

ORDINANCE NO. 20121101-049

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 416 WEST 11TH STREET FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO DOWNTOWN MIXED USE-CENTRAL URBAN REDEVELOPMENT (DMU-CURE) 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 commercial services (CS) district to downtown mixed use-central urban redevelopment (DMU-CURE) combining district on the property described in Zoning Case No. C14-2012-0103, on file at the Planning and Development Review Department, as follows:

Lots 1 and 2, Block 133 of the Original City of Austin, as more particularly described in the plat or map filed in the General Land Office of the State of Texas (the "Property"),

locally known as 416 West 11th 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, as defined in City Code, of a building or structure on the Property may not exceed 100 feet.
- C. Development of the Property may not exceed a floor to area ratio (F.A.R.) of 6.5:1.

D. The following are conditional uses of the Property:

Bail bond services
Liquor sales

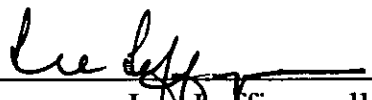
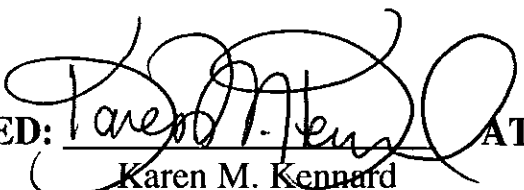
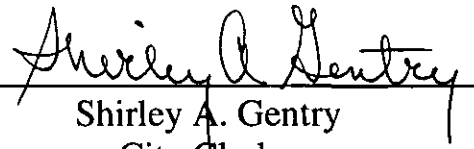
E. The following uses are prohibited uses of the Property:

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

Except as 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 November 12, 2012.

PASSED AND APPROVED

November 1	§	
, 2012	§	
	§	
		Lee Leffingwell
		Mayor
APPROVED:		ATTEST: 
	Karen M. Kennard	Shirley A. Gentry
	City Attorney	City Clerk

