

ORDINANCE NO. 20060622-108

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1701 LAVACA STREET FROM DOWNTOWN MIXED USE (DMU) DISTRICT AND GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO DOWNTOWN MIXED USE-CONDITIONAL OVERLAY (DMU-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 downtown mixed use (DMU) district and general commercial services (CS) district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-06-0081, on file at the Neighborhood Planning and Zoning Department, as follows:

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

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

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

locally known as 1701 Lavaca Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

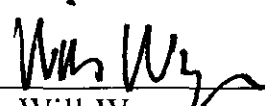

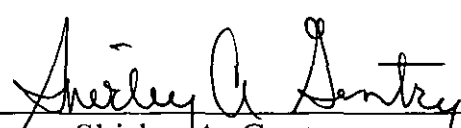
PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

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

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 July 3, 2006.

PASSED AND APPROVED

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	§	
	§	
<u>June 22</u> , 2006		
		Will Wynn
		Mayor
APPROVED: 	ATTEST:	
David Allan Smith		Shirley A. Gentry
City Attorney		City Clerk

PART 3. This ordinance takes effect on July 3, 2006.

PASSED AND APPROVED

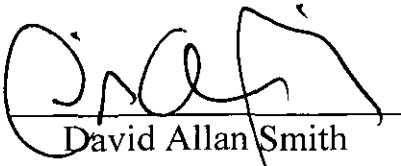
June 22, 2006

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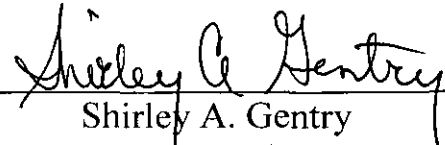
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



1" = 400'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: J.ROUSSELIN

ZONING EXHIBIT A

CASE #: C14-06-0081

ADDRESS: 1701 LAVACA ST

SUBJECT AREA (acres): 0.407

DATE: 06-04

INTLS: SM

CITY GRID REFERENCE NUMBER

J23