

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 501 NORTH CONGRESS AVENUE FROM  
3 CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT  
4 DISTRICT (CBD-CURE) COMBINING DISTRICT TO CENTRAL BUSINESS  
5 DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (CBD-CURE)  
6 COMBINING DISTRICT.  
7

8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from central business district-central urban redevelopment district  
12 (CBD-CURE) combining district to central business district-central urban redevelopment  
13 district (CBD-CURE) combining district on the property described in Zoning Case No.  
14 C14-2008-0144, on file at the Neighborhood Planning and Zoning Department, as follows:  
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16 Lots 1, 2, and 3, Block 56, Original City of Austin, according to the map or plat on  
17 file in the General Land Office of the State of Texas (the "Property"),  
18

19 locally known as 501 North Congress Avenue, in the City of Austin, Travis County, Texas,  
20 and generally identified in the map attached as Exhibit "A".  
21

22 PART 2. The site development regulations for the Property within the boundaries of the  
23 CURE combining district established by this ordinance are modified as follows:  
24

- 25 A. Development of the Property may not exceed a floor-to-area ratio (F.A.R.)  
26 of 20.0 to 1.0.  
27
- 28 B. Section 25-2-643(A) (*Congress Avenue (CA) Combining District*  
29 *Regulations*) is modified to allow a building setback of 40 feet from  
30 Congress Avenue for a structure with a minimum height of 30 feet and a  
31 maximum height of 90 feet.  
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33 Except as specifically restricted under this ordinance, the Property may be developed and  
34 used in accordance with the regulations established for the central business district (CBD)  
35 base district and other applicable requirements of the City Code.  
36  
37

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2  
3 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2008.  
4

5  
6 **PASSED AND APPROVED**

7  
8 §  
9 §  
10 \_\_\_\_\_, 2008 § \_\_\_\_\_  
11

12 Will Wynn  
13 Mayor

14  
15 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
16 David Allan Smith Shirley A. Gentry  
17 City Attorney City Clerk

