| ORDIN | AN | CF | NO | |
|--------------|-----|----|----|--|
| UKDIN | AIN | LL | NU | |

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1008 BAYLOR STREET AND 1111 WEST 11TH STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT, FAMILY RESIDENCE-HISTORIC-NEIGHBORHOOD PLAN (SF-3-H-NP) COMBINING DISTRICT AND LIMITED OFFICE-HISTORIC-NEIGHBORHOOD PLAN : (LO-H-NP) **COMBINING** DISTRICT TO MULTIFAMILY RESIDENCE HIGH DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-5-CO-NP) COMBINING DISTRICT FOR TRACT ONE AND LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY-HISTORIC-NEIGHBORHOOD **PLAN** (LO-MU-H-CO-NP) COMBINING DISTRICT FOR TRACT TWO.

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 districts on the property described in Zoning Case No. C14-2007-0201, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district to multifamily residence high density-conditional overlay-neighborhood plan (MF-5-CO-NP) combining district.

Lots 8-11, Block 6, Outlot 5, Division Z, Silliman Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 1, Page 118, of the Plat Records of Travis County, Texas; and the adjacent vacated street conveyed by a deed of record in Volume 8259, Page 801, Deed Records of Travis County, Texas; and

Tract Two: From family residence-historic-neighborhood plan (SF-3-H-NP) combining district and limited office-historic-neighborhood plan (LO-H-NP) combining district to limited office-mixed use-conditional overlay-historic-neighborhood plan (LO-MU-H-CO-NP) combining district (the "Property"),

locally known as 1008 Baylor Street and 1111 West 11th Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

36 37

10

11

12 13

14 15

16

17

18 19

20

21

22 23

24

25

26

27

28 29

30

31

32

33 34

35

Draft: 12/3/2007

| 1 2 3 | Property ma | ay be developed and used in acc | ed in Part 3 and Part 4 of this ordinance, to cordance with the regulations established for the requirements of the City Code. | | | |
|---|--|----------------------------------|---|-----|--|--|
| 5 6 7 | PART 3. The Property within the boundaries of the conditional overlay combining distric established by this ordinance is subject to the following conditions: | | | | | |
| 8 9 10 11 12 | | or issued, if the completed de | for the Property may not be approved, release velopment or uses of the Property, consider or previously authorized development and use 000 trips per day. | red | | |
| 13 14 | B . 1 | Development of the Property ma | ay not exceed 28 dwelling units. | | | |
| 15 | | | | | | |
| PART 4. The Property is subject to Ordinance No. 020926-26 that established the West Austin neighborhood plan combining district. | | | | | | |
| 20 | PART 5. T | This ordinance takes effect on _ | , 200° | 7. | | |
| 21 22 23 | PASSED A | ND APPROVED | | | | |
| 24252627 | | | \$ \$ \$ | | | |
| 28 | | | Will Wynn | | | |
| 29 30 | | | Mayor | | | |
| 31 | | | | | | |
| APPROVED: ATTEST: Shirles A Control | | | | _ | | |
| 33 34 | | David Allan Smith City Attorney | Shirley A. Gentry City Clerk | | | |
| | | | | | | |
| | | | | | | |

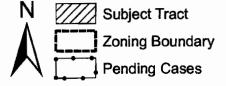
Page 2 of 2

COA Law Department

Draft: 12/3/2007







ZONING CASE#: C14-2007-0201 ADDRESS: 1008 BAYLOR ST & 1111 W 11TH ST

SUBJECT AREA: 1.886 ACRES GRID: H23

MANAGER: J. ROUSSELIN

