

ORDINANCE NO. 20061214-064

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1801 NUECES STREET FROM GENERAL OFFICE (GO) 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 general office (GO) district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-06-0158, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Outlot 27, Original City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 1, Page 122A, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1801 Nueces 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:

1. 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.
2. Development of the Property shall consist of a minimum of one residential unit.
3. The following uses are prohibited uses of the Property:

Cocktail lounge	Laundry services
Liquor sales	Pawn shop services
4. Drive-in service is prohibited as an accessory use to a commercial use.

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 December 25, 2006.

PASSED AND APPROVED

December 14, 2006 §
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Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

