

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 904 SAN ANTONIO STREET 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. C14-2010-0069, on file at the Planning and Development Review Department, as follows:

Lots 3 and 4, Block 107, Original City of Austin, Travis County, Texas, according to the map or plat filed in the General Land Office of the State of Texas (the "Property"),

locally known as 904 San Antonio 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. A pawn shop services use is a prohibited use of the Property.
- C. The following uses are conditional uses of the Property:

Bail bond services
Liquor sales

Cocktail lounge

1 Except as otherwise specifically restricted under this ordinance, the Property may be
2 developed and used in accordance with the regulations established for the downtown
3 mixed use (DMU) base district, and other applicable requirements of the City Code.
4

5 **PART 3.** This ordinance takes effect on _____, 2010.
6




7
8 **PASSED AND APPROVED**
9

10 _____ §
11 _____ §
12 _____, 2010 § _____
13 Lee Leffingwell
14 Mayor
15
16

17 **APPROVED:** _____ **ATTEST:** _____
18 Karen M. Kennard Shirley A. Gentry
19 Acting City Attorney City Clerk

Legend



-  SUBJECT TRACT
 PENDING CASE
 ZONING

SCALE: 1" = 200'

ZONING EXHIBIT A

CASE NUMBER: C14-2010-0069
ADDRESS: 904 SAN ANTONIO ST
AREA: 0.4055 AC.
GRID: J22
CASE MGR: C. PATTERSON



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.