

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 1315 WEST 6<sup>TH</sup> STREET IN THE OLD WEST  
3 AUSTIN NEIGHBORHOOD PLAN AREA FROM COMMUNITY  
4 COMMERCIAL-VERTICAL MIXED USE BUILDING-CONDITIONAL  
5 OVERLAY-NEIGHBORHOOD PLAN (GR-V-CO-NP) COMBINING DISTRICT  
6 TO COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING-  
7 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-V-CO-NP)  
8 COMBINING DISTRICT.

9  
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11  
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
13 change the base district from community commercial-vertical mixed use building-  
14 conditional overlay-neighborhood plan (GR-V-CO-NP) combining district to community  
15 commercial-vertical mixed use building-conditional overlay-neighborhood plan (GR-V-  
16 CO-NP) combining district on the property described in Zoning Case No. C14-2010-0115,  
17 on file at the Planning and Development Review Department, as follows:

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

22  
23 locally known as 1315 West 6<sup>th</sup> Street, in the City of Austin, Travis County, Texas, and  
24 generally identified in the map attached as Exhibit "A".

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26 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
27 Property may be developed and used in accordance with the regulations established for the  
28 community commercial (GR) base district, and other applicable requirements of the City  
29 Code.  
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**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following site development regulations apply to the Property:

1. The maximum height of a building is 25 feet from natural grade level.
2. The maximum height of a building is two stories.
3. The minimum interior side yard setback is five feet.
4. The minimum rear yard setback is five feet.
5. The maximum building coverage is 50 percent.
6. The maximum impervious cover is 80 percent.
7. The maximum floor-to-area ratio is 0.7 to 1.0.
8. The gross floor area of a building may not exceed 3500 square feet.

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

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

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

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4 College and university facilities  
5 Community recreation (public)  
6 Group home, Class II  
7 Residential treatment

Community recreation (private)  
Congregate living  
Hospital services (limited)

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

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12 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2010.

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14  
15 **PASSED AND APPROVED**

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18 \_\_\_\_\_, 2010

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§  
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\_\_\_\_\_  
Lee Leffingwell  
Mayor

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25 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

26 Karen M. Kennard  
27 Acting City Attorney

Shirley A. Gentry  
City Clerk

