

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY COMMONLY KNOWN AS THE DUNCAN-WASHINGTON HOUSE
3 LOCATED AT 1214 EAST 7TH STREET IN THE CENTRAL EAST AUSTIN
4 NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-
5 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO GENERAL
6 OFFICE-MIXED USE-HISTORIC-CONDITIONAL OVERLAY-
7 NEIGHBORHOOD PLAN (GO-MU-H-CO-NP) COMBINING DISTRICT.
8

9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
10

11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from family residence-neighborhood plan (SF-3-NP) combining
13 district to general office-mixed use-historic-conditional overlay-neighborhood plan (GO-
14 MU-H-CO-NP) combining district on the property described in Zoning Case No. C14-06-
15 0162 and Zoning Case No. C14H-07-0002, on file at the Neighborhood Planning and
16 Zoning Department, as follows:
17

18 The west 49.2 feet of Lot 8, Block 2, George L. Robertson Subdivision, Outlots 2
19 and 3, Division B, an addition in the City of Austin, Travis County, Texas,
20 according to the map or plat of record in Volume 1, Page 4, of the Plat Records of
21 Travis County, Texas (the "Property"),
22

23 commonly known as the Duncan-Washington House, locally known as 1214 East 7th
24 Street, in the City of Austin, Travis County, Texas, and generally identified in the map
25 attached as Exhibit "A".
26

27 **PART 2.** Except as specifically provided in Part 3 and Part 4, the Property may be
28 developed and used in accordance with the regulations established for the general office
29 (GO) base district and other applicable requirements of the City Code.
30

31 **PART 3.** The Property within the boundaries of the conditional overlay combining district
32 established by this ordinance is subject to the following conditions:
33

- 34 A. A site plan or building permit for the Property may not be approved, released,
35 or issued, if the completed development or uses of the Property, considered
36 cumulatively with all existing or previously authorized development and uses,
37 generate traffic that exceeds 2,000 trips per day.

- 1 B. The maximum height of a building or structure is 35 feet from ground level.
- 2
- 3 C. The maximum height of a building or structure is two stories.
- 4
- 5 D. Safety services use and local utility services use are prohibited uses of the
- 6 Property.
- 7

8 **PART 4.** The Property is subject to Ordinance No. 011213-42 that established the Central

9 East Austin neighborhood plan combining district.

10

11 **PART 5.** This ordinance takes effect on _____, 2007.

