

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 704 WEST 9TH STREET AND 903 WEST AVENUE**
3 **FROM GENERAL OFFICE (GO) DISTRICT TO DOWNTOWN MIXED USE-**
4 **CONDITIONAL OVERLAY (DMU-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from general office (GO) district to downtown mixed use-
10 conditional overlay (DMU-CO) combining district on the property described in Zoning
11 Case No. C14-2023-0088, on file at the Planning Department, as follows:

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

16
17 The north 46 feet of LOT 1, BLOCK 105, ORIGINAL CITY OF AUSTIN, Travis
18 County, Texas, according to the map or plat on file in the General Land Office of
19 the State of Texas,

20
21 (collectively, the "Property"),

22
23 locally known as 704 West 9th Street and 903 West Avenue in the City of Austin, Travis
24 County, Texas, and generally identified in the map attached as **Exhibit "A"**.

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

- 28
29 (A) The maximum height of a building or structure on the Property shall not exceed
30 60 feet.
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32 (B) Cocktail lounge use on the Property shall be limited to a maximum of 1,000
33 square feet.
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(C) The following uses are prohibited uses of the Property:

Bail Bond Services
Outdoor Entertainment

Pawn Shop

Liquor Sales
Off-site accessory parking associated
with a cocktail lounge use

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 _____, 2023.

PASSED AND APPROVED

_____, 2023 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

EXHIBIT "A"



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2023-0088


$$1'' = 400'$$

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 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

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