

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 2405 EAST 16TH STREET FROM PUBLIC-**  
3 **NEIGHBORHOOD PLAN (P-NP) COMBINING DISTRICT TO LIMITED**  
4 **OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-CO-NP)**  
5 **COMBINING DISTRICT.**

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8  
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from public-neighborhood plan (P-NP) combining district to  
11 limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district on  
12 the property described in Zoning Case No. C14-2015-0107, on file at the Planning and  
13 Zoning Department, as follows:

14  
15 Lots 10-12, Block 14, Outlot 32 & 33, Division B, Glenwood Addition, a  
16 subdivision in Travis County, Texas, according to the map or plat of record in Plat  
17 Book Volume 2, Page 154 of the Plat Records of Travis County, Texas (the  
18 “Property”),

19  
20 locally known as 2405 East 16th Street in the City of Austin, Travis County, Texas, and  
21 generally identified in the map attached as Exhibit “A”.

22  
23 **PART 2.** The Property is subject to Ordinance No. 001207-47 that established the  
24 Chestnut neighborhood plan.

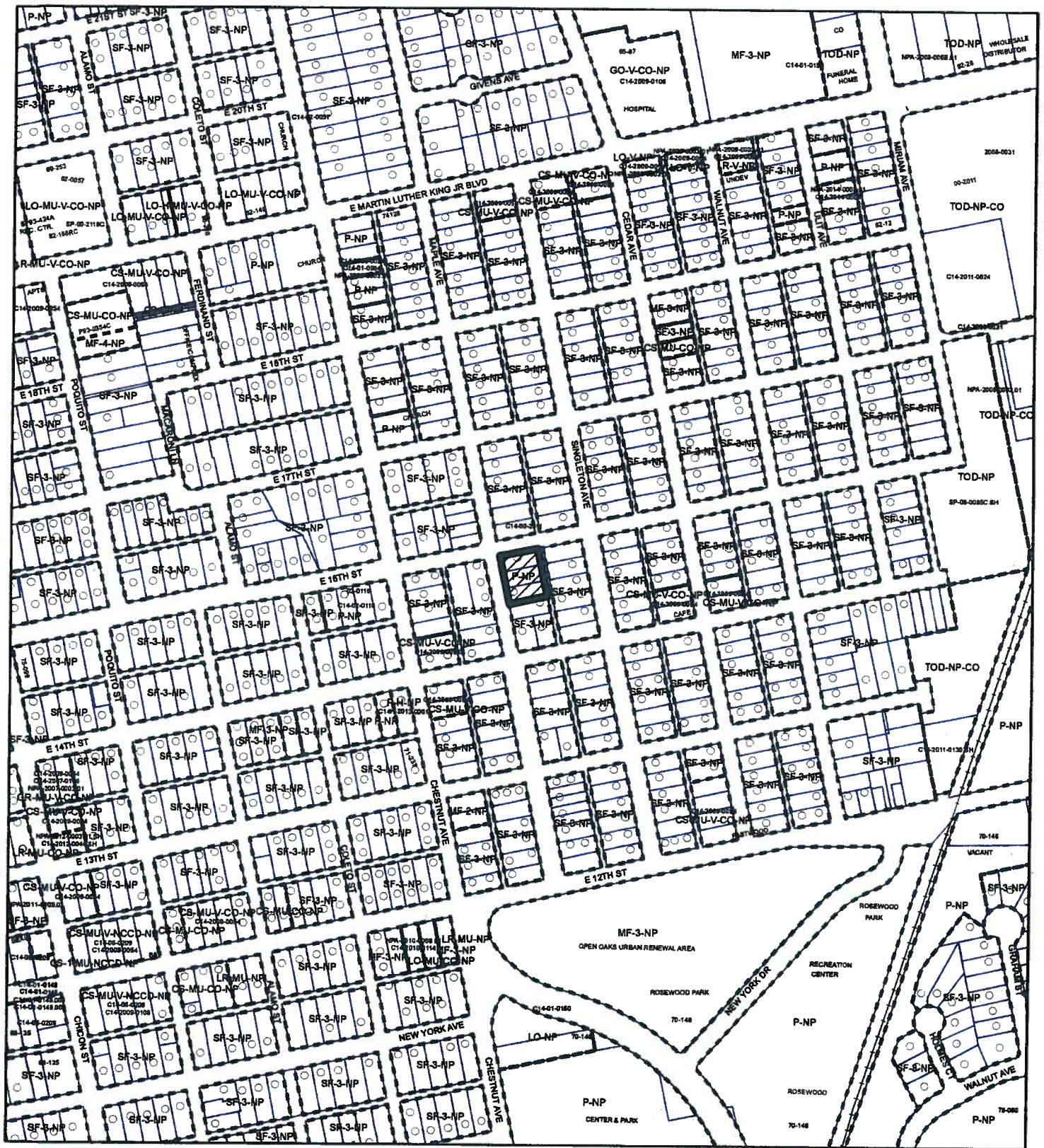
25  
26 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
27 established by this ordinance is subject to the following conditions:

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29 A. A site plan or building permit for the Property may not be approved, released,  
30 or issued, if the completed development or uses of the Property, considered  
31 cumulatively with all existing or previously authorized development and uses,  
32 generate traffic that exceeds 500 trips per day.

33  
34 B. Development of the Property shall comply with the following regulations:

35  
36 1. The maximum height of a building or structure shall be limited to 35 feet or  
37 2 stories.





- LEGEND**
- SUBJECT TRACT
  - PENDING CASE
  - ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2015-0107



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.

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