

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 701 AND 711 WEST 7TH STREET FROM GENERAL
3 OFFICE (GO) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT
4 TO CENTRAL BUSINESS DISTRICT-CONDITIONAL OVERLAY (CBD-CO)
5 COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from general office (GO) district and community commercial (GR)
11 district to central business district-conditional overlay (CBD-CO) combining district on the
12 property described in Zoning Case No. C14-2011-0006, on file at the Planning and
13 Development Review Department, as follows:
14

15 Lots 7 and 8, and the north one-half of Lots 5 and 6, Block 76, Original City of
16 Austin, Travis County, being more particularly described in the plat or map on file
17 at the General Land Office of the State of Texas (the "Property"),
18

19 locally known as 701 and 711 West 7th Street, in the City of Austin, Travis County, Texas,
20 and generally identified in the map attached as Exhibit "A".
21

22 PART 2. The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:
24

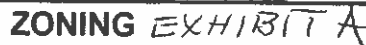
- 25 A. The maximum height of a building or structure on the Property is 375 feet
26 above ground level.
27
- 28 B. At least 50 percent of the net square building footage shall be for residential
29 uses.
30
- 31 C. A parking facility must include one floor of underground parking.
32
- 33 D. A site plan or building permit for the Property may not be approved, released,
34 or issued, if the completed development or uses of the Property, considered
35 cumulatively with all existing or previously authorized development and uses,
36 generate traffic that exceeds 2,000 trips per day.
37

- E. An activity that requires a sound amplification permit under City Code is prohibited.
- F. The following uses are prohibited uses of the Property:

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

PASSED AND APPROVED

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



N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

ZONING CASE#: C14-2011-0006
LOCATION: 701 & 711 W 7TH ST.
SUBJECT AREA: 0.608
GRID: J22
MANAGER: C. PATTERSON



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.