

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2400 PEARL STREET FROM GENERAL OFFICE-
3 MIXED USE (GO-MU) COMBINING DISTRICT TO GENERAL COMMERCIAL
4 SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING
5 DISTRICT AND MULTIFAMILY RESIDENCE HIGHEST DENSITY
6 CONDITIONAL OVERLAY (MF-6-CO) COMBINING DISTRICT.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base districts on the property described in Zoning Case No.C14-03-0049, on
12 file at the Neighborhood Planning and Zoning Department, as follows:
13

14 From general office-mixed use (GO-MU) combining district to general commercial
15 services-mixed use-conditional overlay (CS-MU-CO) combining district for an
16 area measured from ground level to a height of 30 feet; and
17

18 From general office-mixed use (GO-MU) combining district to multifamily
19 residence highest density-conditional overlay (MF-6-CO) combining district for an
20 area measured from 30 feet above ground level to a height of 90 feet.
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22 The south 281.51 feet of Lot 5, Outlot 46, Division D, Fraternity Row Subdivision,
23 a subdivision in the City of Austin, Travis County, Texas, according to the map or
24 plat of record in Plat Book 4, Page 224, of the Plat Records of Travis County,
25 Texas, (the "Property")
26

27 locally known as 2400 Pearl Street, in the City of Austin, Travis County, Texas, and
28 generally identified in the map attached as Exhibit "A".
29

30 PART 2. The Property within the boundaries of the conditional overlay combining district
31 established by this ordinance is subject to the following conditions:
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- 33 1. A site plan or building permit for the Property may not be approved, released, or
34 issued, if the completed development or uses of the Property, considered cumulatively
35 with all existing or previously authorized development and uses, generate traffic that
36 exceeds 2,000 trips per day.
37

- Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PASSED AND APPROVED

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APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Brown
City Attorney City Clerk

