

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1401 WEST 6TH STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-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-neighborhood plan (LO-NP) combining district to community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district on the property described in Zoning Case No. C14-2013-0138, on file at the Planning and Development Review Department, as follows:

Lot 1, Outlot 1, Division Z, Woodland Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 3, Page 22 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1401 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:

- A. Drive-in service use is prohibited as an accessory use to commercial uses.
- B. A restaurant (general) use may not exceed 2,500 square feet.
- C. The following uses are prohibited uses of the Property:

Automotive repair services

Automotive rentals

Automotive sales
Bail bond services
Business support services
Consumer convenience services
Exterminating services
Financial services
General retail sales (convenience)
Hotel-motel
Indoor sports and recreation
Outdoor sports and recreation
Pedicab storage and dispatch
Plant nursery
Service station
Day care services (general)
Residential treatment

Automotive washing (of any type)
Business or trade school
Commercial off-street parking
Consumer repair services
Drop-off recycling collection services
Funeral services
General retail sales (general)
Indoor entertainment
Off-site accessory parking
Pawn shop services
Pet services
Research services
Day care services (commercial)
Day care services (limited)
Urban farm

Except as specifically restricted under 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 4. The Property is subject to Ordinance No. 020926-26 that established the Old West Austin neighborhood plan combining district.

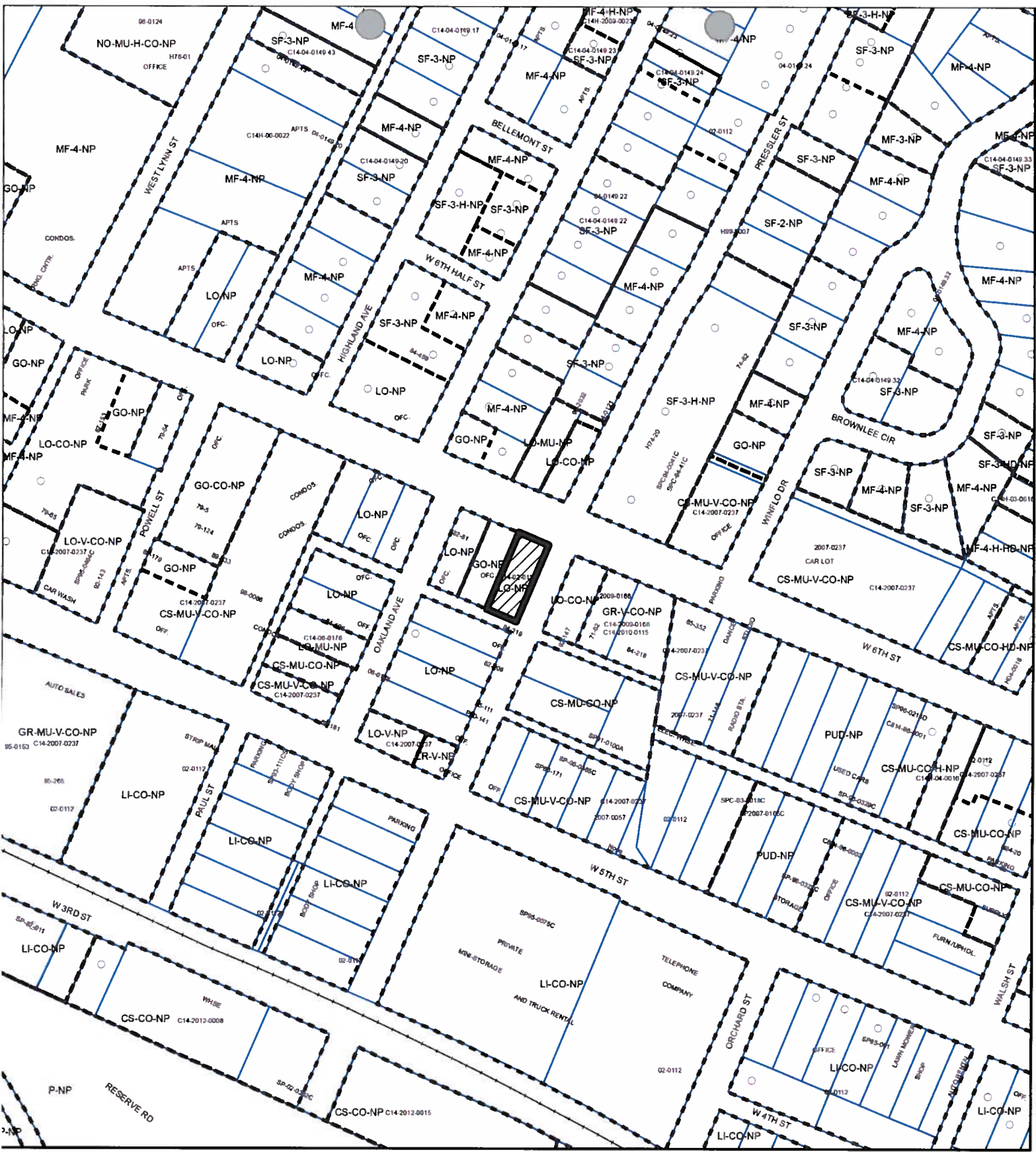
PART 5. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

_____, 2014 §
 §
 §

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Jannette S. Goodall
City Attorney City Clerk



ZONING

ZONING CASE#: C14-2013-0138

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

