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HPD

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 815 WEST 11TH STREET FROM LIMITED OFFICE (LO) 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 limited office (LO) district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-2021-0174, on file at the Housing and Planning Department, as follows:

> The West 15.5' of Lot 2 and the East 34.5' of Lot 3, BURLAGE SUBDIVISION of Outlot No. 4, Division "E", City of Austin, Travis County, Texas, according to the map or plat recorded in Volume 1, Page 24, Plat Records, Travis County, Texas (the "Property"),

locally known as 815 West 11th 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:

> The maximum height of a building or structure on the Property shall not exceed 60 feet.

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.

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PART 4. This ordinance takes effect on _____, 2022.

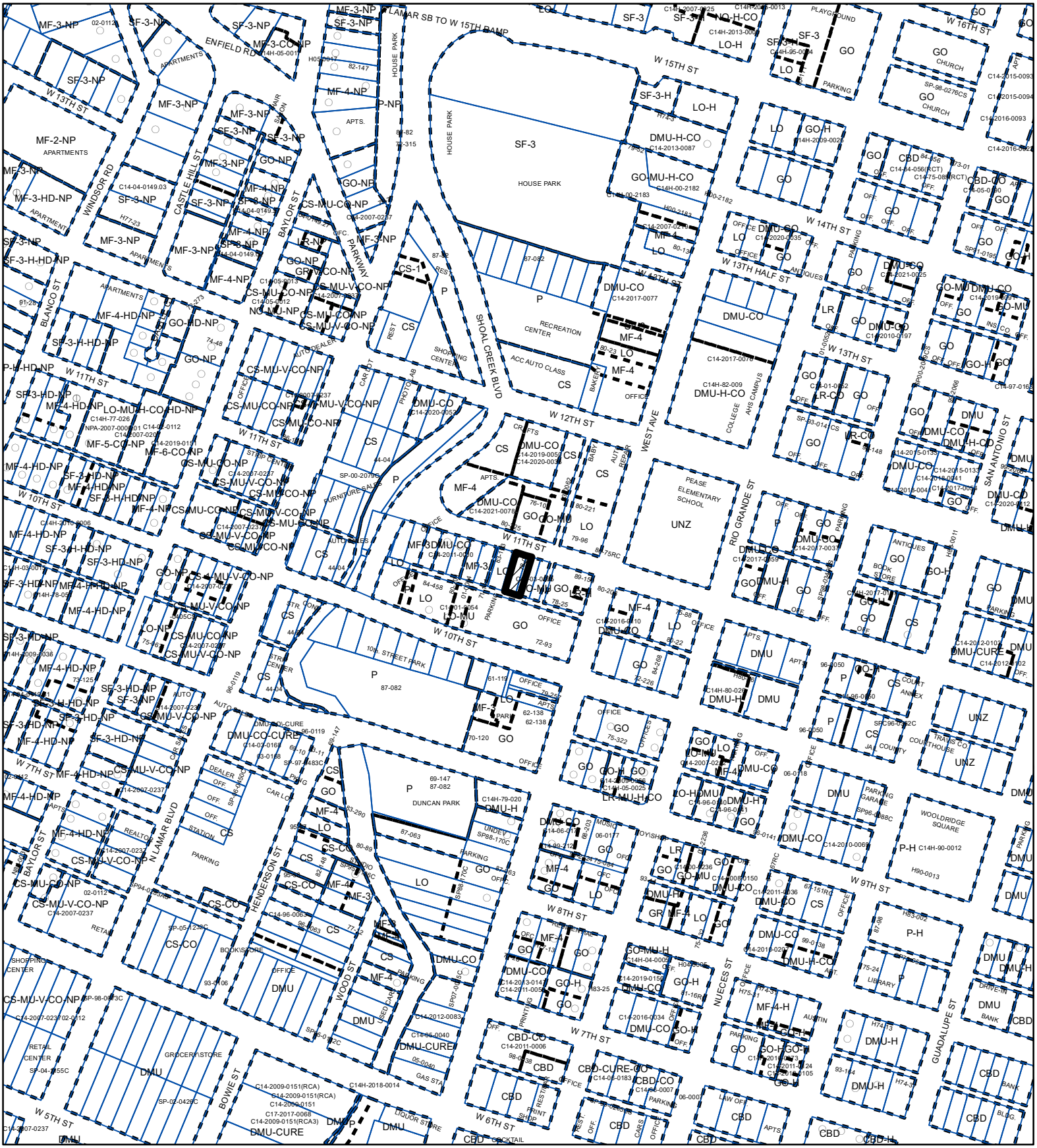
PASSED AND APPROVED

§
§
_____, 2022 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

ZONING CASE#: C14-2021-0174

Exhibit A

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

CITY OF AUSTIN FOUNDED 1839

Created: 10/26/2021