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

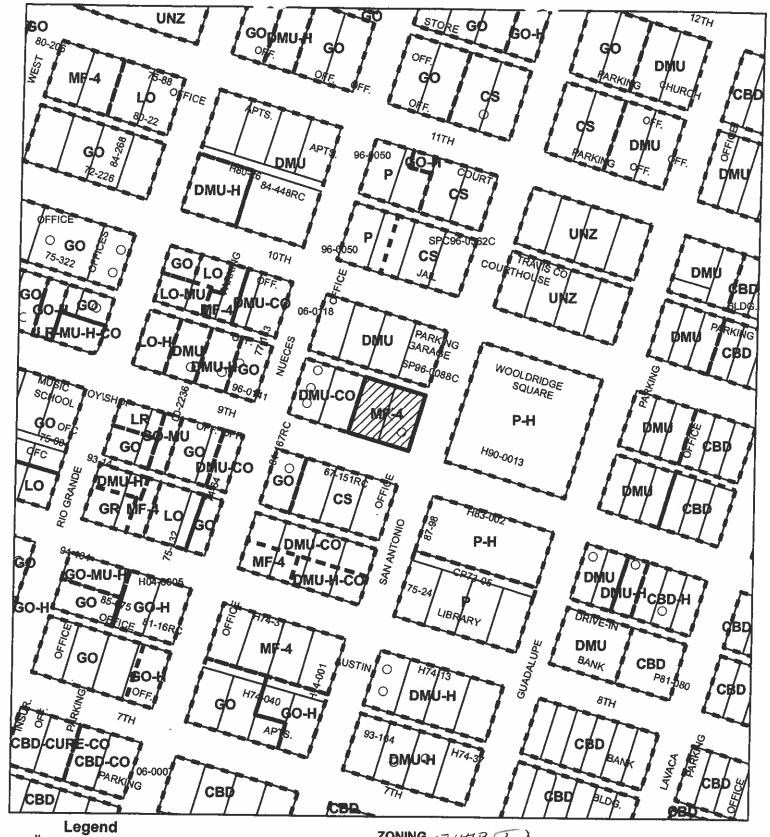
Draft: 8/2/2010

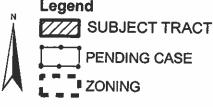
Page 1 of 2

COA Law Department

PART 3. This ordin	nance takes effect on _	1		, 2010
PASSED AND API	PROVED			
	, 2010	& & & &	Lee Leffingwell	
			Mayor	
	Karen M. Kennard cting City Attorney	ATTEST:	Shirley A. Gent City Clerk	ry

18.





ZONING EXHIBIT A

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

CASE MGR: C. PATTERSON

