ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 507 WEST 18TH STREET FROM GENERAL OFFICE (GO) DISTRICT TO DOWNTOWN MIXED USE-CONDITIONAL OVERLAY (CMU-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 general office (GO) district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-2008-0047, on file at the Neighborhood Planning and Zoning Department, as follows:

> Lot 9, Outlot 28, Division E, Original City of Austin, according to the map or plat of record in Plat Book 2, Page 146, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 507 West 18th Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. 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 2,000 trips per day.

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

PART 3. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

§
§
_____, 2008   §   _____
                                    Will Wynn
                                    Mayor

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

ZONING EXHIBIT A

ZONING CASE#:	C14-2008-0047
ADDRESS:	507 W 18TH ST
SUBJECT AREA:	0.135 ACRES
GRID:	J23
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.

CITY OF AUSTIN
FOUNDED 1839