

ORDINANCE NO. 20080131-122

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 1.0.
- 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 9.3.0 #3 (*Loading*) of the Transportation Criteria Manual are modified to allow for maneuvering within the public right-of-way.

- D. Section 26-6-592 (D)(1) (*Loading Facility Provisions for the Central Business District (CBD) and a Downtown Mixed Use (DMU) Zoning District*) is modified to allow the width of a curb cut to be increased to a maximum 65 feet in width for loading purposes.

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

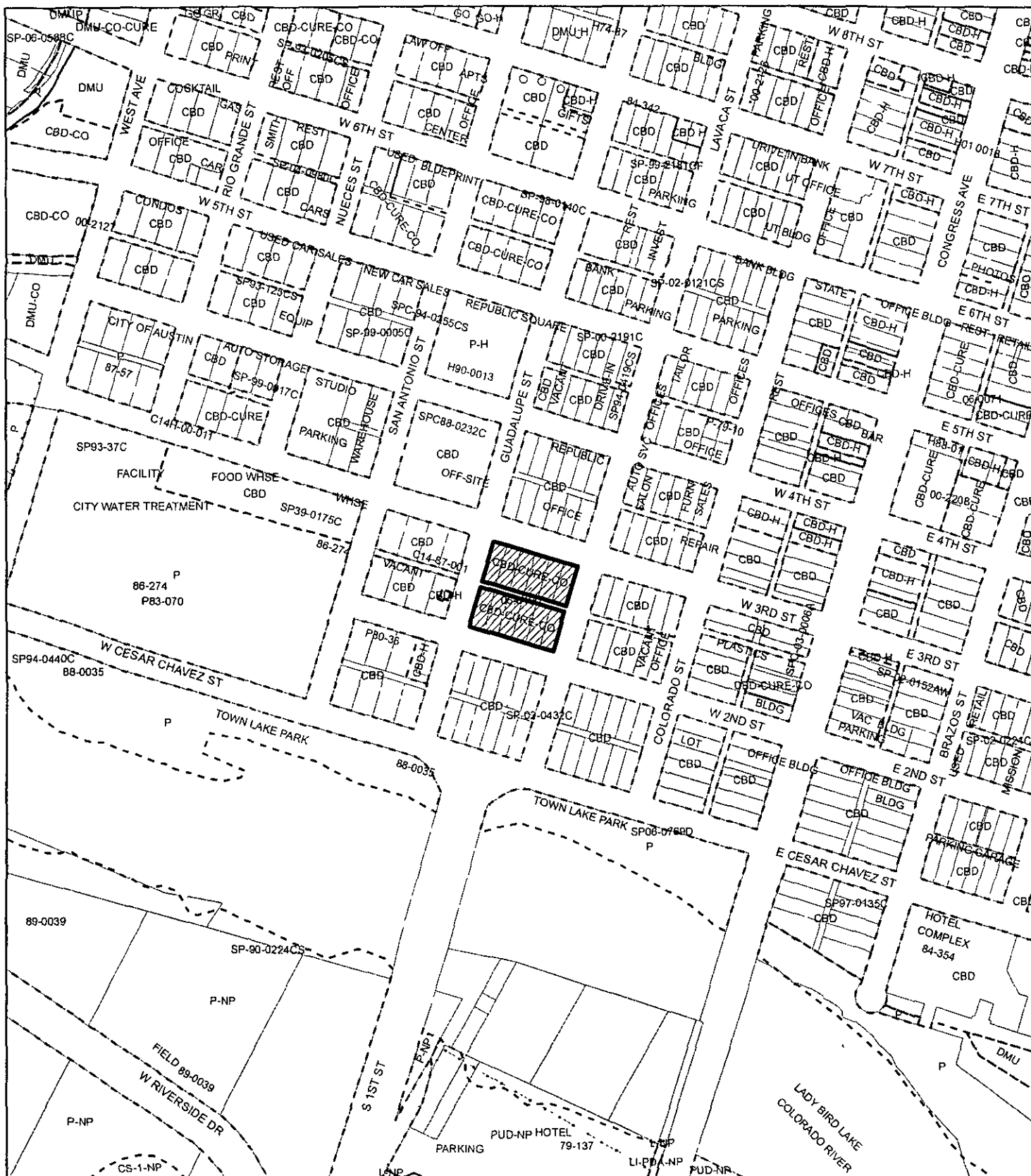
A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 8,402 trips per day.

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 February 11, 2008.




PASSED AND APPROVED

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|--------------------------------------------------------------|---------------------------------------------------------|
| _____ January 31 _____, 2008 | § § § _____ Will Wynn Mayor |
| APPROVED: _____ David Allan Smith City Attorney | ATTEST: _____ Shirley A. Gentry City Clerk |



ZONING EXHIBIT A



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

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



OPERATOR S MEEKS

1" = 400'

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