

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1315 WEST 6TH STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (LO-V-NP) COMBINING DISTRICT AND LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-V-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 limited office-vertical mixed use building-neighborhood plan (LO-V-NP) combining district and limited office-neighborhood plan (LO-NP) combining district to community commercial-vertical mixed use building-conditional overlay-neighborhood plan (GR-V-CO-NP) combining district on the property described in Zoning Case No. C14-2009-0166, on file at the Planning and Development Review Department, as follows:

Lots 18 and 19, Woodland Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 294, Page 1, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1315 West 6th 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 of this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) 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. The following site development regulations apply to the Property:

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- 3 1. The maximum height of a building or structure is 25 feet from ground
- 4 level.
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- 6 2. The maximum height of a building or structure is two stories.
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- 8 3. The minimum interior side yard setback is five feet.
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- 10 4. The minimum front yard setback is 25 feet.
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- 12 5. The minimum rear yard setback is five feet.
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- 14 6. The maximum building coverage is 50 percent.
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- 16 7. The maximum impervious cover is 80 percent.
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- 18 8. The maximum floor-to-area ratio is 0.7 to 1.0.
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- 20 9. The gross floor area of a building may not exceed 3500 square feet.

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22 B. The following uses are prohibited uses of the Property:

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24 Automotive rentals	Automotive repair services
25 Automotive sales	Automotive washing (of any type)
26 Bail bond services	Business or trade school
27 Commercial off-street parking	Consumer convenience services
28 Consumer repair services	Drop-off recycling collection facility
29 Exterminating services	Funeral services
30 Hotel-motel	Indoor entertainment
31 Indoor sports and recreation	Off-site accessory parking
32 Outdoor entertainment	Outdoor sports and recreation
33 Pawn shop services	Pet services
34 Plant nursery	Printing and publishing
35 Research services	Service station
36 Theater	Custom manufacturing
37 Guidance services	Hospital services (general)

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3 C. The following uses are conditional uses of the Property:

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5 College and university facilities
6 Community recreation (public)
7 Group home, Class II
8 Residential treatment
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Community recreation (private)
Congregate living
Hospital services (limited)

10 **PART 4.** The Property is subject to Ordinance No. 020926-26 that established the Old
11 West Austin neighborhood plan combining district.
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13 **PART 5.** This ordinance takes effect on _____, 2010.
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16 **PASSED AND APPROVED**

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18 _____, 2010

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Lee Leffingwell
Mayor

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25 **APPROVED:** _____

David Allan Smith
City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk

