

## ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1800 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. C14-2010-0035, on file at the Planning and Development Review Department, as follows:

A 0.118 acre tract of land, more or less, out of Outlot 26, Division "E", City of Austin, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1800 Nueces Street, 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.** The following uses are prohibited uses of the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Cocktail lounge
Laundry service	Limited warehouse and distribution
Maintenance & service facilities	Pawn shop services
Service station	Vehicle storage

**B.** Exterminating services use is a conditional use of the Property.

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

**D.** The minimum rear yard setback is 5 feet.

1 E. The minimum interior side yard setback is 5 feet.

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

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8 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2010.

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11 **PASSED AND APPROVED**

12  
13 §  
14 §  
15 \_\_\_\_\_, 2010 §  
16 \_\_\_\_\_  
17 Lee Leffingwell  
18 Mayor

19  
20 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
21 Karen M. Kennard Shirley A. Gentry  
22 Acting City Attorney City Clerk

# Exhibit A

BEING A 5,159 SQUARE FOOT TRACT OF LAND OUT OF OUTLOT 26, DIVISION "E" OF AUSTIN, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod set at the North intersection of West 18th Street and Nueces Street, same being the South corner of this tract;

THENCE, along the North Right-of-Way line of West 18th Street, North 69° 21' West, 104.13 feet to a iron pipe found same being the West corner of this tract;

THENCE, North 21° 15' East, 49.51 feet to a 1/2 inch iron rod found;

THENCE, South 69° 40' East, 103.07 feet to a nail set on the West Right-of-Way line of Nueces Street;

THENCE, along the West Right-of-Way line of Nueces Street, South 20° 00' West, 50.06 feet to POINT OF BEGINNING containing 5,159 square feet (0.118 Acres) of land more or less.

