

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 416 WEST 11<sup>TH</sup> STREET FROM GENERAL  
3 COMMERCIAL SERVICES (CS) DISTRICT TO DOWNTOWN MIXED USE-  
4 CENTRAL URBAN REDEVELOPMENT (DMU-CURE) COMBINING DISTRICT.  
5

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

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from general commercial services (CS) district to downtown mixed  
10 use-central urban redevelopment (DMU-CURE) combining district on the property  
11 described in Zoning Case No. C14-2012-0103, on file at the Planning and Development  
12 Review Department, as follows:  
13

14 Lots 1 and 2, Block 133 of the Original City of Austin, as more particularly  
15 described in the plat or map filed in the General Land Office of the State of Texas  
16 (the "Property"),  
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18 locally known as 416 West 11<sup>th</sup> Street in the City of Austin, Travis County, Texas, and  
19 generally identified in the map attached as Exhibit "A".  
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21 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
22 established by this ordinance is subject to the following conditions:  
23

- 24 A. A site plan or building permit for the Property may not be approved, released,  
25 or issued, if the completed development or uses of the Property, considered  
26 cumulatively with all existing or previously authorized development and uses,  
27 generate traffic that exceeds 2,000 trips per day.  
28
- 29 B. The maximum height, as defined in City Code, of a building or structure on the  
30 Property may not exceed 100 feet.  
31
- 32 C. Development of the Property may not exceed a floor to area ratio (F.A.R.) of  
33 6.5:1.

1  
2 D. The following are conditional uses of the Property:  
3

Bail bond services  
Liquor sales

4  
5 E. The following uses are prohibited uses of the Property:  
6

Automotive repair services Automotive rentals  
Automotive sales Automotive washing (of any type)  
Pawn shop services

7  
8 Except as specifically restricted under this ordinance, the Property may be developed and  
9 used in accordance with the regulations established for the downtown mixed use (DMU)  
10 base district and other applicable requirements of the City Code.  
11

12 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2012.  
13

14  
15 **PASSED AND APPROVED**

16  
17 §  
18 §  
19 §

\_\_\_\_\_, 2012

\_\_\_\_\_  
20 Lee Leffingwell  
21 Mayor  
22

23  
24 **APPROVED:** \_\_\_\_\_

Karen M. Kennard  
City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk

