

**ORDINANCE NO. 20070301-055**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 605 AND 615 WEST 7<sup>TH</sup> STREET FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT-CONDITIONAL OVERLAY (CBD-CURE-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 community commercial (GR) district to central business district-central urban redevelopment-conditional overlay (CBD-CURE-CO) combining district on the property described in Zoning Case No. C14-06-0183, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.407 acre tract of land, more or less, being Lot 8 and the west 19 feet of Lot 7 and the east 50 feet of Lot 7, Block 75, Original City of Austin, the tract of land being more particularly described in Document No. 2006110900, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 605 and 615 West 7<sup>th</sup> Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** In the event a building or structure on the Property exceeds 60 feet in height from ground level, the use and site development regulations for the Property within the boundaries of the central urban redevelopment (CURE) combining district established by this ordinance shall be modified to provide as follows:

- A. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 11.0 to 1.0.
- B. For a building or structure with a height exceeding 60 feet from ground level, 75 percent of its gross floor area shall be for residential uses.
- C. For a building or structure with a height exceeding 68 feet from ground level:
  - 1. a 15 foot step-back from the West 7<sup>th</sup> Street right-of-way is required; and

- 2. a seven foot step-back from the Rio Grande Street right-of-way is required.
- D. Two levels of parking spaces shall be underground. The above-ground floors of a parking structure shall be screened.
- E. Loading spaces shall be located in the alley area to the south of the Property.
- F. Pedestrian uses shall occupy 75 percent of the building frontage along Rio Grande Street and West 7<sup>th</sup> Street. Except as otherwise provided in Subsection G of this Part, a pedestrian use means a use set forth in Section 25-2-691 (C) (*Waterfront Overlay(WO) District Uses*) of the City Code.
- G. A cocktail lounge use is a prohibited use of a building or structure.

**PART 3.** In the event a building or structure on the Property exceeds 60 feet in height from ground level then the Property within the boundaries of the conditional overlay combining district established by this ordinance shall be subject to the following conditions:

- A. 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.
- B. Vehicular access from Rio Grande Street to the parking structure shall be for residential uses only.


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

**PART 4.** This ordinance takes effect on March 12, 2007.


**PASSED AND APPROVED**

\_\_\_\_\_, March 1, 2007

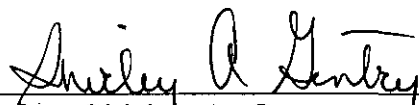
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Will Wynn  
Mayor





**APPROVED:**

  
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David Allan Smith  
City Attorney

**ATTEST:**

  
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Shirley A. Gentry  
City Clerk



 <p>             SUBJECT TRACT               PENDING CASE               ZONING BOUNDARY               CASE MGR: J. ROUSSELIN         </p>	<p align="center"> <b>ZONING EXHIBIT A</b>  <b>CASE #: C14-06-0183</b>  <b>ADDRESS: 615 W 7TH ST</b>  <b>SUBJECT AREA (acres): 0.407</b> </p> <p align="right">             DATE: 06-08              INTLS: SM         </p>	<p align="center"> <b>CITY GRID REFERENCE NUMBER</b>  <b>J22</b> </p>
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