

ORDINANCE NO. Late Backup

49

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 800 WEST AVENUE FROM GENERAL OFFICE (GO) DISTRICT TO DOWNTOWN MIXED USE-CONDITIONAL OVERLAY (DMU-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 general office (GO) district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-2007-0144, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.204 acre tract of land, and a 1.061 acre tract of land, more or less, out of Outlot 1 and Outlot 2, Division E, of the Governmental Outlots, Original City of Austin, the tracts of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 800 West Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. 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 impervious cover is 75 percent.
- C. The existing structure on the Property may be used for any use permitted under downtown mixed use (DMU) uses. For a new structure built to a height of 60 feet or greater, the uses allowed are limited to permitted DMU residential uses.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

_____, 2008 § _____
 § _____
 § _____
Will Wynn
Mayor

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

(49)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

RECEIVED

Case Number: C14-2007-0144
Contact: Jorge Rousselin, (512) 974-2975
Public Hearing:
September 11, 2007 Planning Commission

Neighborhood Planning & Zoning

☐ I am in favor
☒ I object

JAMES GEISTER
Your Name (please print)

901 W. 9TH ST #1004 AUSTIN 78703
Your address(es) affected by this application

Jorge Rousselin
Signature
Date 9/19/07

Comments
I STRONGLY OPPOSE ANY ZONING CHANGE IN THIS NEIGHBORHOOD. THIS WILL ~~POSSIBLY~~ SPOIL THE CITY SKYLINE FROM THE WEST AND LEAD TO WAY TOO MUCH TRAFFIC AND NOISE. THIS AREA IS NOT PART OF THE C.B.D.

(512) 415-1907
THANK YOU

If you use this form to comment, it may be returned to:

City of Austin
Neighborhood Planning and Zoning Department
Jorge Rousselin
P O Box 1088
Austin, TX 78767-8810

HEARING INFORMATION

PUB:

This zoning/rezoning request will be reviewed and acted upon at two public hearings before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, you have the opportunity to speak at a proposed development or change. You may also contact a neighborhood or environmental organization that has expressed interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or may change the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: i.austin.tx.us/development