

**ORDINANCE NO 20070524-049**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY COMMONLY KNOWN AS THE DUNCAN-WASHINGTON HOUSE LOCATED AT 1214 EAST 7<sup>TH</sup> STREET IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO NEIGHBORHOOD OFFICE-MIXED USE-HISTORIC-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (NO-MU-H-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 family residence-neighborhood plan (SF-3-NP) combining district to neighborhood office-mixed use-historic-conditional overlay-neighborhood plan (NO-MU-H-CO-NP) combining district on the property described in Zoning Case No C14-06-0162 and Zoning Case No C14H-07-0002, on file at the Neighborhood Planning and Zoning Department, as follows

The west 49 2 feet of Lot 8, Block 2, George L Robertson Subdivision, Outlots 2 and 3, Division B, an addition in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 1, Page 4, of the Plat Records of Travis County, Texas (the "Property"),

commonly known as the Duncan-Washington House, locally known as 1214 East 7<sup>th</sup> 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, the Property may be developed and used in accordance with the regulations established for the neighborhood office (NO) base district and other applicable requirements of the City Code

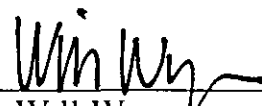
**PART 3** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

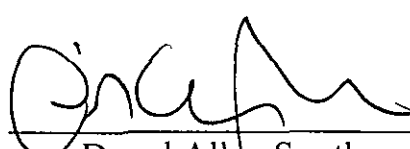
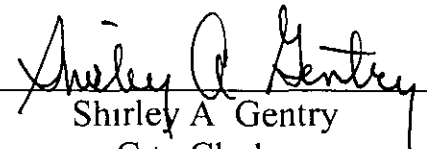
- A A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day
- B The maximum height of a building or structure is 35 feet from ground level
- C The maximum height of a building or structure is two stories
- D Safety services use and local utility services use are prohibited uses of the Property

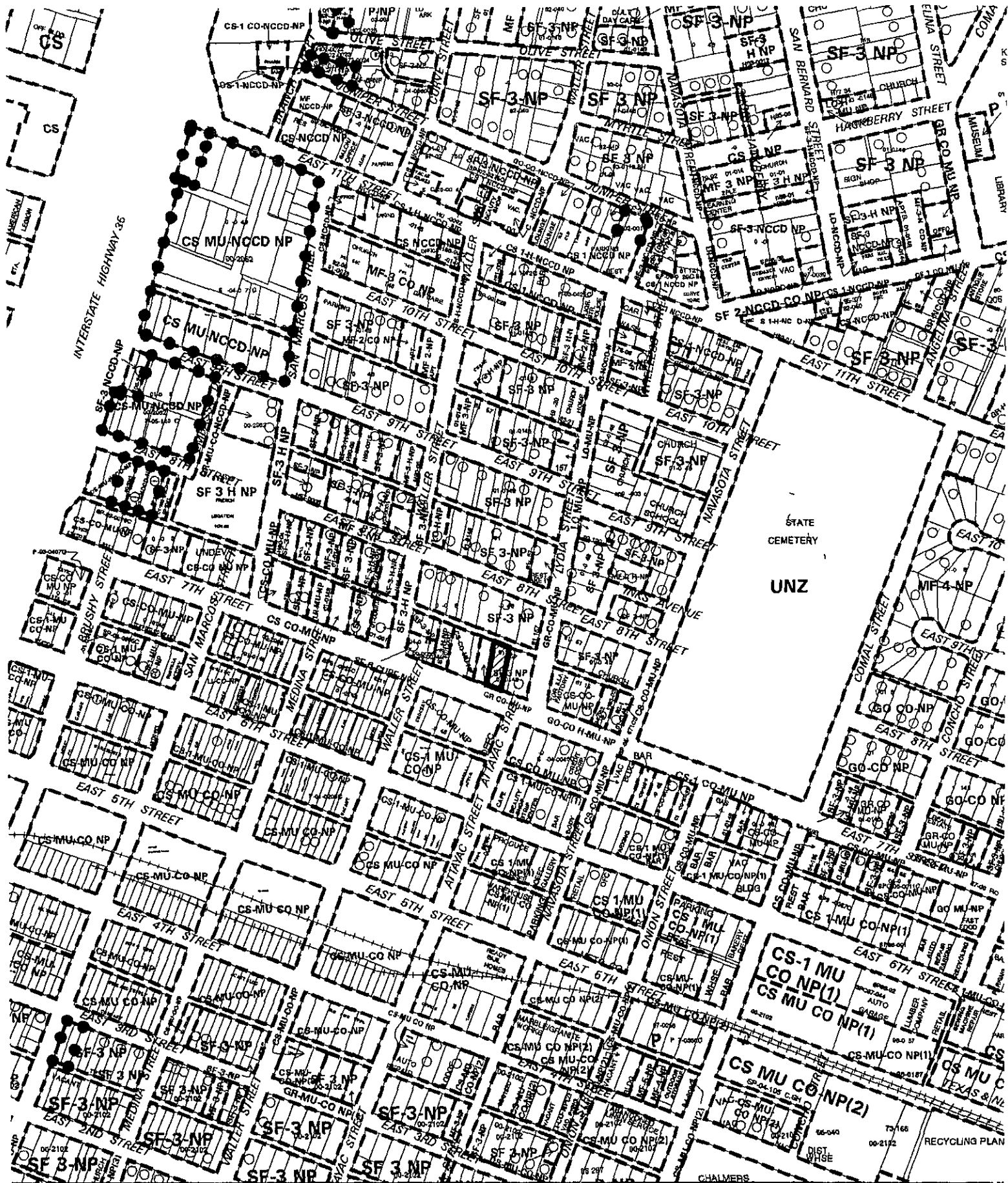
**PART 4** The Property is subject to Ordinance No 011213-42 that established the Central East Austin neighborhood plan combining district


