

ORDINANCE NO. 20110825-097

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 701 AND 711 WEST 7TH STREET FROM GENERAL OFFICE (GO) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO CENTRAL BUSINESS DISTRICT-CONDITIONAL OVERLAY (CBD-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 and community commercial (GR) district to central business district-conditional overlay (CBD-CO) combining district on the property described in Zoning Case No. C14-2011-0006, on file at the Planning and Development Review Department, as follows:

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

locally known as 701 and 711 West 7th 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. The maximum height of a building or structure on the Property is 375 feet above ground level.
- B. At least 50 percent of the net square building footage shall be for residential uses.
- C. A parking facility must include one floor of underground parking.
- D. 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.

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

Automotive rentals
Automotive sales
Bail bond services
Convention center

Automotive repair services
Automotive washing (of any type)
Carriage stable
Pawn shop services

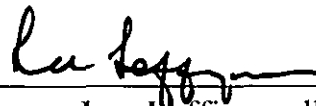
Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the central business district (CBD) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on September 5, 2011.

PASSED AND APPROVED

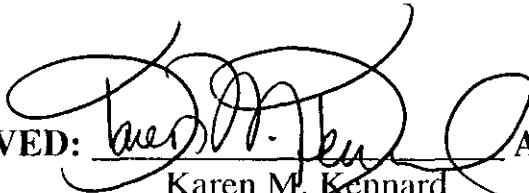
August 25, 2011

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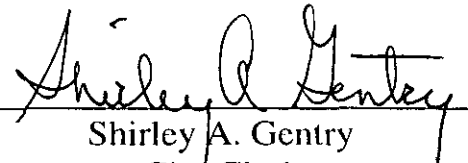
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

