

March 22, 2007

ORDINANCE NO \_\_\_\_\_

#63PH

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 417 WEST 6<sup>TH</sup> STREET FROM CENTRAL BUSINESS  
3 DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL  
4 URBAN REDEVELOPMENT-CONDITIONAL OVERLAY (CBD-CURE-CO)  
5 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 central business district (CBD) district to central business  
11 district-central urban redevelopment-conditional overlay (CBD-CURE CO) combining  
12 district on the property described in Zoning Case No C14-07 0013, on file at the  
13 Neighborhood Planning and Zoning Department as follows  
14

15 Being Lots 1-8, Block 52, and the vacated alley, Original City of Austin, and being  
16 more particularly described in a Deed of record in Volume 11804, Page 2031, Real  
17 Property Records of Travis County, Texas (the 'Property')

18 locally known as 417 West 6<sup>th</sup> Street, in the City of Austin Travis County, Texas, and  
19 generally identified in the map attached as Exhibit "A"  
20

21 **PART 2** The site development regulations for the Property within the boundaries of the  
22 central urban redevelopment (CURE) combining district established by this ordinance shall  
23 be modified to provide as follows  
24

25 Development of the Property may not exceed a floor-to-area ratio (F A R ) of 11 0 to  
26 1 0  
27

28 **PART 3** The Property within the boundaries of the conditional overlay combining district  
29 established by this ordinance is subject to the following conditions  
30

31 Prior to site plan approval, a traffic impact analysis ("TIA") shall be provided to the  
32 Watershed Protection and Development Review Department, or its successor  
33 department, of the City of Austin All development on the Property shall be subject to  
34 the requirements of the TIA as set forth in Section 25-6 Article 3 (*Traffic Impact*  
35 *Analysis*) of the City Code and Section 2 of the Transportation Criteria Manual  
36 Notwithstanding the results of the TIA, the completed development or uses of the  
37

1 Property, considered cumulatively with all existing or previously authorized  
2 development and uses, shall not generate traffic that exceeds 6,050 trips per day above  
3 the trips generated by the existing or approved development  
4

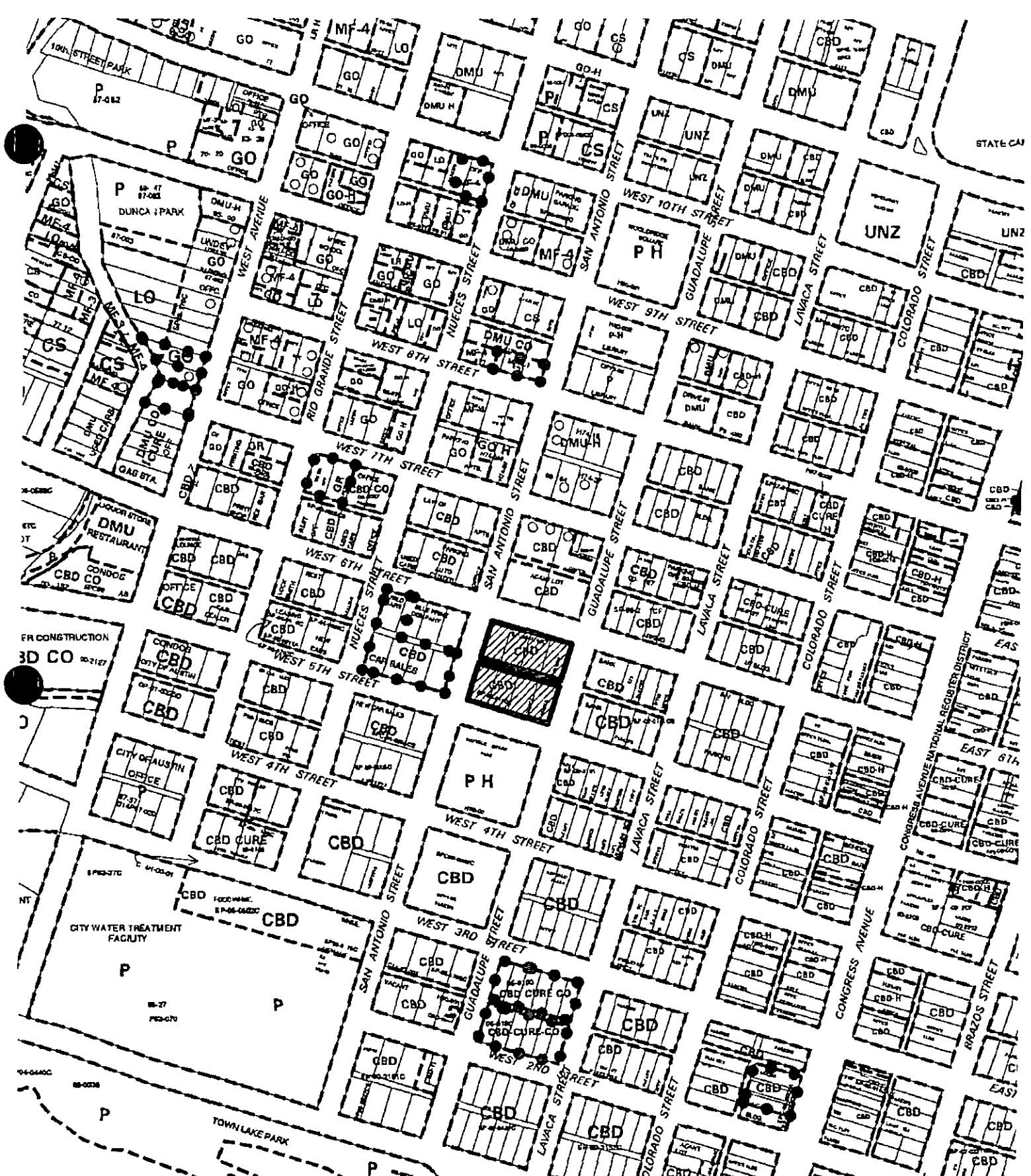
5 Except as specifically restricted under this ordinance, the Property may be developed and  
6 used in accordance with the regulations established for the central business district (CBD)  
7 base district and other applicable requirements of the City Code  
8





9 **PART 4** This ordinance takes effect on \_\_\_\_\_, 2007  
10

11  
12 **PASSED AND APPROVED**

13  
14 §  
15 §  
16 \_\_\_\_\_, 2007 § \_\_\_\_\_  
17 Will Wynn  
18 Mayor  
19

20  
21 **APPROVED** \_\_\_\_\_ **ATTEST** \_\_\_\_\_  
22 David Allan Smith Shirley A. Gentry  
23 City Attorney City Clerk



 1" = 400'	SUBJECT TRACT 	<b>EXHIBIT A</b>		<b>ZONING</b>		CITY GRID REFERENCE NUMBER J22
	PENDING CASE 					
	ZONING BOUNDARY 	CASE # C14-07-0013		DATE 07 02		
	CASE MGR J ROUSSELIN	ADDRESS 417 West 6 <sup>th</sup> Street		INTLS SM		
		SUBJECT AREA (acres) 1.750				