

ORDINANCE NO. 20060608-087

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 515 WEST 15TH STREET FROM GENERAL OFFICE (GO) DISTRICT TO CENTRAL BUSINESS DISTRICT-CONDITIONAL OVERLAY (CBD-CO) 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 general office (GO) district to central business district-conditional overlay (CBD-CO) combining district on the property described in Zoning Case No. C14-05-0190, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 8, Block 177, Original City of Austin, Travis County, according to the map or plat on file in the General Land Office of the State of Texas (the "Property"),

locally known as 515 West 15th Street, 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. 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 2,000 trips per day.
2. The following uses are prohibited uses of the Property:

Automotive repair services
Automotive washing (of any type)
Cocktail lounge
Convenience storage
Liquor sales
Residential treatment
Commercial blood plasma center

Automotive sales
Bail bond services
Commercial off-street parking
Equipment sales
Service station
Transitional housing
Pawn shop services

3. Drive-in service is prohibited as an accessory use to a commercial use.
4. A building or structure may not exceed a height of 70 feet from ground level.
5. Except as otherwise provided in Subsection 6 of this Part, the Property shall be developed according to the requirements in Section 25-2-647 (H) (*Mixed Use (MU) Combining District Regulations*) regarding a vertical mixed use building.
6. A building or structure may be designed for only one commercial use on the ground floor.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the central business district (CBD) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on June 19, 2006.

PASSED AND APPROVED

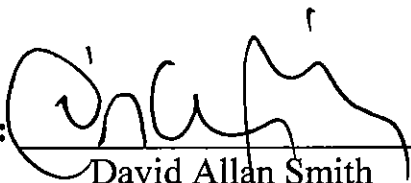
June 8, 2006

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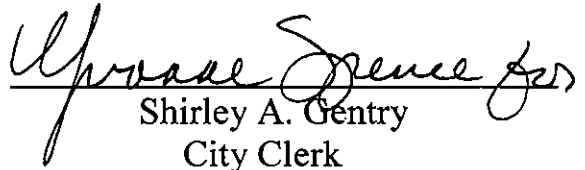
Will Wynne
Mayor

APPROVED:

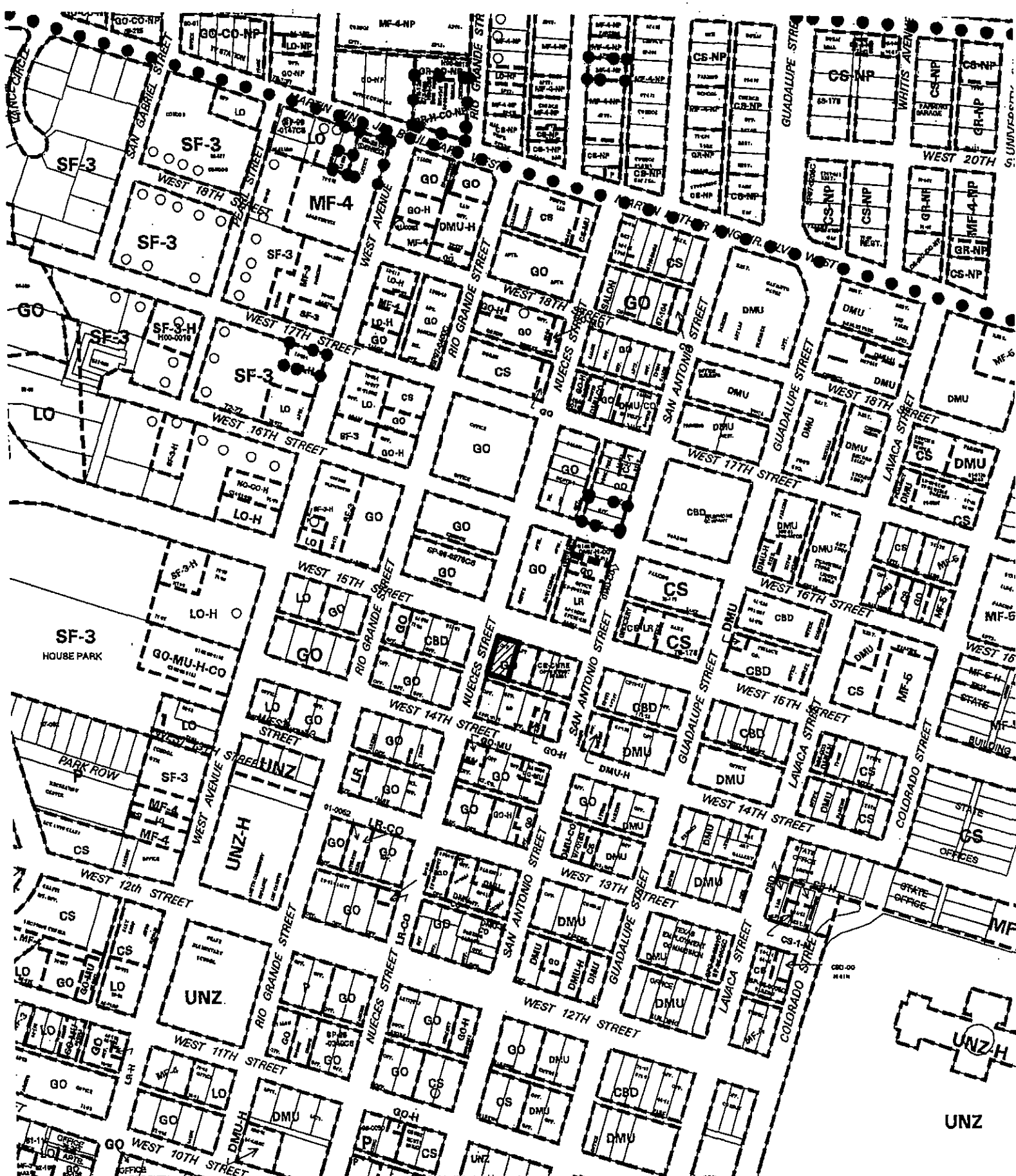






David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT A CASE #: C14-05-0190 ADDRESS: 515 W 15TH ST SUBJECT AREA (acres): 0.200	DATE: 05-10 INTLS: SM	CITY GRID REFERENCE NUMBER J23
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: J.ROUSSELIN				