

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1706 AND 1708 WEST 6TH STREET IN THE OLD
3 WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-
4 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO
5 NEIGHBORHOOD OFFICE-MIXED USE-CONDITIONAL OVERLAY-
6 NEIGHBORHOOD PLAN (NO-MU-CO-NP) COMBINING DISTRICT.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
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10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining
12 district to neighborhood office-mixed use-conditional overlay-neighborhood plan (NO-
13 MU-CO-NP) combining district on the property described in Zoning Case No. C14-05-
14 0025, on file at the Neighborhood Planning and Zoning Department, as follows:

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16 Lot 9, Block A (1706 W. 6th), Eck's Heights Subdivision, and Lot 1 (1708 W. 6th),
17 West End Heights Subdivision, subdivisions in the City of Austin, Travis County,
18 Texas, according to the map or plat of record, respectively, in Plat Book 3, Page
19 16, and Plat Book 3, Page 20, of the Plat Records of Travis County, Texas (the
20 "Property").
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22 locally known as 1706 and 1708 West 6th Street, in the City of Austin, Travis County,
23 Texas, and generally identified in the map attached as Exhibit "A".
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25 PART 2. Except as specifically provided in Part 3 and Part 4, the Property may be
26 developed and used in accordance with the regulations established for the neighborhood
27 office (NO) base district and other applicable requirements of the City Code.
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29 PART 3. The Property within the boundaries of the conditional overlay combining district
30 established by this ordinance is subject to the following conditions:
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- 32 1. A site plan or building permit for the Property may not be approved, released, or
33 issued if the completed development or uses of the Property, considered cumulatively
34 with an existing or previously authorized development and uses, generate traffic that
35 exceeds 68 trips per day for the 1706 West 6th Street property and 77 trips per day for
36 the 1708 West 6th Street property.
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1 2. Vehicular access for non-residential uses shall be from the Property to 6th Street
2 through a driveway constructed to the recommendations and specifications of the
3 Transportation Review Section of the Watershed Protection and Development Review
4 Department.

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6 3. Vehicular access for non-residential uses from the Property to the adjacent alley along
7 the north boundary is prohibited.

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9 4. An administrative and business offices use may not exceed 2,070 square feet for the
10 1706 West 6th Street property and 2,448 square feet for the 1708 West 6th Street
11 property.

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13 **PART 4.** The Property is subject to Ordinance No. 020926-26 that established the Old
14 West Austin neighborhood plan combining districts 1 and 2.

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16 **PART 5.** This ordinance takes effect on _____, 2006.

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19 **PASSED AND APPROVED**

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Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk