ORDINANCE	NO.	

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 807, 809, AND 811 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. C14-2011-0036, on file at the Planning and Development Review Department, as follows:

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

locally known as 807, 809, and 811 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. 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 on the Property is 100 feet from ground level.
- C. The minimum building setback is five feet from the property line along the Nueces Street right-of-way.
- D. The minimum building setback is five feet from the property line along the 9th Street right-of-way.

Draft: 6/7/2011

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COA Law Department

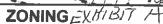
The following uses are prohibited uses of the Property:	
Automotive sales Automotive rentals Pawn shop services	Automotive washing (of any type) Automotive repair services
The following uses are conditi	onal uses of the Property:
Bail bond services Liquor sales	Cocktail lounge
and used in accordance with	ted under this ordinance, the Property may be the regulations established for the downtown applicable requirements of the City Code.
This ordinance takes effect on	
AND APPROVED, 2011	§ § §
	Lee Leffingwell Mayor
ÆD:	ATTEST:
Karen M. Kennard City Attorney	Shirley A. Gentry City Clerk
	Automotive rentals Pawn shop services The following uses are conditi Bail bond services Liquor sales otherwise specifically restrict and used in accordance with (DMU) base district, and other This ordinance takes effect on AND APPROVED

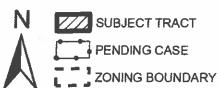
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ZONING CASE#: C14-2011-0036

LOCATION: 807, 809, 811 NUECES ST

SUBJECT AREA: 0.2028 ACRES

GRID: J22

MANAGER: CLARK PATTERSON

