

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1608 WEST 6TH STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-NEIGHBORHOOD PLAN (GO-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-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 general office-neighborhood plan (GO-NP) combining district to neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district on the property described in Zoning Case No. C14-2026-0006, on file at the Planning Department, as follows:

TRACT 2, SUSAN M. ROBERTSON ESTATE SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 12, Page 42, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1608 West 6th Street in the City of Austin, Travis County, Texas, 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:

The following uses are prohibited uses of the Property:

Alternative Financial Services	Club or Lodge
College and University Facilities	Communication Service Facilities
Community Events	Community Garden
Community Recreation (Private)	Community Recreation (Public)
Consumer Convenience Services	Consumer Repair Services
Custom Manufacturing	Hospital Services (Limited)
Medical Offices exceeding 5,000 square feet gross floor area	Medical Offices not exceeding 5,000 square feet gross floor area
Off-Site Accessory Parking	Pedicab Storage and Dispatch
Pet Services	Plant Nursery
Printing and Publishing	Private Primary Educational Facilities
Private Secondary Educational Facilities	Safety Services

Theater

PART 5. This ordinance takes effect on _____, 2026.

PASSED AND APPROVED

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_____, 2026

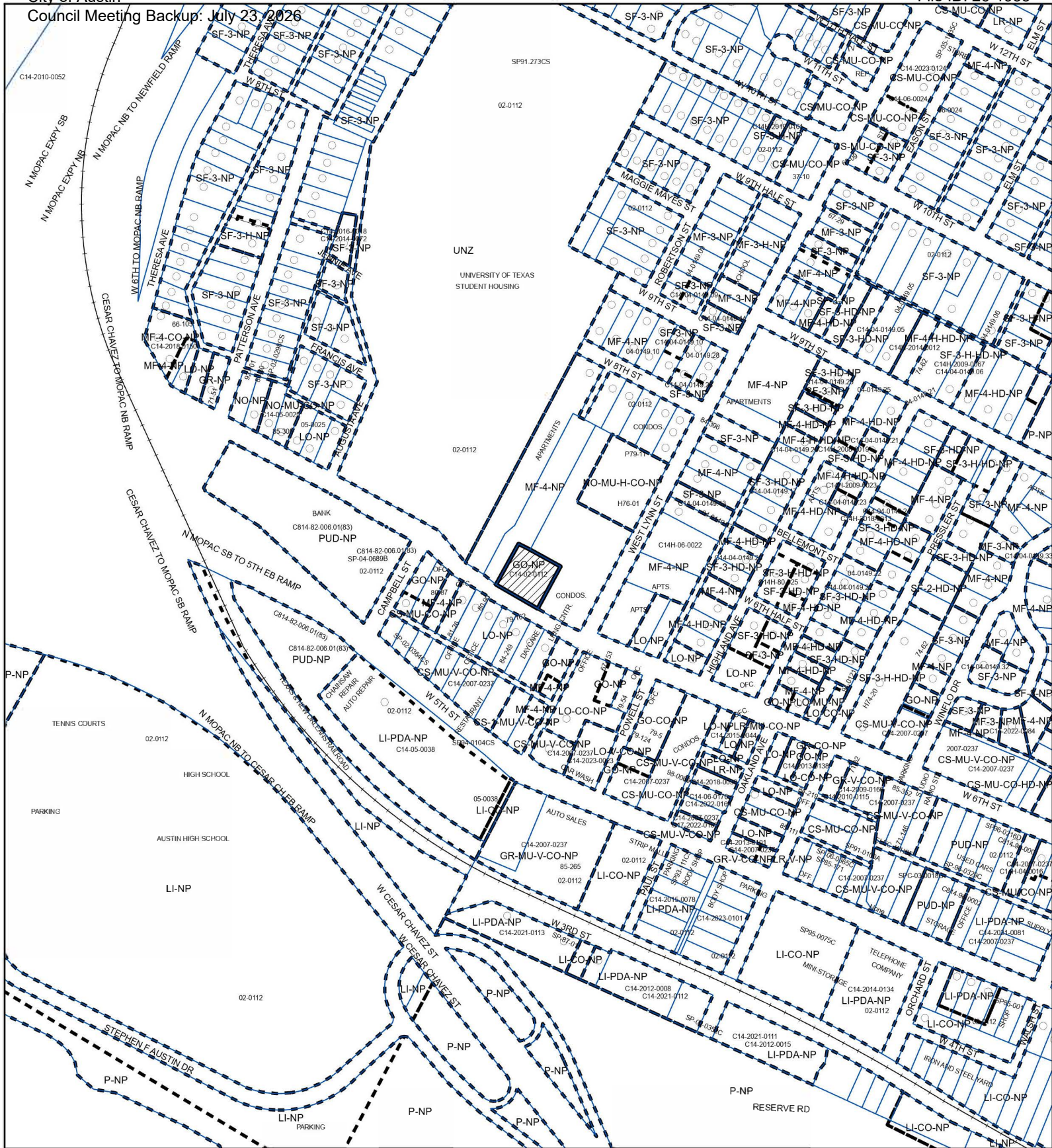
Kirk Watson
Mayor

APPROVED:

Deborah Thomas
City Attorney

ATTEST:

Erika Brady
City Clerk



ZONING

ZONING CASE#: C14-2026-0006

EXHIBIT "A"

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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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