12

13

14 **PASSED AND APPROVED**

15

16 §

17 §

18 § _____, 2007

19 Will Wynn

20 Mayor

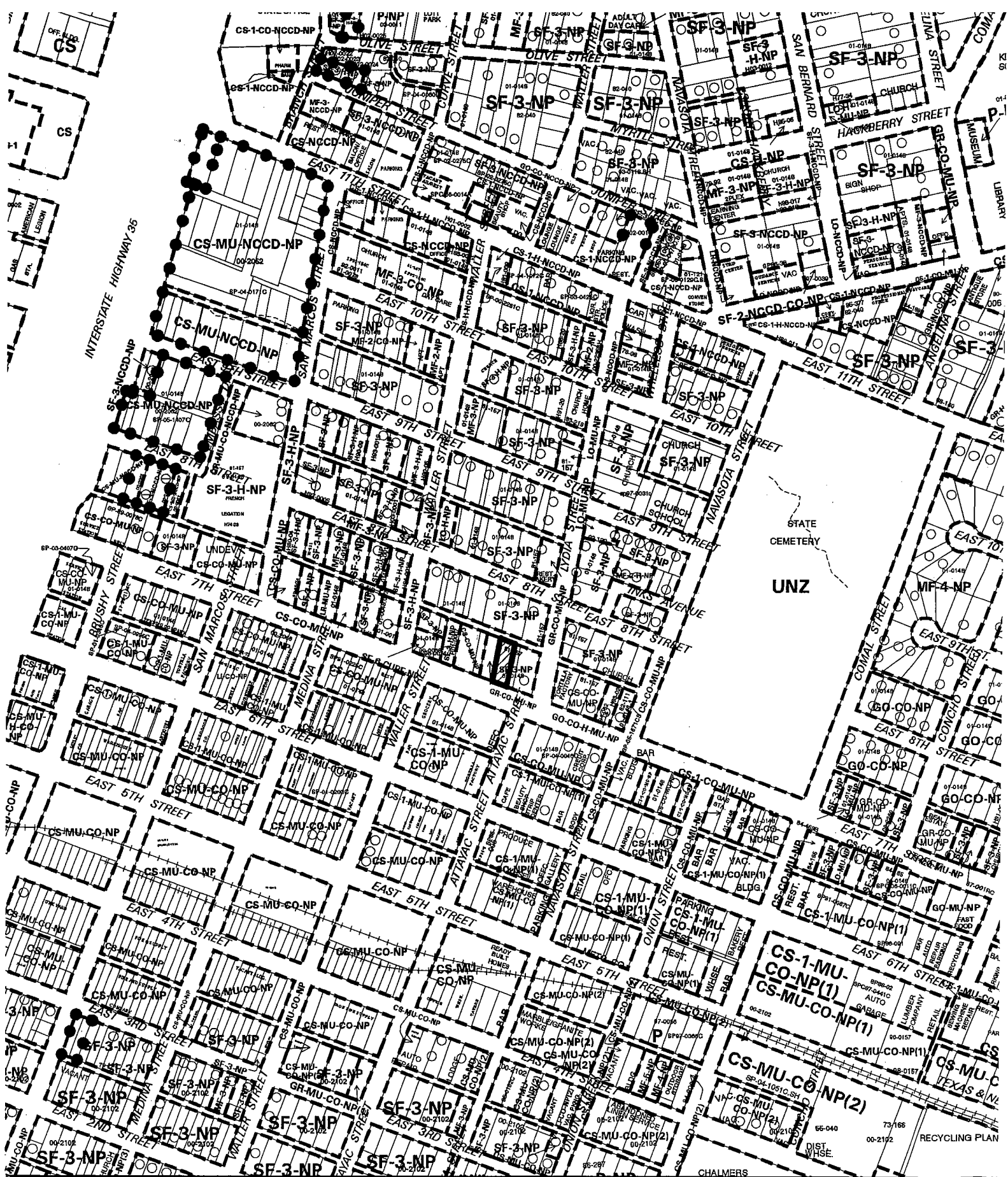
21

22

23 **APPROVED:** _____ **ATTEST:** _____

24 David Allan Smith Shirley A. Gentry

25 City Attorney City Clerk



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: R.HEIL

CASE #: C14-06-0162
 ADDRESS: 1214 E 7TH ST
 SUBJECT AREA (acres): 0.158

ZONING Exhibit A

DATE: 06-08

INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 K22

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 011213-41, WHICH ADOPTED THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO CHANGE A LAND USE DESIGNATION ON THE FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 1214 EAST 7TH STREET.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 011213-41 adopted the Central East Austin Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

PART 2. Ordinance No. 011213-41 is amended to establish an office mixed-use designation on the future land use map attached as Exhibit "A" and incorporated in this ordinance, and described in File NPA-06-0009.02 at the Neighborhood Planning and Zoning Department, for property located at 1214 East 7th Street.

PART 3. This ordinance takes effect on _____, 2007.

