

ORDINANCE NO. 20240530-153

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1300 AND 1304 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) base district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-2024-0024, on file at the Planning Department, as follows:

The south one-half of LOTS 5 AND 6, BLOCK 153, ORIGINAL CITY OF AUSTIN, Travis County, Texas, as shown on the map or plat thereof on file in the General Land Office of the State of Texas, being that same tract of land described in Document No. 2020255500, Official Public Records of Travis County, Texas (the "Property"),

locally known as 1300 and 1304 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 shall not exceed 60 feet.
- (B) The following uses are prohibited uses on the Property:

Bail Bond Services
Liquor Sales
Pawn Shop

Cocktail Lounge
Outdoor Entertainment

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 June 10, 2024.

PASSED AND APPROVED

_____ May 30 _____, 2024

§ _____
§ *Kirk Watson*
§ _____
Kirk Watson
Mayor

APPROVED: _____ *Al* **ATTEST:** _____ *Stephanie Hall for*
Anne L. Morgan Myrna Rios
City Attorney City Clerk

