

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 500 WEST 16TH STREET FROM GENERAL OFFICE**
3 **(GO) DISTRICT TO DOWNTOWN MIXED USE-CONDITIONAL OVERLAY**
4 **(DMU-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from general office (GO) district to downtown mixed use-
10 conditional overlay (DMU-CO) combining district on the property described in Zoning
11 Case No. C14-05-0049, on file at the Neighborhood Planning and Zoning Department, as
12 follows:

13
14 Lots 1 and 2, Outlot 29, Division E, Original City of Austin, according to the map
15 or plat of record in the General Land Office, State of Texas (the "Property"),

16
17 locally known as 500 West 16th Street, in the City of Austin, Travis County, Texas, and
18 generally identified in the map attached as Exhibit "A".

19
20 **PART 2.** The Property within the boundaries of the conditional overlay combining district
21 established by this ordinance is subject to the following conditions:

22
23 A site plan or building permit for the Property may not be approved, released, or
24 issued, if the completed development or uses of the Property, considered cumulatively with
25 all existing or previously authorized development and uses, generate traffic that exceeds
26 2,000 trips per day.

27
28 Except as specifically restricted under this ordinance, the Property may be developed and
29 used in accordance with the regulations established for the downtown mixed use (DMU)
30 base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2005.

PASSED AND APPROVED

_____, 2005

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§
§

Will Wynn
Mayor

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