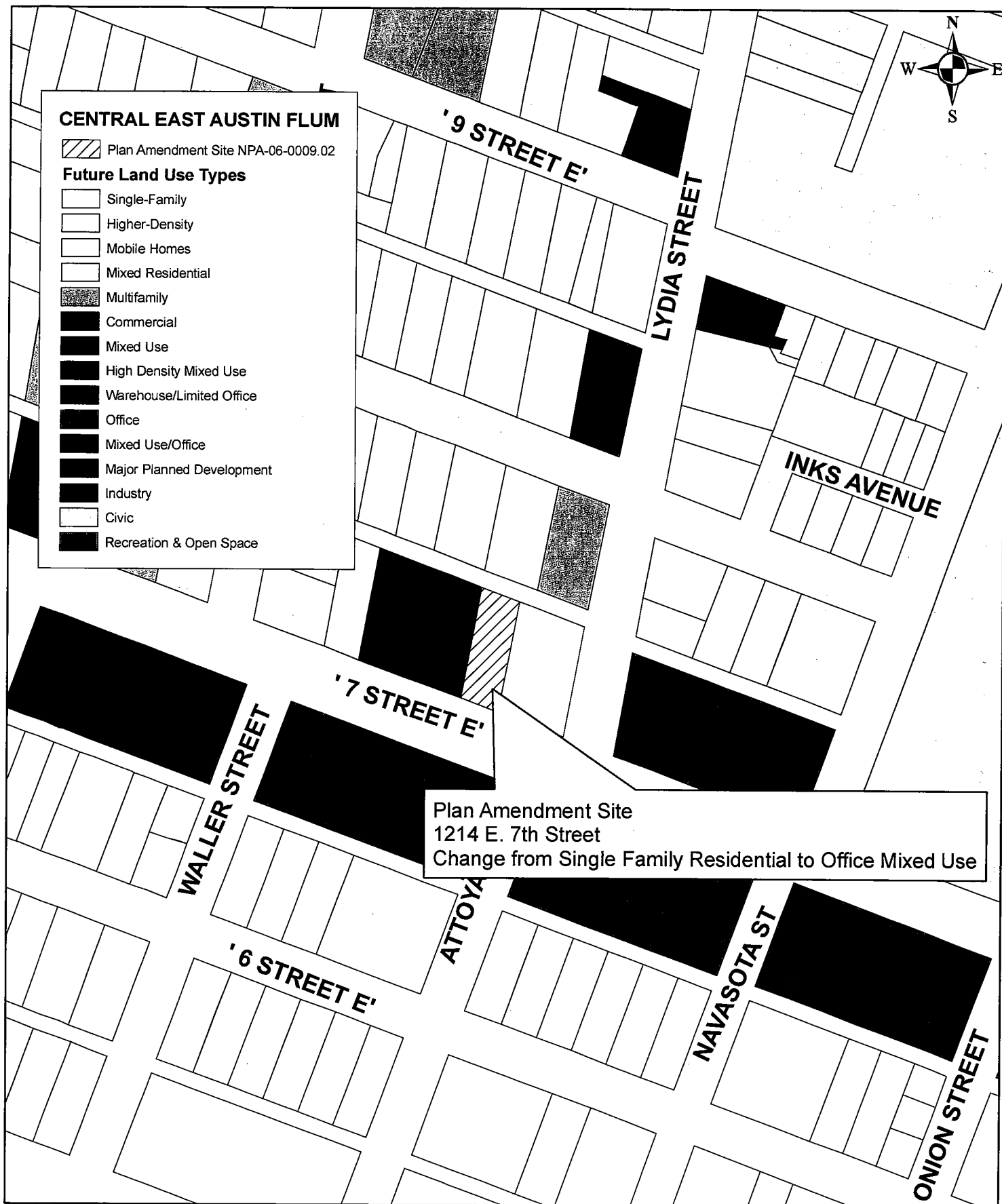
PASSED AND APPROVED

_____, 2007 §
 §
 §
 §
_____, 2007 §

Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk



Future Land Use Map: Central East Austin Neighborhood Plan Plan Amendment Case NPA-06-0009.02



City of Austin
Neighborhood Planning & Zoning Department

A comprehensive plan shall not constitute zoning regulations
or establish zoning district boundaries.