

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 808 NUECES STREET FROM GENERAL OFFICE**
3 **(GO) DISTRICT TO DOWNTOWN MIXED USE-CONDITIONAL OVERLAY**
4 **(DMU-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from general office (GO) district to downtown mixed use-
10 conditional overlay (DMU-CO) combining district on the property described in Zoning
11 Case No. C14-2008-0150, on file at the Neighborhood Planning and Zoning Department,
12 as follows:
13

14 The east 44 feet of Lot 4, Block 103, Original City of Austin, according to the map
15 or plat of record in the General Land Office of the State of Texas. (the "Property"),
16

17 locally known as 808 Nueces Street, in the City of Austin, Travis County, Texas, and
18 generally identified in the map attached as Exhibit "A".
19

20 **PART 2.** The Property within the boundaries of the conditional overlay combining district
21 established by this ordinance is subject to the following conditions:
22

23 A. The maximum height of a building or structure is 60 feet from ground level.
24

25 B. The following uses are conditional uses of the Property:
26

27 Bail bond services

Cocktail lounge

28 Liquor sales
29

30 C. Pawn shop services use is a prohibited use of the Property.
31

32 Except as specifically restricted under this ordinance, the Property may be developed and
33 used in accordance with the regulations established for the downtown mixed use (DMU)
34 base district, and other applicable requirements of the City Code.
35
36
37

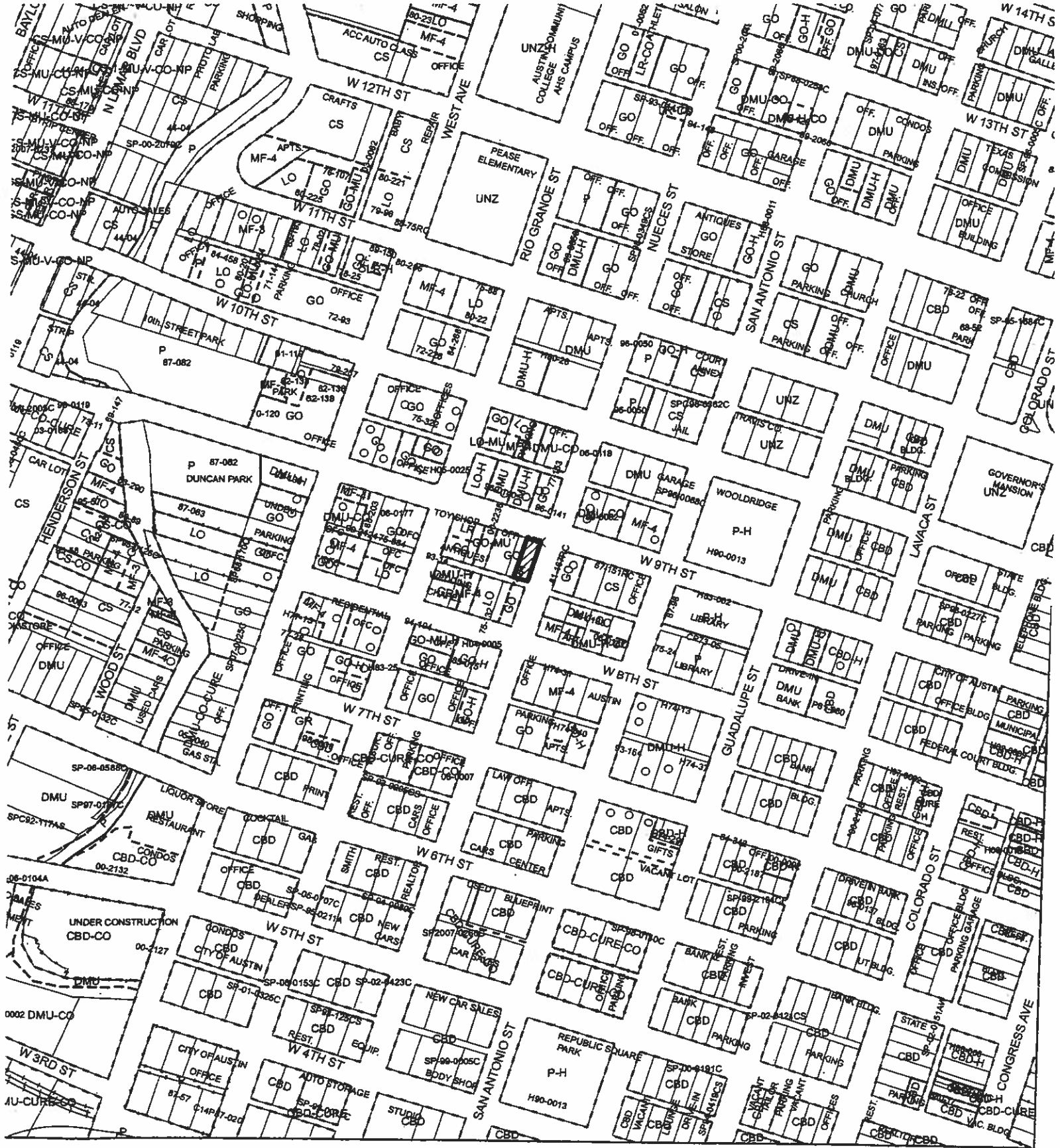
1
2 **PART 3.** This ordinance takes effect on _____, 2008.
3
4

5 **PASSED AND APPROVED**
6

7 §
8 §
9 _____, 2008 § _____
10

11 Will Wynn
12 Mayor
13

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



ZONING EXHIBIT A

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

ZONING CASE#: C14-2008-0150
 ADDRESS: 808 NUECES ST
 SUBJECT AREA: 0.13 ACRES
 GRID: J22
 MANAGER: C. PATTERSON

OPERATOR: S. MEEKS



= 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.