## ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 704 WEST 9TH STREET AND 903 WEST AVENUE 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 useconditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-2023-0088, on file at the Planning Department, as follows:

The west 46 feet of LOT 2, BLOCK 105, ORIGINAL CITY OF AUSTIN, Travis County, Texas, according to the map or plat on file in the General Land Office of the State of Texas; and

The north 46 feet of LOT 1, BLOCK 105, ORIGINAL CITY OF AUSTIN, Travis County, Texas, according to the map or plat on file in the General Land Office of the State of Texas.

(collectively, the "Property"),

locally known as 704 West 9th Street and 903 West Avenue in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

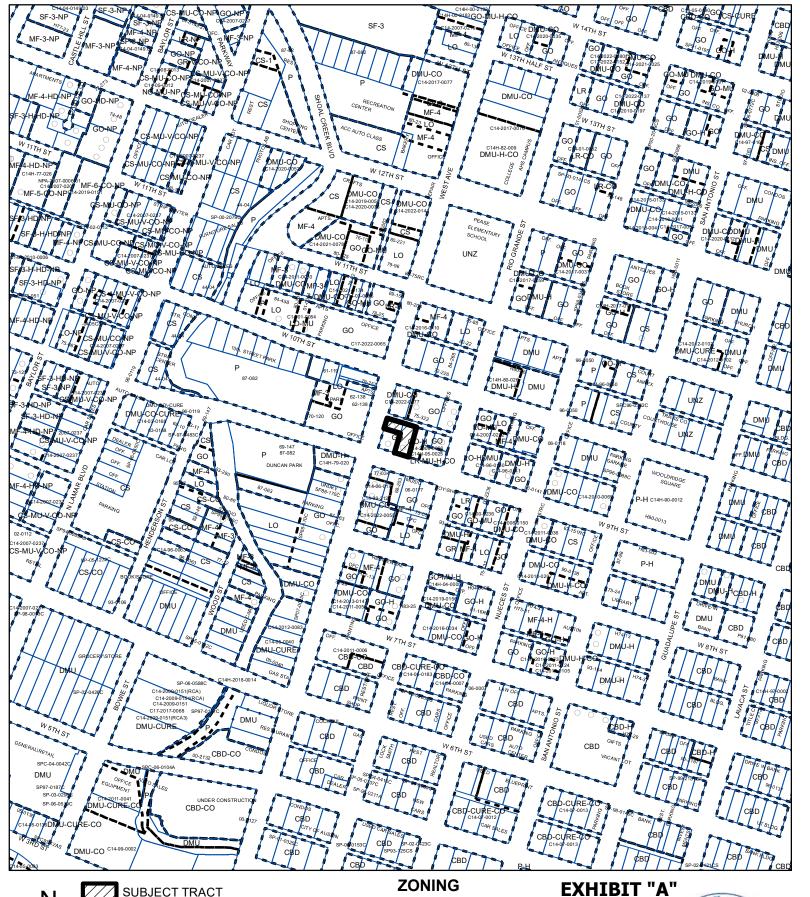
PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- The maximum height of a building or structure on the Property shall not exceed (A) 60 feet.
- (B) Cocktail lounge use on the Property shall be limited to a maximum of 1,000 square feet.

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(C) The following uses are prohibited uses of the Property:	
Bail Bond Services	Liquor Sales
Outdoor Entertainment	Off-site accessory parking associated
	with a cocktail lounge use
Pawn Shop	•
<b>PART 3.</b> 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.	
<b>PART 4.</b> This ordinance takes effect on	, 2023.
, 2023.	
PASSED AND APPROVED	
§	
\$ \$	
	Kirk Watson
	Mayor
APPROVED:ATTEST:	
Anne L. Morgan City Attorney	Myrna Rios City Clerk
City Attorney	City Clerk



SUBJECT TRACT PENDING CASE ZONING BOUNDARY

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.

ZONING CASE#: C14-2023-0088

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