

ORDINANCE NO. 20050609-063

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 901 AND 903 NECHES STREET AND 900 RED RIVER STREET FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY (MF-4) DISTRICT AND COMMERCIAL-LIQUOR SALES (CS-1) DISTRICT TO CENTRAL BUSINESS DISTRICT-CONDITIONAL OVERLAY (CBD-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 901 and 903 Neches Street and 900 Red River Street from multifamily residence moderate high density (MF-4) district and commercial-liquor sales (CS-1) district to central business district-conditional overlay (CBD-CO) combining district on the property described in Zoning Case No. C14-04-0173, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1, 2, 3, and 4, Block 114, Original City of Austin, Travis County, according to the map or plat filed in the General Land Office of the State of Texas (the "Property"),

locally known as 901 and 903 Neches Street and 900 Red River 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 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.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the central business district (CBD) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on June 20, 2005.

PASSED AND APPROVED

_____, June 9 _____, 2005

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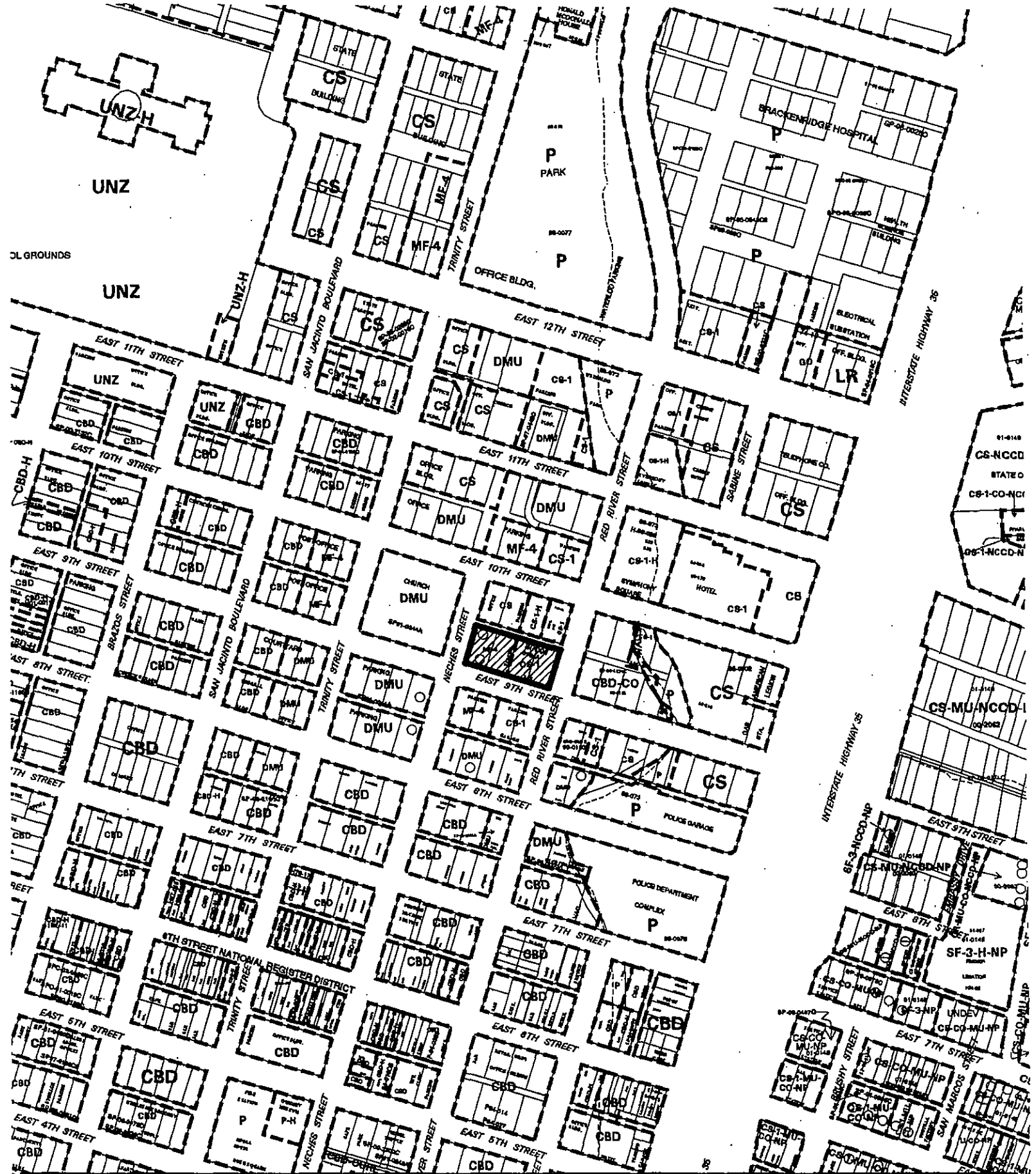
Will Wynn
Mayor


APPROVED:

David Allan Smith
City Attorney


ATTEST:


Shirley A. Brown
City Clerk






1" = 400'

SUBJECT TRACT 

PENDING CASE 

ZONING BOUNDARY 

CASE MGR: G. RHOADES

ZONING EXHIBIT A

CASE #: C14-04-0173

ADDRESS: 901-903 NECHES ST & 900 RED RIVER

SUBJECT AREA (acres): 0.811

DATE: 05-06

INTLS: SM

CITY GRID
REFERENCE
NUMBER
J22