

ORDINANCE NO. 20061102-050

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 807 WEST AVENUE FROM MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) DISTRICT TO DOWNTOWN MIXED USE-CONDITIONAL OVERLAY (DMU-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 multifamily residence moderate-high density (MF-4) district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No C14-06-0177, on file at the Neighborhood Planning and Zoning Department, as follows

Lot 2, Florence C Hooper Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 3, Page 67, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 807 West Avenue, 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

1 The following uses are prohibited uses of the Property

Automotive repair services	Automotive sales
Automotive washing (of any type)	Cocktail lounge
Counseling services	Drop-off recycling collection facility
Exterminating services	Funeral services
Guidance services	Local utility services
Outdoor entertainment	Pawn shop services
Residential treatment	Restaurant (general)
Restaurant (limited)	Safety services
Service station	Telecommunication tower

2 A drive-in service use is prohibited as an accessory use to a commercial use

3 The maximum height of a building or structure is 60 feet from ground level

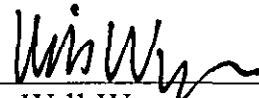
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) base district and other applicable requirements of the City Code

PART 3. This ordinance takes effect on November 13, 2006

PASSED AND APPROVED

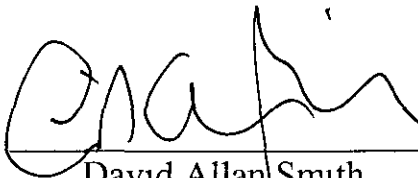
_____, November 2 _____, 2006

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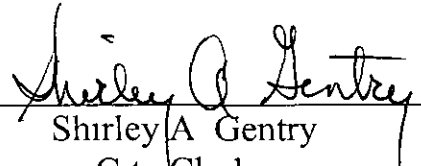
Will Wynn
Mayor

APPROVED:

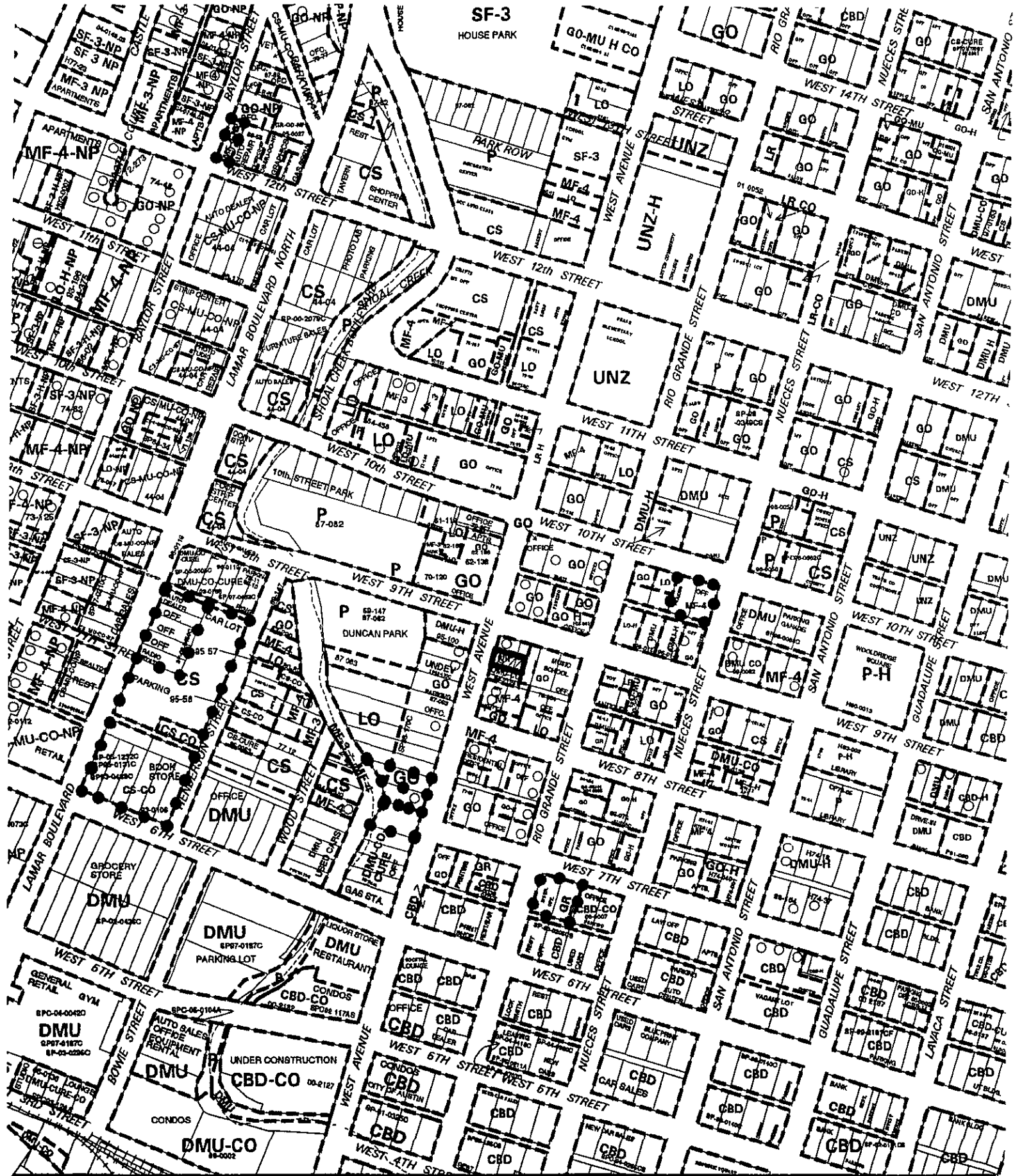


David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR J ROUSSELIN

CASE # C14-06-0177
 ADDRESS 807 WEST AVE
 SUBJECT AREA (acres) 0.117

ZONING EXHIBIT A

DATE 06-09

INTLS. SM

CITY GRID
 REFERENCE
 NUMBER
 J22