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ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1500 SOUTH LAMAR BOULEVARD FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) 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 community commercial-mixed use-conditional overlay (GR-MU-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No C14-2007-0054, on file at the Neighborhood Planning and Zoning Department, as follows

Lots 1 through 8, Cinco Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 62, Page 43, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1500 South Lamar Boulevard, in the City of Austin, Travis County, Texas, and 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 Chapter 25-2, Subchapter E, Article 4 3 (*Vertical Mixed Use Buildings*) as follows

- A The Property is exempt from the dimensional standards identified in Article 4 3 E 2 (*Dimensional and Parking Requirements*)
- B The Property is subject to the parking reductions identified in Article 4 3 3 E 3 (*Dimensional and Parking Requirements*)
- C Ten percent of residential units in a vertical mixed use building shall be reserved for rental by households earning no more than 80 percent of the Annual Median Family Income

PART 3. 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.

- Automotive rentals
- Automotive sales
- Bail bond services
- Drop-off recycling collection facility
- Funeral services
- Outdoor sports and recreation
- Service station
- Theater
- Residential treatment

- Automotive repair services
- Automotive washing (of any type)
- Commercial off-street parking
- Exterminating services
- Indoor sports and recreation
- Pawn shop services
- Local utility services
- Telecommunication tower 1

PART 4. 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, the mixed use (MU) combining district, and other applicable requirements of the City Code

PART 5. This ordinance takes effect on _____, 2007

PASSED AND APPROVED

_____ 2007

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____

David Allan Smith
City Attorney

Shirley A Gentry
City Clerk

