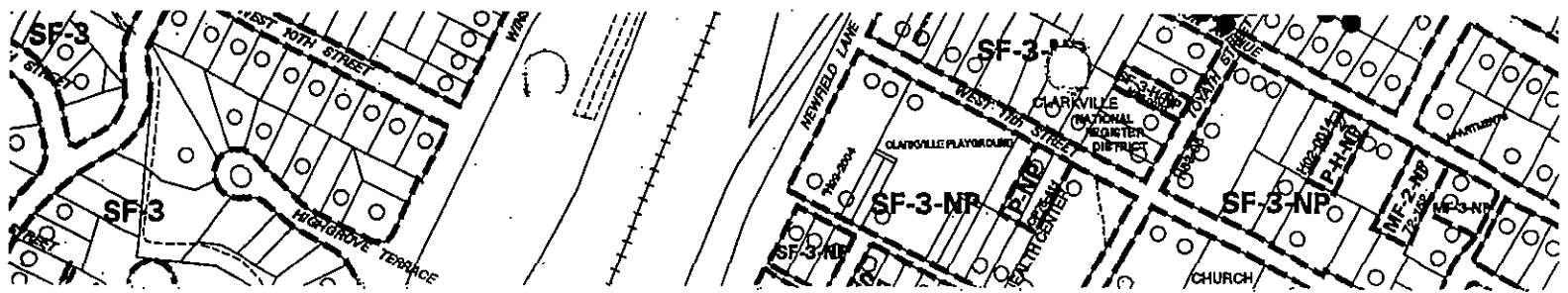
2. Vehicular access for non-residential uses shall be from the Property to 6<sup>th</sup> Street through a driveway constructed to the recommendations and specifications of the Transportation Review Section of the Watershed Protection and Development Review Department.
3. Vehicular access for non-residential uses from the Property to the adjacent alley along the north boundary is prohibited.
4. An administrative and business offices use may not exceed 2,070 square feet for the 1706 West 6<sup>th</sup> Street property and 2,448 square feet for the 1708 West 6<sup>th</sup> Street property.

**PART 4.** The Property is subject to Ordinance No. 020926-26 that established the Old West Austin neighborhood plan combining district.

**PART 5.** This ordinance takes effect on January 23, 2006.

**PASSED AND APPROVED**

<u>January 12</u> , 2006		§ § § <u>Will Wynn</u> Will Wynn Mayor
<b>APPROVED:</b> <u></u> David Allan Smith City Attorney	<b>ATTEST:</b> <u></u> Shirley A. Gentry City Clerk	



 1" = 400'	SUBJECT TRACT 	<b>ZONING EXHIBIT A</b>		CITY GRID REFERENCE NUMBER  H23
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-05-0025 ADDRESS: 1706-1708 W 6TH ST SUBJECT AREA (acres): N/A	DATE: 05-02 INTLS: SM	
	CASE MGR: T. BOLT			