

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 300 WEST 2<sup>ND</sup> STREET AND 200 LAVACA STREET  
3 FROM CENTRAL BUSINESS DISTRICT-CENTRAL URBAN  
4 REDEVELOPMENT DISTRICT-CONDITIONAL OVERLAY (CBD-CURE-CO)  
5 COMBINING DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL  
6 URBAN REDEVELOPMENT DISTRICT-CONDITIONAL OVERLAY (CBD-  
7 CURE-CO) COMBINING DISTRICT.  
8

9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from central business district-central urban redevelopment district-  
13 conditional overlay (CBD-CURE-CO) combining district to central business district-  
14 central urban redevelopment district-conditional overlay (CBD-CURE-CO) combining  
15 district on the property described in Zoning Case No. C14-2007-0249, on file at the  
16 Neighborhood Planning and Zoning Department, as follows:

17  
18 Lots 1-21, Block 21, Original City of Austin, Travis County, being more  
19 particularly described in an instrument of record in Volume 11739, page 1252, of  
20 the Official Public Records of Travis County, Texas (the "Property"),  
21

22 locally known as 300 West 2<sup>nd</sup> Street and 200 Lavaca Street, in the City of Austin, Travis  
23 County, Texas, and generally identified in the map attached as Exhibit "A".  
24

25 **PART 2.** The site development regulations for the Property within the boundaries of the  
26 CURE combining district established by this ordinance are modified as follows:  
27

- 28 A. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of  
29 12.1 to 1.0.  
30  
31 B. Section 26-6-592(D)(1) (*Loading Facility Provisions for the Central Business*  
32 *District (CBD) and a Downtown Mixed Use (DMU) Zoning District*) is  
33 modified to reduce the parking requirements from 502 spaces to 480 spaces.  
34  
35 C. The loading requirements subject to Section 9.3.0 #3 (*Loading*) of the  
36 Transportation Criteria Manual are modified to allow for maneuvering within  
37 the public right-of-way.

1  
2 D. A curb cut may be increased to a maximum 65 feet in width for loading  
3 purposes.  
4

5 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
6 established by this ordinance is subject to the following conditions:  
7

8 A site plan or building permit for the Property may not be approved, released, or  
9 issued, if the completed development or uses of the Property, considered cumulatively with  
10 all existing or previously authorized development and uses, generate traffic that exceeds  
11 8,402 trips per day.  
12

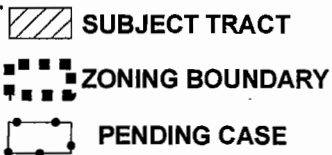
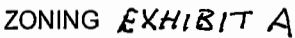
13 **PART 4.** Except as specifically restricted under this ordinance, the Property may be  
14 developed and used in accordance with the regulations established for the central business  
15 district (CBD) base district and other applicable requirements of the City Code.  
16

17 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2008.  
18  
19

20 **PASSED AND APPROVED**  
21

22 §  
23 §  
24 \_\_\_\_\_, 2008 § \_\_\_\_\_  
25 Will Wynn  
26 Mayor  
27  
28

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



**ZONING CASE#: C14-2007-0249**  
**ADDRESS: 300 W 2ND ST & 200 LAVACA ST**  
**SUBJECT AREA: 1.759 ACRES**  
**GRID: J22**  
**MANAGER: J. ROUSSELIN**



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

$$1'' = 400'$$