**PART 5** This ordinance takes effect on June 4, 2007

**PASSED AND APPROVED**

\_\_\_\_\_ May 24 \_\_\_\_\_, 2007      §  
§  
§ \_\_\_\_\_   
Will Wynn  
Mayor

**APPROVED**  **ATTEST**   
David Allan Smith  
City Attorney      Shirley A. Gentry  
City Clerk





400'

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

6/3-NP SF-3-NP CS-1-MU CS-1-MU-CO-NP(1) CS-1-MU-CO-NP(2) CS-1-MU-CO-NP(3) CS-1-MU-CO-NP(4) CS-1-MU-CO-NP(5) CS-1-MU-CO-NP(6) CS-1-MU-CO-NP(7) CS-1-MU-CO-NP(8) CS-1-MU-CO-NP(9) CS-1-MU-CO-NP(10) CS-1-MU-CO-NP(11) CS-1-MU-CO-NP(12) CS-1-MU-CO-NP(13) CS-1-MU-CO-NP(14) CS-1-MU-CO-NP(15) CS-1-MU-CO-NP(16) CS-1-MU-CO-NP(17) CS-1-MU-CO-NP(18) CS-1-MU-CO-NP(19) CS-1-MU-CO-NP(20) CS-1-MU-CO-NP(21) CS-1-MU-CO-NP(22) CS-1-MU-CO-NP(23) CS-1-MU-CO-NP(24) CS-1-MU-CO-NP(25) CS-1-MU-CO-NP(26) CS-1-MU-CO-NP(27) CS-1-MU-CO-NP(28) CS-1-MU-CO-NP(29) CS-1-MU-CO-NP(30) CS-1-MU-CO-NP(31) CS-1-MU-CO-NP(32) CS-1-MU-CO-NP(33) CS-1-MU-CO-NP(34) CS-1-MU-CO-NP(35) CS-1-MU-CO-NP(36) CS-1-MU-CO-NP(37) CS-1-MU-CO-NP(38) CS-1-MU-CO-NP(39) CS-1-MU-CO-NP(40) CS-1-MU-CO-NP(41) CS-1-MU-CO-NP(42) CS-1-MU-CO-NP(43) CS-1-MU-CO-NP(44) CS-1-MU-CO-NP(45) CS-1-MU-CO-NP(46) CS-1-MU-CO-NP(47) CS-1-MU-CO-NP(48) CS-1-MU-CO-NP(49) CS-1-MU-CO-NP(50) CS-1-MU-CO-NP(51) CS-1-MU-CO-NP(52) CS-1-MU-CO-NP(53) CS-1-MU-CO-NP(54) CS-1-MU-CO-NP(55) CS-1-MU-CO-NP(56) CS-1-MU-CO-NP(57) CS-1-MU-CO-NP(58) CS-1-MU-CO-NP(59) CS-1-MU-CO-NP(60) CS-1-MU-CO-NP(61) CS-1-MU-CO-NP(62) CS-1-MU-CO-NP(63) CS-1-MU-CO-NP(64) CS-1-MU-CO-NP(65) CS-1-MU-CO-NP(66) CS-1-MU-CO-NP(67) CS-1-MU-CO-NP(68) CS-1-MU-CO-NP(69) CS-1-MU-CO-NP(70) CS-1-MU-CO-NP(71) CS-1-MU-CO-NP(72) CS-1-MU-CO-NP(73) CS-1-MU-CO-NP(74) CS-1-MU-CO-NP(75) CS-1-MU-CO-NP(76) CS-1-MU-CO-NP(77) CS-1-MU-CO-NP(78) CS-1-MU-CO-NP(79) CS-1-MU-CO-NP(80) CS-1-MU-CO-NP(81) CS-1-MU-CO-NP(82) CS-1-MU-CO-NP(83) CS-1-MU-CO-NP(84) CS-1-MU-CO-NP(85) CS-1-MU-CO-NP(86) CS-1-MU-CO-NP(87) CS-1-MU-CO-NP(88) CS-1-MU-CO-NP(89) CS-1-MU-CO-NP(90) CS-1-MU-CO-NP(91) CS-1-MU-CO-NP(92) CS-1-MU-CO-NP(93) CS-1-MU-CO-NP(94) CS-1-MU-CO-NP(95) CS-1-MU-CO-NP(96) CS-1-MU-CO-NP(97) CS-1-MU-CO-NP(98) CS-1-MU-CO-NP(99) CS-1-MU-CO-NP(100)