

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 800 SAN ANTONIO STREET FROM MULTIFAMILY  
3 RESIDENCE MODERATE-HIGH DENSITY-HISTORIC (MF-4-H) COMBINING  
4 DISTRICT TO DOWNTOWN MIXED USE-HISTORIC-CONDITIONAL  
5 OVERLAY (DMU-H-CO) COMBINING DISTRICT.

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

8  
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from multifamily residence moderate-high density-historic (MF-4-  
11 H) combining district to downtown mixed use-historic-conditional overlay (DMU-H-CO)  
12 combining district on the property described in Zoning Case No. C14-06-0187, on file at  
13 the Neighborhood Planning and Zoning Department, as follows:

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15 Tract One: The east 22 feet of the south one-half of Lot 2, and the south one-half  
16 of Lots 3 and 4, Block 102, Original City of Austin, according to the map or plat  
17 recorded in the General Land Office of the State of Texas and being the same  
18 property described by metes and bounds in a Warranty Deed of record in Volume  
19 4857, Page 634, Deed Records of Travis County, Texas; and

20  
21 Tract Two: A 230.75 square foot tract of land, more or less, being a portion of  
22 the vacated West 8<sup>th</sup> Street conveyed by metes and bounds in a Quitclaim Deed of  
23 record in Volume 5513, Page 1258, Deed Records of Travis County, Texas; Tracts  
24 One and Two being further described and conveyed by Warranty Deed of record in  
25 Document No. 2003121284, of the Official Public Records of Travis County,  
26 Texas (the "Property"),

27  
28 locally known as 800 San Antonio Street, in the City of Austin, Travis County, Texas, and  
29 generally identified in the map attached as Exhibit "A".

30  
31 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
32 established by this ordinance is subject to the following conditions:

- 33  
34 1. The maximum height of a building or structure may not exceed 55 feet above ground  
35 level.  
36

- 1 2. For a building or structure constructed on the Property, a minimum 30 percent gross  
2 floor area shall be for a residential use.  
3  
4 3. A site plan or building permit for the Property may not be approved, released, or  
5 issued, if the completed development or uses of the Property, considered cumulatively  
6 with all existing or previously authorized development and uses, generate traffic that  
7 exceeds 2,000 trips per day.  
8

9 Except as specifically restricted under this ordinance, the Property may be developed and  
10 used in accordance with the regulations established for the downtown mixed use (DMU)  
11 base district and other applicable requirements of the City Code.  
12

13 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2006.  
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15  
16 **PASSED AND APPROVED**

17  
18  
19  
20 \_\_\_\_\_, 2006

Will Wynn  
Mayor





21  
22  
23  
24  
25 **APPROVED:**

David Allan Smith  
City Attorney

**ATTEST:**

Shirley A. Gentry  
City Clerk



 <p>1" = 400'</p> <p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: J. ROUSSELIN</p>	<p align="center"><b>ZONING EXHIBIT A</b></p> <p>CASE #: C14-06-0187</p> <p>ADDRESS: 800 SAN ANTONIO ST</p> <p>SUBJECT AREA (acres): 1.200</p> <p>DATE: 06-09</p> <p>INTLS: SM</p> <p align="right">CITY GRID REFERENCE NUMBER J22</p>
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