

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 807, 809, AND 811 NUECES STREET FROM**  
3 **GENERAL OFFICE (GO) DISTRICT TO DOWNTOWN MIXED USE-**  
4 **CONDITIONAL OVERLAY (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. C14-2011-0036, on file at the Planning and Development Review Department, as  
12 follows:

13  
14 Lot 8, Block 102, Original City of Austin, Travis County, according to the map or  
15 plat on file at the General Land Office of the State of Texas (the "Property"),

16  
17 locally known as 807, 809, and 811 Nueces Street, in the City of Austin, Travis County,  
18 Texas, and 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. A site plan or building permit for the Property may not be approved, released,  
24 or issued, if the completed development or uses of the Property, considered  
25 cumulatively with all existing or previously authorized development and uses,  
26 generate traffic that exceeds 2,000 trips per day.
- 27  
28 B. The maximum height of a building or structure on the Property is 100 feet from  
29 ground level.
- 30  
31 C. The minimum building setback is five feet from the property line along the  
32 Nueces Street right-of-way.
- 33  
34 D. The minimum building setback is five feet from the property line along the 9<sup>th</sup>  
35 Street right-of-way.
- 36  
37

1 E. The following uses are prohibited uses of the Property:

2  
3 Automotive sales  
4 Automotive rentals  
5 Pawn shop services  
6

Automotive washing (of any type)  
Automotive repair services

7 F. The following uses are conditional uses of the Property:

8  
9 Bail bond services  
10 Liquor sales  
11

Cocktail lounge

12  
13 Except as otherwise specifically restricted under this ordinance, the Property may be  
14 developed and used in accordance with the regulations established for the downtown  
15 mixed use (DMU) base district, and other applicable requirements of the City Code.  
16

17 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2011.  
18

19  
20 **PASSED AND APPROVED**

21  
22 §  
23 §  
24 §

\_\_\_\_\_, 2011

\_\_\_\_\_  
25 Lee Leffingwell  
26 Mayor  
27

28  
29 **APPROVED:**

30 Karen M. Kennard  
31 City Attorney

**ATTEST:**

\_\_\_\_\_  
Shirley A. Gentry  
City Clerk



# ZONING EXHIBIT A

- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING CASE#: C14-2011-0036  
 LOCATION: 807, 809, 811 NUECES ST  
 SUBJECT AREA: 0.2028 ACRES  
 GRID: J22  
 MANAGER: CLARK PATTERSON



1" = 400'

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.