AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 300 WEST 2ND STREET AND 200 LAVACA STREET FROM CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT-CONDITIONAL OVERLAY (CBD-CURE-CO) COMBINING DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT-CONDITIONAL OVERLAY (CBD-CURE-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 central business district-central urban redevelopment district-conditional overlay (CBD-CURE-CO) combining district to central business district-central urban redevelopment district-conditional overlay (CBD-CURE-CO) combining district on the property described in Zoning Case No C14-2007-0249, on file at the Neighborhood Planning and Zoning Department, as follows

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

locally known as 300 West 2nd Street and 200 Lavaca Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A"

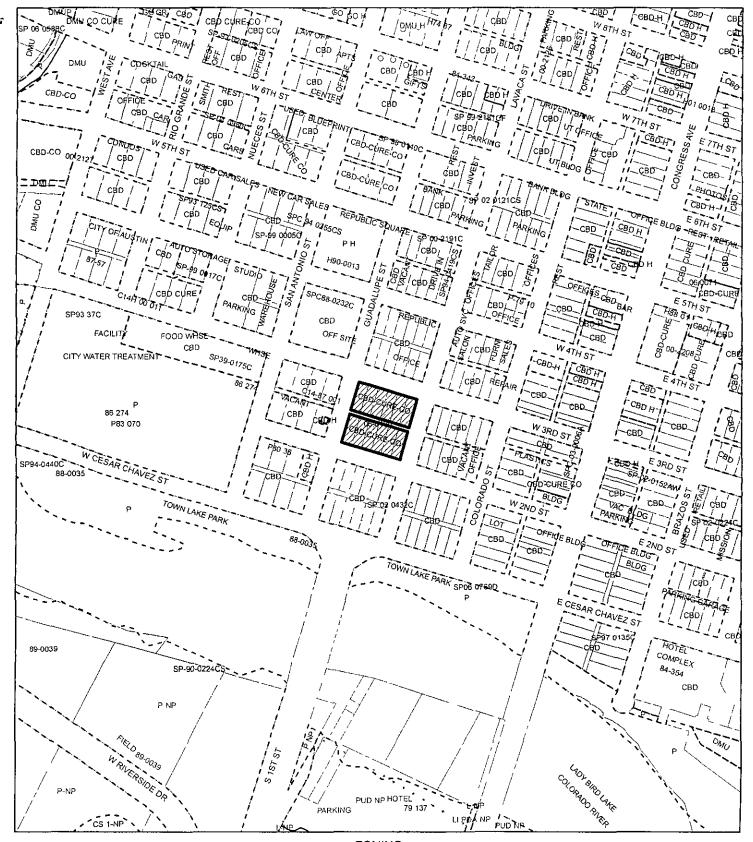
- **PART 2.** The site development regulations for the Property within the boundaries of the CURE combining district established by this ordinance are modified as follows.
 - A Development of the Property may not exceed a floor-to-area ratio (F A R) of 12.0 to 10
 - B Section 26-6-591 (Parking Provisions for Development in the Central Business District (CBD) and a Downtown Mixed Use (DMU) Zoning District) is modified to reduce the parking requirements from 502 spaces to 480 spaces
 - C The loading requirements subject to Section 930 #3 (Loading) of the Tiansportation Criteria Manual are modified to allow for maneuvering within the public right-of-way.

D	Section 26 (502 (DVI) (I	and an English Democrate Court I. B.
D	District (CBD) and a Do	or the Central Business without Mixed Use (DMU) Zoning District) is of a curb cut to be increased to a maximum 65 feet s
PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions		
ıssued, ıf all existir	the completed development or	r the Property may not be approved, released, or uses of the Property, considered cumulatively with evelopment and uses, generate traffic that exceeds
PART 4. 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 5. This ordinance takes effect on, 2008		
PASSED AND APPROVED		
		§ § §
	, 2008	
	, ±	Will Wynn Mayor
APPROV	/ED:	ATTEST:
	David Allan Smith	Shirley A Gentry City Clerk
	City Attorney	City Clerk
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Page 2 of 2

COA Law Department

Draft 1/28/2008









PENDING CASE

ZONING

ZONING CASE# ADDRESS SUBJECT AREA C14-2007-0249 300 W 2ND ST & 200 LAVACA ST 1759 ACRES J22

GRID J ROUSSELIN MANAGER OPERATOR S MEEKS

This map has been produced by GTS Services for the sole purpose of geographic reference of the sole purpose of the sole purpose of geographic reference of the sole purpose of the sole purpose of the sole purpose of the sole

