

**ORDINANCE NO. 20120209-057**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 702 SAN ANTONIO STREET FROM GENERAL OFFICE-HISTORIC LANDMARK (GO-H) COMBINING DISTRICT TO DOWNTOWN MIXED USE-HISTORIC LANDMARK-CONDITIONAL OVERLAY (DMU-H-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-historic landmark (GO-H) combining district to downtown mixed use-historic landmark-conditional overlay (DMU-H-CO) combining district on the property described in Zoning Case No. C14-2011-0124, on file at the Planning and Development Review Department, as follows:

Lot 4, Block 79, Original City of Austin according to the map or plat on file at the General Land Office at the State of Texas.

locally known as 702 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. The following uses are prohibited uses of the Property:

Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Counseling services	Service station
Exterminating services	Funeral services
Financial services	Guidance services
Local utility services	Outdoor entertainment
Pawn shop services	Residential treatment

Telecommunications tower

Restaurant (limited)

- C. The maximum height of a building or structure on the Property is 60 feet from ground level.
- D. A minimum 15 foot wide building setback is required from the right of way off San Antonio Street.

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.

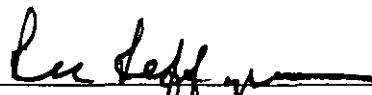
**PART 3.** This ordinance takes effect on February 20, 2012.

**PASSED AND APPROVED**

February 9

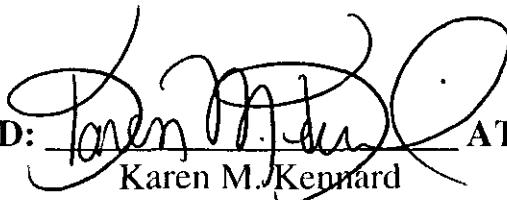
, 2012

§  
§  
§



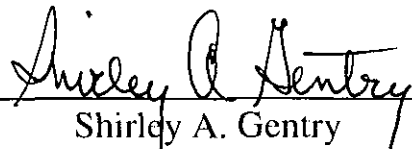
Lee Jeffingwell  
Mayor

APPROVED:



Karen M. Kennard  
City Attorney

ATTEST:



Shirley A. Gentry  
City Clerk

