

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 805 NECHES STREET FROM COMMERCIAL**
3 **LIQUOR SALES (CS-1) DISTRICT AND MULTI FAMILY RESIDENCE**
4 **MEDIUM DENSITY (MF-4) DISTRICT TO DOWNTOWN MIXED USE-**
5 **CONDITIONAL OVERLAY (DMU-CO) COMBINING DISTRICT.**
6

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

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from commercial liquor sales (CS-1) district and multi family
11 residence medium density (MF-4) district to downtown mixed use-conditional overlay
12 (DMU-CO) combining district on the property described in Zoning Case No. C14-2013-
13 0028, on file at the Planning and Development Review Department, as follows:
14

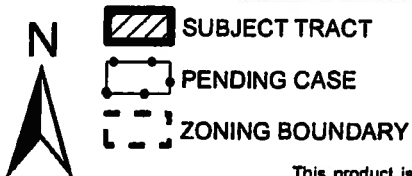
15 Lots 5, 6, 7 and 8, Block 93, Original City of Austin as more particularly described
16 in the plat or map filed in the General Land Office of the State of Texas (the
17 "Property"),
18

19 locally known as 805 Neches Street in the City of Austin, Travis County, Texas, and
20 generally identified in the map attached as Exhibit "A".
21

22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following condition:
24

25 A site plan or building permit for the Property may not be approved, released, or
26 issued, if the completed development or uses of the Property, considered cumulatively
27 with all existing or previously authorized development and uses, generate traffic that
28 exceeds 2,000 trips per day.
29

30 Except as specifically restricted under this ordinance, the Property may be developed and
31 used in accordance with the regulations established for the downtown mixed use (DMU)
32 base district and other applicable requirements of the City Code.
33
34



ZONING
 ZONING CASE#: C14-2013-0028

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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Exhibit A