

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 707 RIO GRANDE STREET FROM GENERAL OFFICE (GO) 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 general office (GO) district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-2019-0156, on file at the Planning and Zoning Department, as follows:

Lot 8A, Resubdivision of Lot 8 and Part of Lot 7, Block 78, Original City of Austin, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 24, Page 41, Plat Records of Travis County, Texas (the “Property”),

locally known as 707 Rio Grande Street in the City of Austin, Travis County, Texas, 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. The maximum height of a building or structure on the Property is limited to 60 feet.

- B. The following uses are not permitted uses of the Property:

Bail bond services

Cocktail lounge

Exterminating services

Funeral services

Hospital services (general)

Hospital services (limited)

Limited warehousing and distribution

Liquor sales

Outdoor entertainment

Pawn shop services

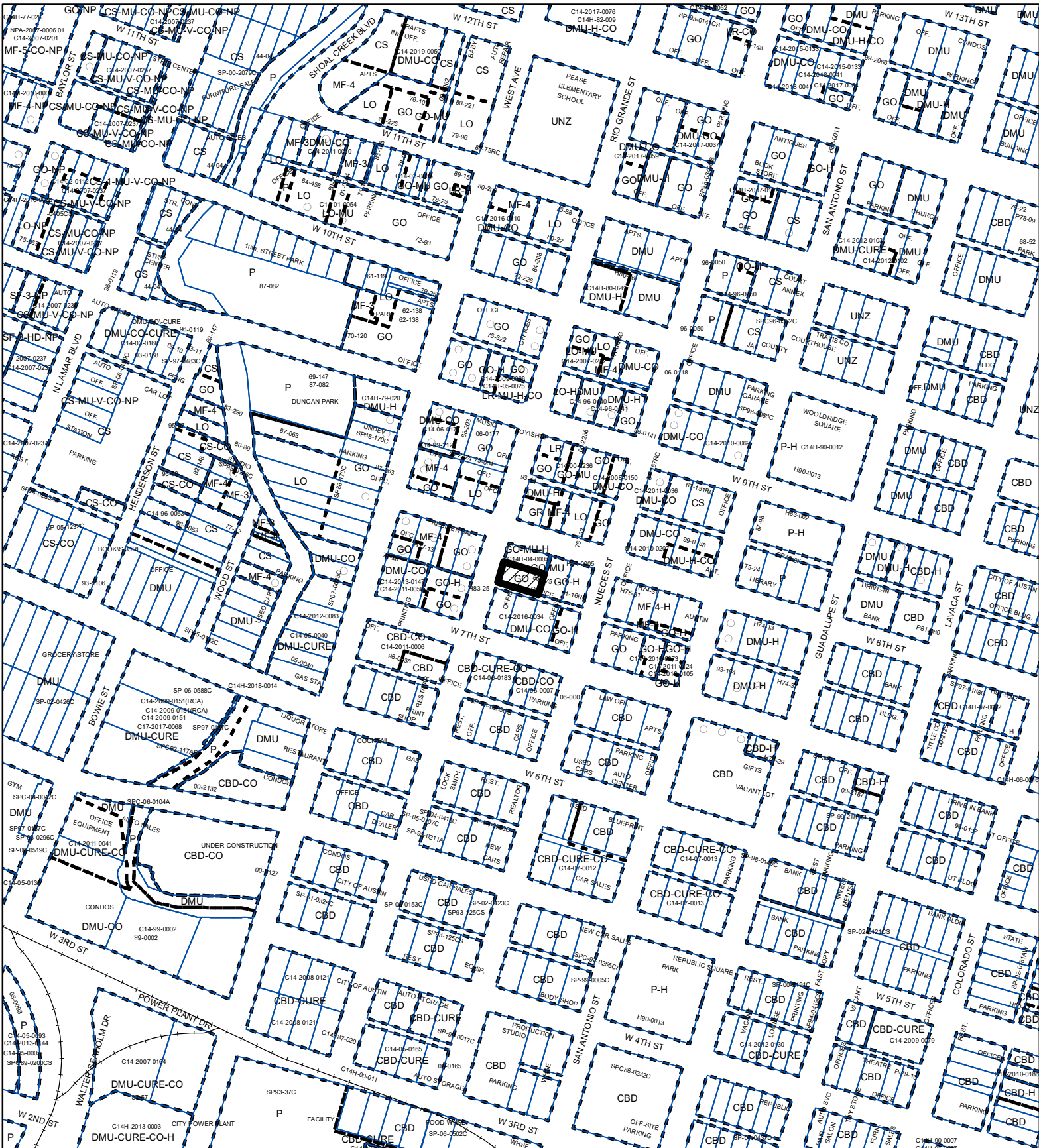
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2020.

PASSED AND APPROVED

_____, 2020 § _____
 § _____
 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk



ZONING EXHIBIT A

ZONING CASE#: C14-2019-0156



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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