

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1701 LAVACA STREET FROM DOWNTOWN
3 MIXED USE (DMU) DISTRICT AND GENERAL COMMERCIAL SERVICES (CS)
4 DISTRICT TO DOWNTOWN MIXED USE-CONDITIONAL OVERLAY (DMU-
5 CO) COMBINING DISTRICT.

6
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

8
9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from downtown mixed use (DMU) district and general commercial
11 services (CS) district to downtown mixed use-conditional overlay (DMU-CO) combining
12 district on the property described in Zoning Case No. C14-06-0081, on file at the
13 Neighborhood Planning and Zoning Department, as follows:

14
15 A 0.407 acre tract of land, more or less, being also described as Lots 1 and 2 as
16 follows:

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18 Lot 1: the west 69 feet of the west 138 feet of the south 128 feet of Government
19 Outlot 41, Division E, Original 1840 City of Austin plat filed in the General Land
20 Office of the State of Texas, and also being all of Lot 1 out of a 0.813 acre tract
21 described in a Special Warranty Deed and Bill of Sale dated November 23, 1993 to
22 Neches/6th Street, L.C., of record in Volume 11821, Page 2064, Real Property
23 Records of Travis County, Texas; and

24
25 Lot 2: the east 69 feet of the west 138 feet of the south 128 feet of Government
26 Outlot 41, Division E, Original 1840 City of Austin plat filed in the General Land
27 Office of the State of Texas, and also being all of Lot 2 out of a 0.813 acre tract
28 described in a Special Warranty Deed and Bill of Sale dated November 23, 1993 to
29 Neches/6th Street, L.C., of record in Volume 11821, Page 2064, Real Property
30 Records of Travis County, Texas (the "Property"),

31
32 locally known as 1701 Lavaca Street, in the City of Austin, Travis County, Texas, and
33 generally identified in the map attached as Exhibit "A".
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35
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1 **PART 2.** The Property within the boundaries of the conditional overlay combining district
2 established by this ordinance is subject to the following conditions:

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4 A building or structure on the portion of the Property described as Lot 2 may not
5 exceed a height of 60 feet from ground level.
6

7 Except as specifically restricted under this ordinance, the Property may be developed and
8 used in accordance with the regulations established for the downtown mixed use (DMU)
9 base district and other applicable requirements of the City Code.
10

11 **PART 3.** This ordinance takes effect on _____, 2006.
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14 **PASSED AND APPROVED**

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16 _____, 2006

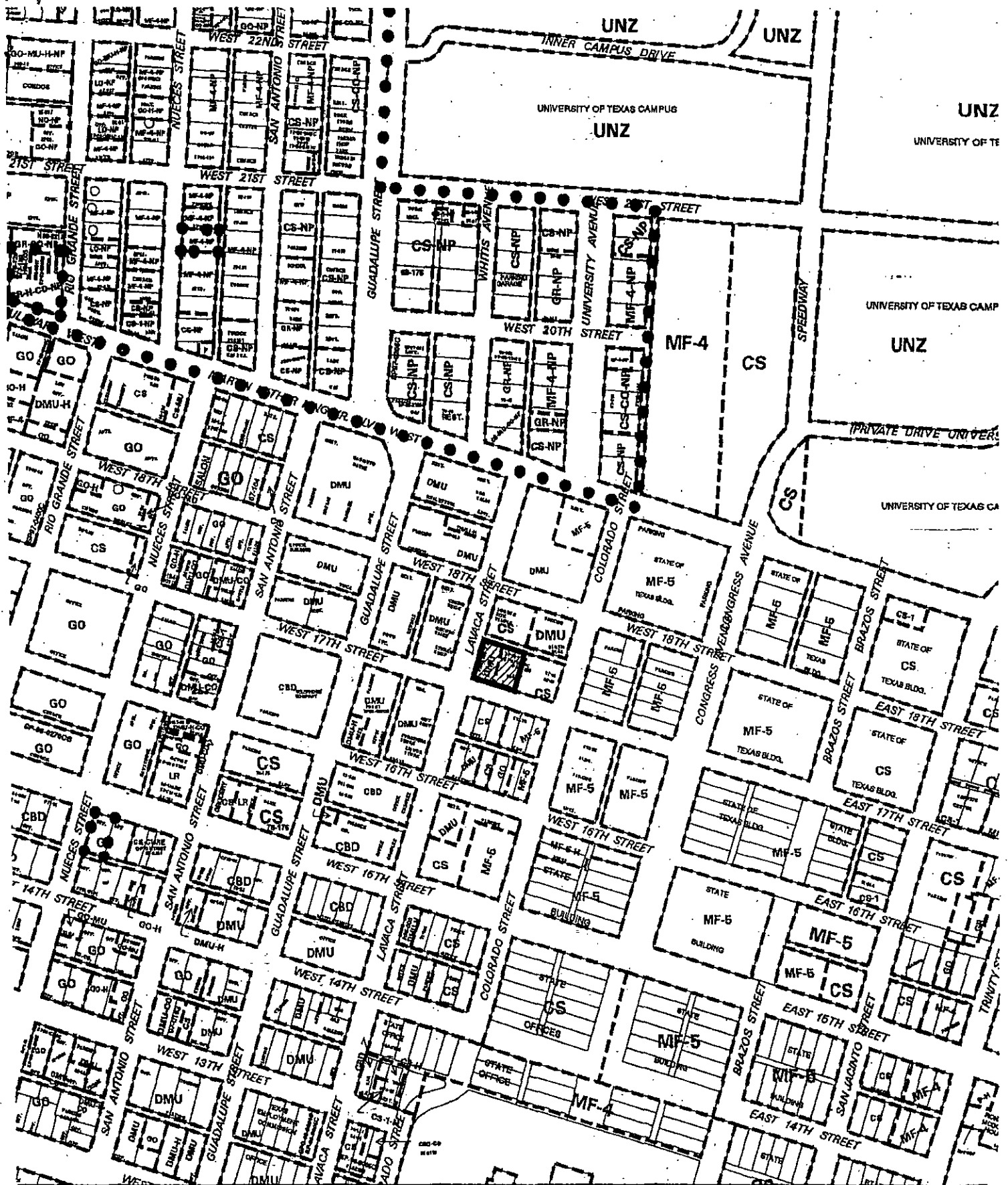
17 §
18 §
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20 Will Wynn
21 Mayor

22
23 **APPROVED:**

24 David Allan Smith
25 City Attorney

ATTEST:

Shirley A. Gentry
City Clerk



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: J.ROUSSELIN

CASE #: C14-06-0081
 ADDRESS: 1701 LAVACA ST
 SUBJECT AREA (acres): 0.407

ZONING EXHIBIT A
 DATE: 06-04
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 J23