

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1500 SUMMIT STREET FROM GENERAL OFFICE (GO) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) 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 general office (GO) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-04-0136, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 5 and 6, Elmhurst Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 3, Page 214, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 1500 Summit Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The minimum setbacks are:
 - 10 feet for front yard,
 - 10 feet for street side yard,
 - 0 feet for interior side yard, and
 - 0 feet for rear yard

2. Drive-in service is prohibited as an accessory use to a restaurant use.

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

Restaurant (limited)	Community recreation (private)
Community recreation (public)	Congregate living
Hospital services (limited)	Residential treatment
Medical offices (exceeding 5,000 sq. ft. of gross floor area)	

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2 4. The following uses are prohibited uses of the Property:

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4 Automotive rentals
5 Automotive sales
6 Business trade school
7 Commercial off-street parking
8 Exterminating services
9 Funeral services
10 Hotel-motel
11 Indoor sports and recreation
12 Outdoor sports and recreation
13 Restaurant (general)
14 Hospital services (general)

Automotive repair services
Automotive washing (of any type)
Business support services
Communications services
Financial services
General retail sales (general)
Indoor entertainment
Outdoor entertainment
Pawn shop services
Theater

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16 5. A site plan or building permit for the Property may not be approved, released, or
17 issued, if the completed development or uses of the Property, considered cumulatively
18 with all existing or previously authorized development and uses, generate traffic that
19 exceeds 2,000 trips per day.
20

21 Except as specifically restricted under this ordinance, the Property may be developed in
22 accordance with the site regulations established for the general office (GO) base district
23 and other applicable requirements of the City Code.
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25 **PART 3.** This ordinance takes effect on _____, 2005.
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28 **PASSED AND APPROVED**

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30 _____, 2005

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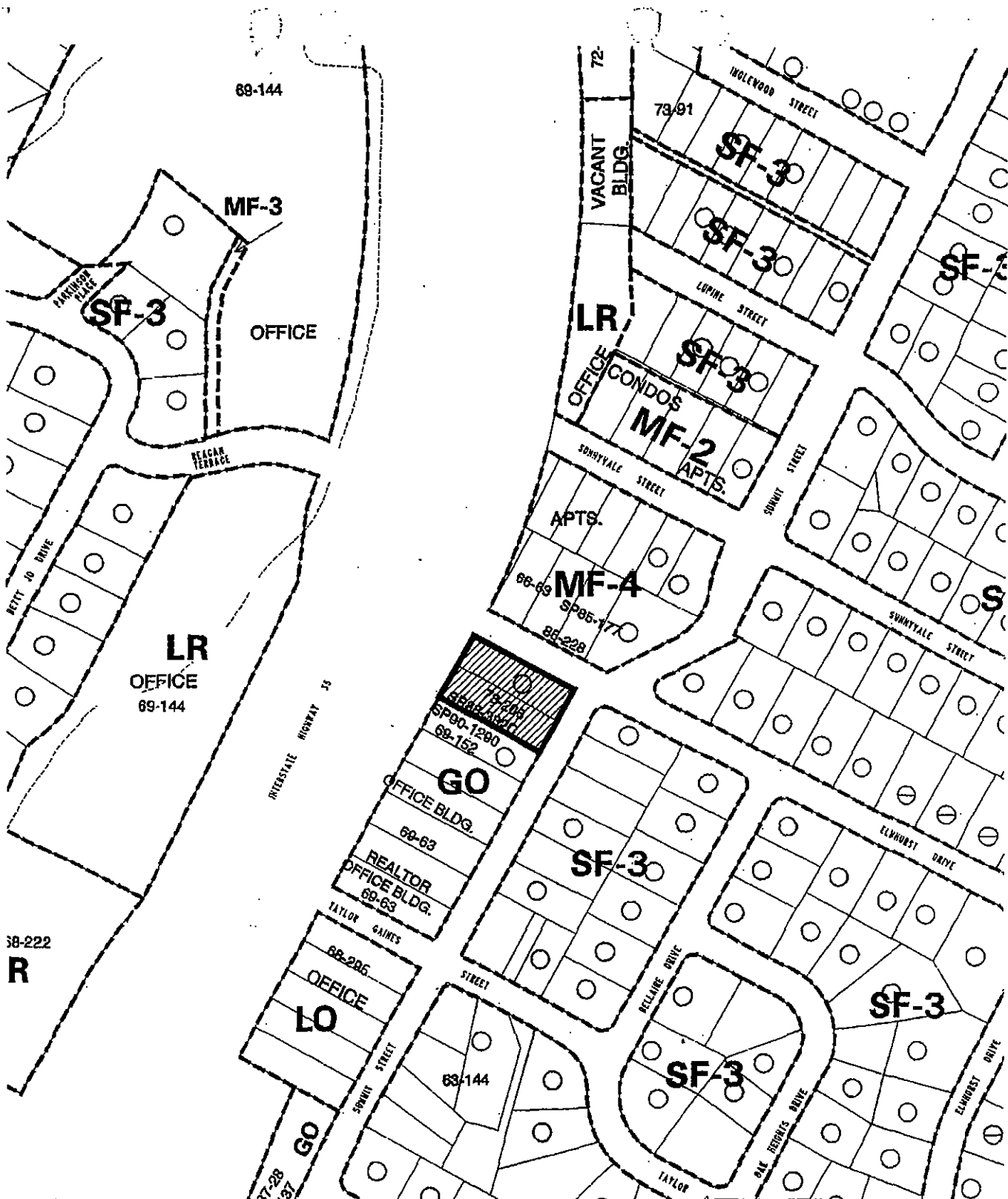
Will Wynn
Mayor

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37 **APPROVED**

ATTEST:

38 David Allan Smith
39 City Attorney

Shirley A. Brown
City Clerk



	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR: R.NEIL</p>	<p>ZONING</p> <p>CASE #: C14-04-0136</p> <p>ADDRESS: 1500 SUMMIT ST.</p> <p>SUBJECT AREA (acres): 0.426</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>J20</p>
		<p>DATE: 04-08</p> <p>INTLS: TRC</p>	