

ORDINANCE NO. 20110623-125

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.

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

Automotive sales
Automotive rentals
Pawn shop services

Automotive washing (of any type)
Automotive repair services

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

Bail bond services
Liquor sales

Cocktail lounge

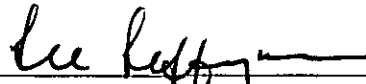
Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on July 4, 2011.

PASSED AND APPROVED

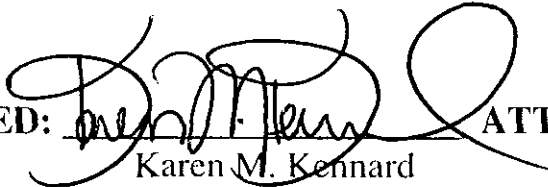
June 23, 2011

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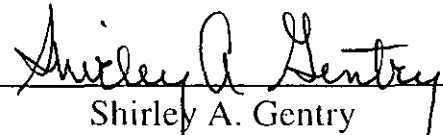
Leo Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:

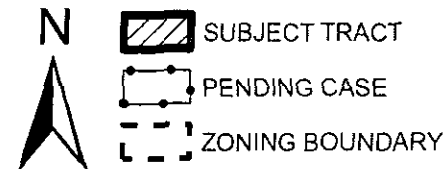


Shirley A. Gentry
City Clerk



ZONING EXHIBIT A

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.