ORDINANCE NO.	

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 300 SAN JACINTO BOULEVARD FROM CENTRAL BUSINESS DISTRICT (CBD) 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 (CBD) district to central business district-central urban redevelopment district-conditional overlay (CBD-CURE-CO) combining district on the property described in Zoning Case No. C14-2007-0092, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1-6, Block 31, Original City of Austin, Travis County, Texas, according to the map or plat on file in the General Land Office of the State of Texas (the "Property"),

locally known as 300 San Jacinto Boulevard, 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:

Development of the Property may not exceed a floor-to-area ratio of 20.0 to 1.0.

**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 3,787 trips per day.

Draft: 10/26/2007

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ART 4. This of	rdinance takes effect on			, 200
ASSED AND A	APPROVED			
		& & & 		
	, 2007	§	Will Wynn Mayor	
.PPROVED: _		ATTEST:		
	David Allan Smith City Attorney		Shirley A. Gentry City Clerk	

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Subject Tract Zoning Boundary Pending Cases

ZONING CASE#: C14-2007-0092 ADDRESS: 300 SAN JACINTO BLVD

SUBJECT AREA: 0.811 ACRES
GRID: J22
MANAGER: J. ROUSSELIN



