

**ORDINANCE NO. 20071213-117**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1008 BAYLOR STREET AND 1111 WEST 11<sup>TH</sup> STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT, FAMILY RESIDENCE-HISTORIC-NEIGHBORHOOD PLAN (SF-3-H-NP) COMBINING DISTRICT AND LIMITED OFFICE-HISTORIC-NEIGHBORHOOD PLAN (LO-H-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE HIGH DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-5-CO-NP) COMBINING DISTRICT FOR TRACT ONE AND LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY-HISTORIC-NEIGHBORHOOD PLAN (LO-MU-H-CO-NP) COMBINING DISTRICT FOR TRACT TWO.**

**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 districts on the property described in Zoning Case No. C14-2007-0201, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district to multifamily residence high density-conditional overlay-neighborhood plan (MF-5-CO-NP) combining district.

Lots 8-11, Block 6, Outlot 5, Division Z, Silliman Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 1, Page 118, of the Plat Records of Travis County, Texas; and the adjacent vacated street conveyed by a deed of record in Volume 8259, Page 801, Deed Records of Travis County, Texas; and

Tract Two: From family residence-historic-neighborhood plan (SF-3-H-NP) combining district and limited office-historic-neighborhood plan (LO-H-NP) combining district to limited office-mixed use-conditional overlay-historic-neighborhood plan (LO-MU-H-CO-NP) combining district.

Lot 2, Nice Turret No Moat Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 85, Page 1858, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1008 Baylor Street and 1111 West 11<sup>th</sup> Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

**PART 3.** 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. Development of Tract One may not exceed 28 dwelling units.
- C. Development of Tract One may not exceed 33.5 dwelling units per acre.

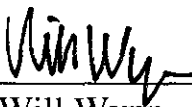
**PART 4.** The Property is subject to Ordinance No. 020926-26 that established the Old West Austin neighborhood plan combining district.

**PART 5.** This ordinance takes effect on December 24, 2007.

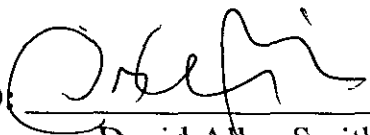
**PASSED AND APPROVED**

December 13, 2007

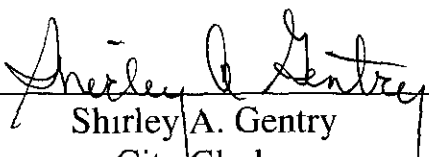
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Will Wynn  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**

  
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Shirley A. Gentry  
City Clerk

