

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 The following site development regulations apply to the Property:

- 2
- 3 1. The maximum height of a building is 25 feet from ground level.
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- 5 2. The maximum height of a building is two stories.
- 6

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

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10 **PART 5.** This ordinance takes effect on _____, 2010.

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13 **PASSED AND APPROVED**

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15 § _____, 2010

16 § _____

17 § _____

18 Lee Leffingwell

19 Mayor

20

21

22 **APPROVED:** _____ **ATTEST:** _____

23 David Allan Smith Shirley A. Gentry

24 City Attorney City Clerk