ORDINANCE NO. ______________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 808 NUECES STREET 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. C14-2008-0150, on file at the Neighborhood Planning and Zoning Department, as follows:

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

locally known as 808 Nueces Street, 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 the following conditions:

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

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

Bail bond services	Cocktail lounge
Liquor sales	

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

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.

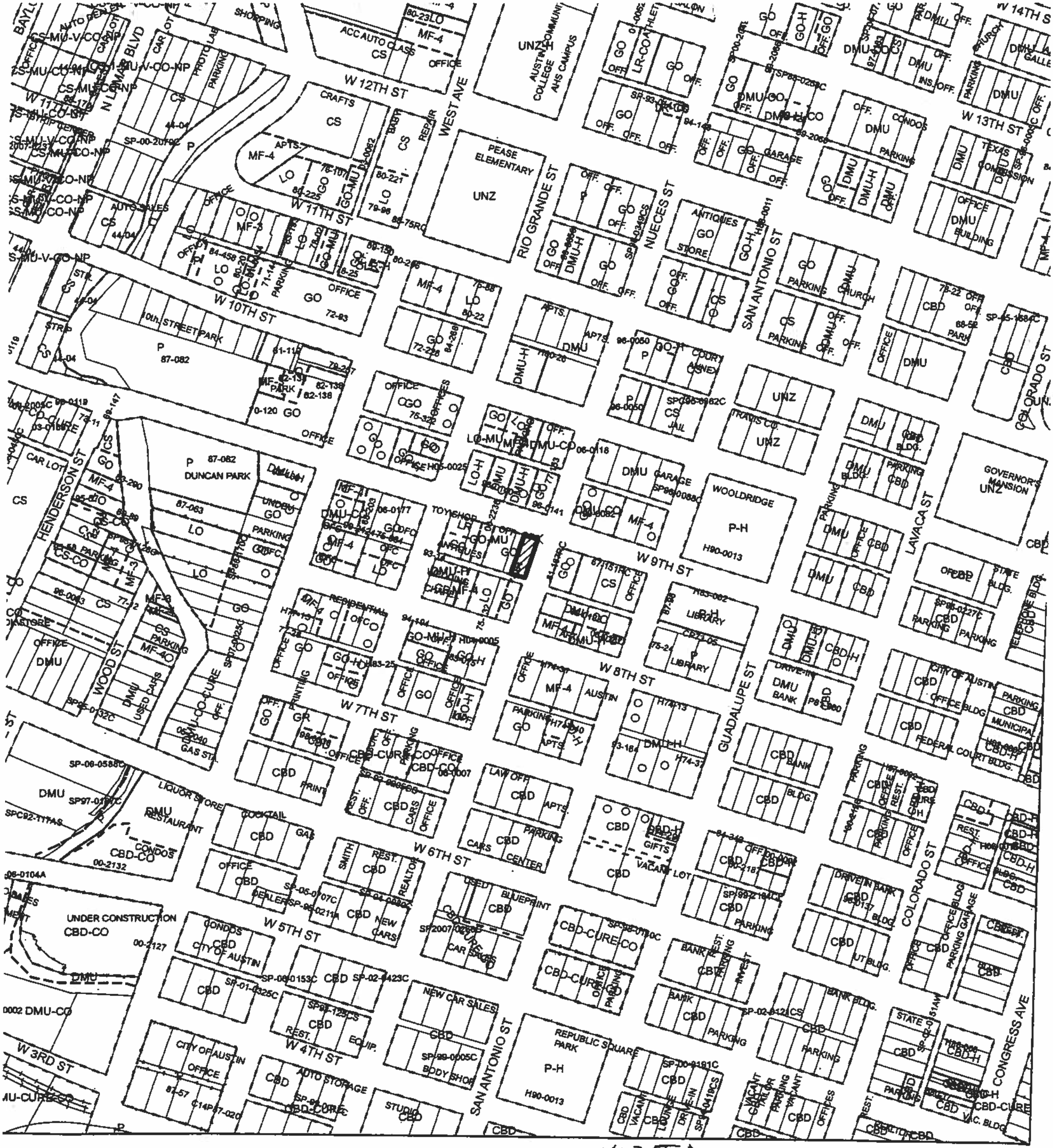
PASSED AND APPROVED

§
§
______________________, 2008 § ________________________________

Will Wynn
Mayor

APPROVED: ____________________ **ATTEST:** ________________________
David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk



ZONING *EXHIBIT A*

▨ **SUBJECT TRACT**

ZONING BOUNDARY

PENDING CASE

N

= 400'

OPERATOR: S. MEEKS

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

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.