

ORDINANCE NO. 20080925-110

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 501 NORTH CONGRESS AVENUE FROM CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (CBD-CURE) COMBINING DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (CBD-CURE) 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 central business district-central urban redevelopment district (CBD-CURE) combining district to central business district-central urban redevelopment district (CBD-CURE) combining district on the property described in Zoning Case No. C14-2008-0144, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1, 2, and 3, Block 56, Original City of Austin, according to the map or plat on file in the General Land Office of the State of Texas (the "Property"),

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

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

- A. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 20.0 to 1.0.
- B. Section 25-2-643(A) (*Congress Avenue (CA) Combining District Regulations*) is modified to allow a building setback of 40 feet from Congress Avenue for a structure with a minimum height of 30 feet and a maximum height of 90 feet.

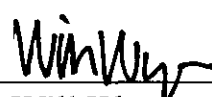
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the central business district (CBD) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 6, 2008.

PASSED AND APPROVED

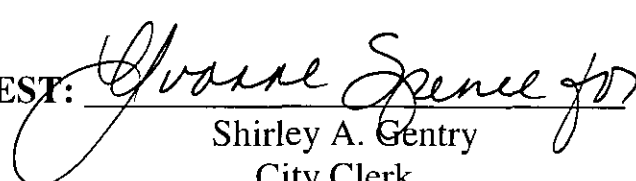
September 25, 2008

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Will Wynn
Mayor

APPROVED: 




David Allan Smith
City Attorney

ATTEST: 

Shirley A. Gentry
City Clerk



ZONING EXHIBIT A

-  SUBJECT TRACT
 -  ZONING BOUNDARY
 -  PENDING CASE
- OPERATOR S. MEEKS

ZONING CASE# C14-2008-0144
 ADDRESS: 501 CONGRESS AVE
 SUBJECT AREA 0.5069 ACRES
 GRID J22
 MANAGER C. PATTERSON



1" = 400'

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.