

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 300 SAN JACINTO BOULEVARD FROM CENTRAL**  
3 **BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-**  
4 **CENTRAL URBAN REDEVELOPMENT DISTRICT-CONDITIONAL OVERLAY**  
5 **(CBD-CURE-CO) COMBINING DISTRICT.**  
6

7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from central business district (CBD) district to central business  
11 district-central urban redevelopment district-conditional overlay (CBD-CURE-CO)  
12 combining district on the property described in Zoning Case No. C14-2007-0092, on file at  
13 the Neighborhood Planning and Zoning Department, as follows:  
14

15 Lots 1-6, Block 31, Original City of Austin, Travis County, Texas, according to the  
16 map or plat on file in the General Land Office of the State of Texas (the  
17 "Property"),  
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19 locally known as 300 San Jacinto Boulevard, in the City of Austin, Travis County, Texas,  
20 and generally identified in the map attached as Exhibit "A".  
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22 **PART 2.** The site development regulations for the Property within the boundaries of the  
23 CURE combining district established by this ordinance are modified as follows:  
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25 Development of the Property may not exceed a floor-to-area ratio of 20.0 to 1.0.  
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27 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
28 established by this ordinance is subject to the following conditions:  
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30 A site plan or building permit for the Property may not be approved, released, or  
31 issued, if the completed development or uses of the Property, considered cumulatively with  
32 all existing or previously authorized development and uses, generate traffic that exceeds  
33 3,787 trips per day.  
34  
35

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the central business district (CBD) base district, and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2007.

**PASSED AND APPROVED**

§  
§  
§

\_\_\_\_\_, 2007

Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith Shirley A. Gentry  
City Attorney City Clerk

