

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 821 WEST 11TH STREET FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) 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 multifamily residence medium density (MF-3) district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-2011-0010, on file at the Planning and Development Review Department, as follows:

Lots 7 and 8, Outlots 4 and 5, Division E, Burlage Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 1, Page 24, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 821 West 11th 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. 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 height of a building or structure is 40 feet from ground level.
- C. The minimum front yard setback is 15 feet.
- D. The following uses are prohibited uses of the Property:

Liquor sales	Cocktail lounge
Pawn shop services	Adult oriented businesses

Except as otherwise 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 _____, 2011.

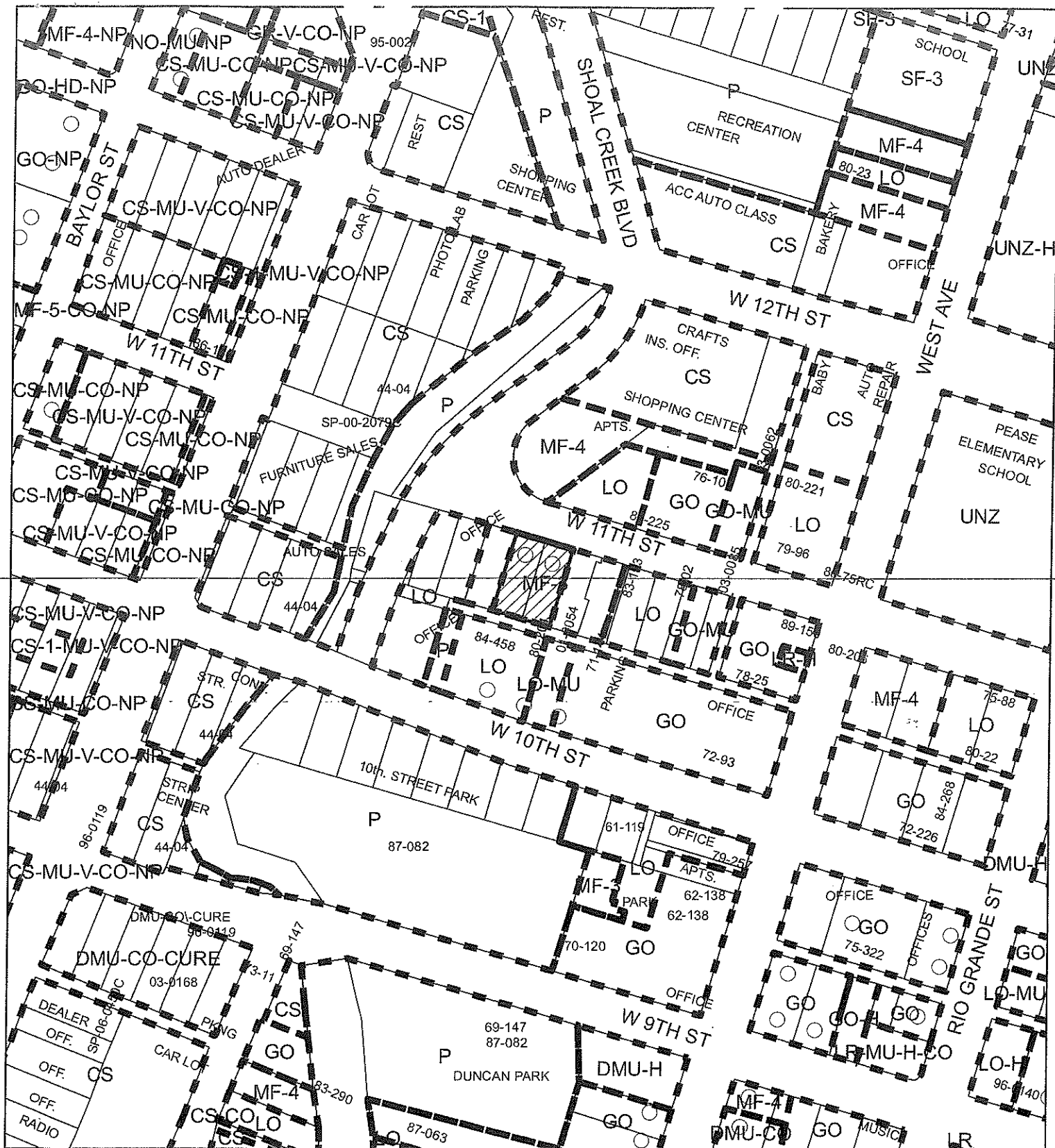
PASSED AND APPROVED

_____, 2011

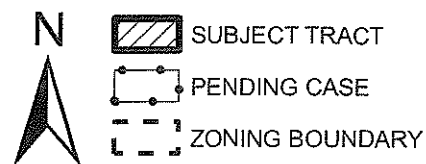
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Lee Leffingwell
Mayor

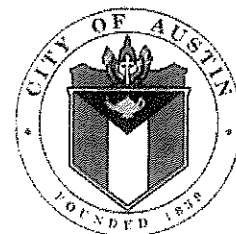
APPROVED: _____ **ATTEST:** _____
 Karen M. Kennard Shirley A. Gentry
 City Attorney City Clerk



ZONING EXHIBIT A



ZONING CASE#: C14-2011-0010
 LOCATION: 821 W 11TH ST
 SUBJECT AREA: 02703
 GRID: H23
 MANAGER: C. PATTERSON



1" = 200'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.