## **ORDINANCE NO. 20231130-096**

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 use-conditional 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,

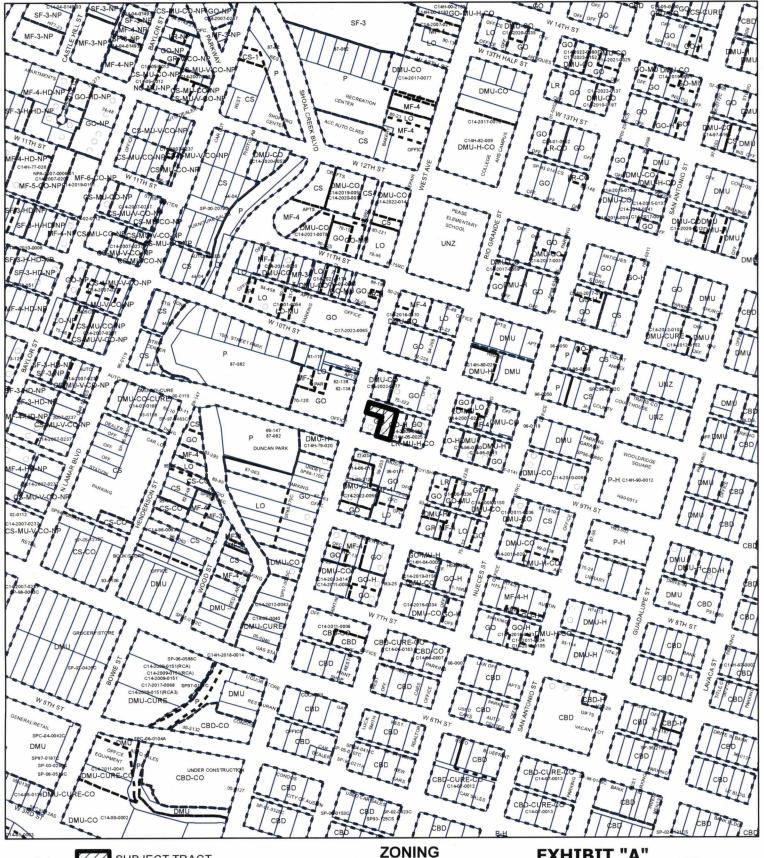
(collectively, the "Property"),

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:

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

(C)	The following uses are prohibited uses of the Property:		
	Bail Bond Services Outdoor Entertainment		Liquor Sales 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.			
PART 4. This ordinance takes effect on December 11, 2023.			
PASSED AND APPROVED			
N	ovember 30 , 2023	§ § §	Shirtnates
			Kirk Watson Mayor
APPROVI	ED:	ATT	Que De
	Anne L. Morgan City Attorney	_	Myrna Rios City Clerk
	City Attorney		City Clerk
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ZONING CASE#: C14-2023-0088

**EXHIBIT "A"** 

ZONING BOUNDARY

PENDING CASE

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



Created: 7/31/2023