ORDINANCE NO.	

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1315 WEST 6TH STREET IN THE OLD WEST NEIGHBORHOOD **PLAN** AREA FROM COMMUNITY AUSTIN **COMMERCIAL-VERTICAL** MIXED USE **BUILDING-CONDITIONAL** OVERLAY-NEIGHBORHOOD PLAN (GR-V-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING-**OVERLAY-NEIGHBORHOOD PLAN** (GR-V-CO-NP) CONDITIONAL 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 community commercial-vertical mixed use building-conditional overlay-neighborhood plan (GR-V-CO-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. C14-2010-0115, 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.

Page 1 of 3

COA Law Department

Draft: 8/10/2010

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33 34 **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 sales
Bail bond services
Commercial off-street parking
Consumer repair services
Exterminating services
Hotel-motel
Indoor sports and recreation
Outdoor entertainment
Pawn shop services
Plant nursery
Research services
Theater
Guidance services

Automotive repair services
Automotive washing (of any type)
Business or trade school
Consumer convenience services
Drop-off recycling collection facility
Funeral services
Indoor entertainment
Off-site accessory parking
Outdoor sports and recreation
Pet services
Printing and publishing
Service station
Custom manufacturing
Hospital services (general)

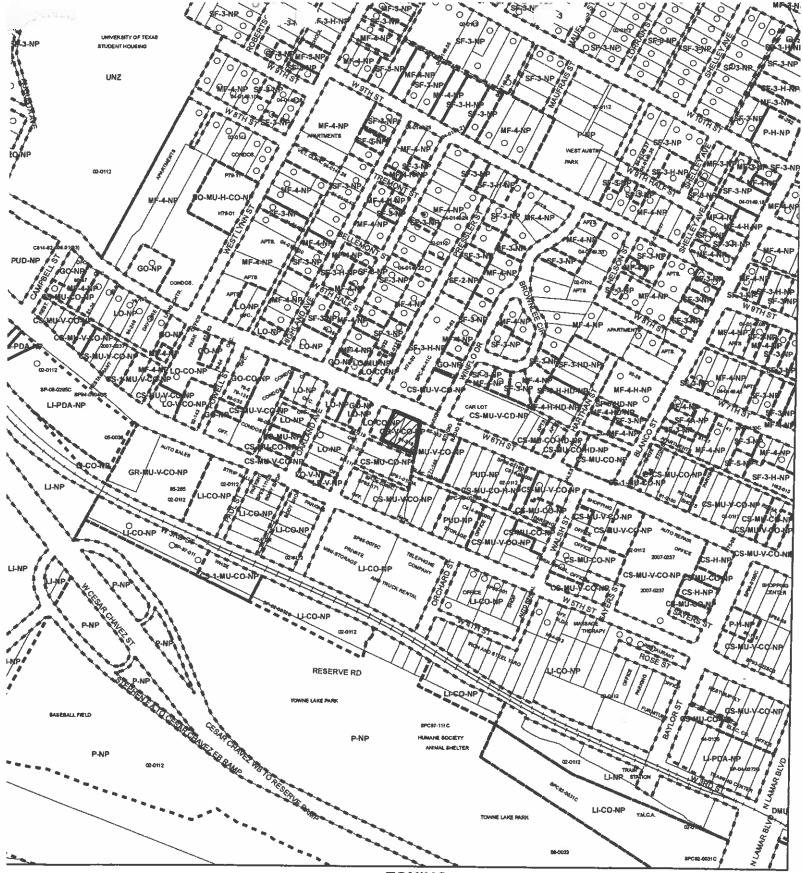
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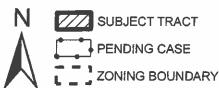
C.	C. The following uses are conditional uses of the Property:	
	College and university facilities Community recreation (public) Group home, Class II Residential treatment	Community recreation (private) Congregate living Hospital services (limited)
	The Property is subject to Ordinar tin neighborhood plan combining dis	nce No. 020926-26 that established the Old trict.
PART 5.	This ordinance takes effect on	, 2010.
PASSED	AND APPROVED	
		Lee Leffingwell Mayor
APPROV	ÆD:	TEST:
ATTROV	Karen M. Kennard Acting City Attorney	Shirley A. Gentry City Clerk

Page 3 of 3

COA Law Department

Draft: 8/10/2010





ZONING

ZONING CASE#: C14-2010-0115 LOCATION: 1315 W 6TH ST SUBJECT AREA: 0.4029 ACRES

GRID: H22, H23

MANAGER: CLARK PATTERSON

