

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 201, 205, AND 207 WEST 5<sup>TH</sup> STREET FROM  
3 CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS  
4 DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (CBD-CURE)  
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 district (CBD-CURE) combining district on the  
12 property described in Zoning Case No. C14-2009-0079, on file at the Planning and  
13 Development Review Department, as follows:  
14

15 Lots 7-10, Block 44, Original City of Austin, Travis County, Texas, according to  
16 the map or plat of record on file in the General Land Office of the State of Texas,  
17 (the "Property"),  
18

19 locally known as 201, 205, and 207 West 5<sup>th</sup> Street, in the City of Austin, Travis County,  
20 Texas, and generally identified in the map attached as Exhibit "A".  
21

22 **PART 2.** The Property within the boundaries of the central urban redevelopment (CURE)  
23 combining district established by this ordinance is subject to the following conditions:  
24

- 25 A. Section 25-6-591 (*Parking Provisions for Development in the Central Business*  
26 *District (CBD) and a Downtown Mixed Use (DMU) Zoning District*) is  
27 modified to reduce the parking requirements from 60 spaces to 48 spaces.  
28
- 29 B. The loading requirements subject to Section 9.3.0 #3 (*Loading*) of the  
30 Transportation Criteria Manual are modified to allow for maneuvering within  
31 the public right-of-way.  
32
- 33 C. Section 25-6-592 (C)(2) (*Loading Facility Provisions for the Central Business*  
34 *District (CBD) and a Downtown Mixed Use (DMU) Zoning District*) is  
35 modified to allow loading and unloading within the alley located between  
36 Lavaca Street and Colorado Street.  
37

1  
2 D. Development of the Property may not exceed a floor-to-area ratio (FAR) of  
3 12.0 to 1.0.  
4  
5

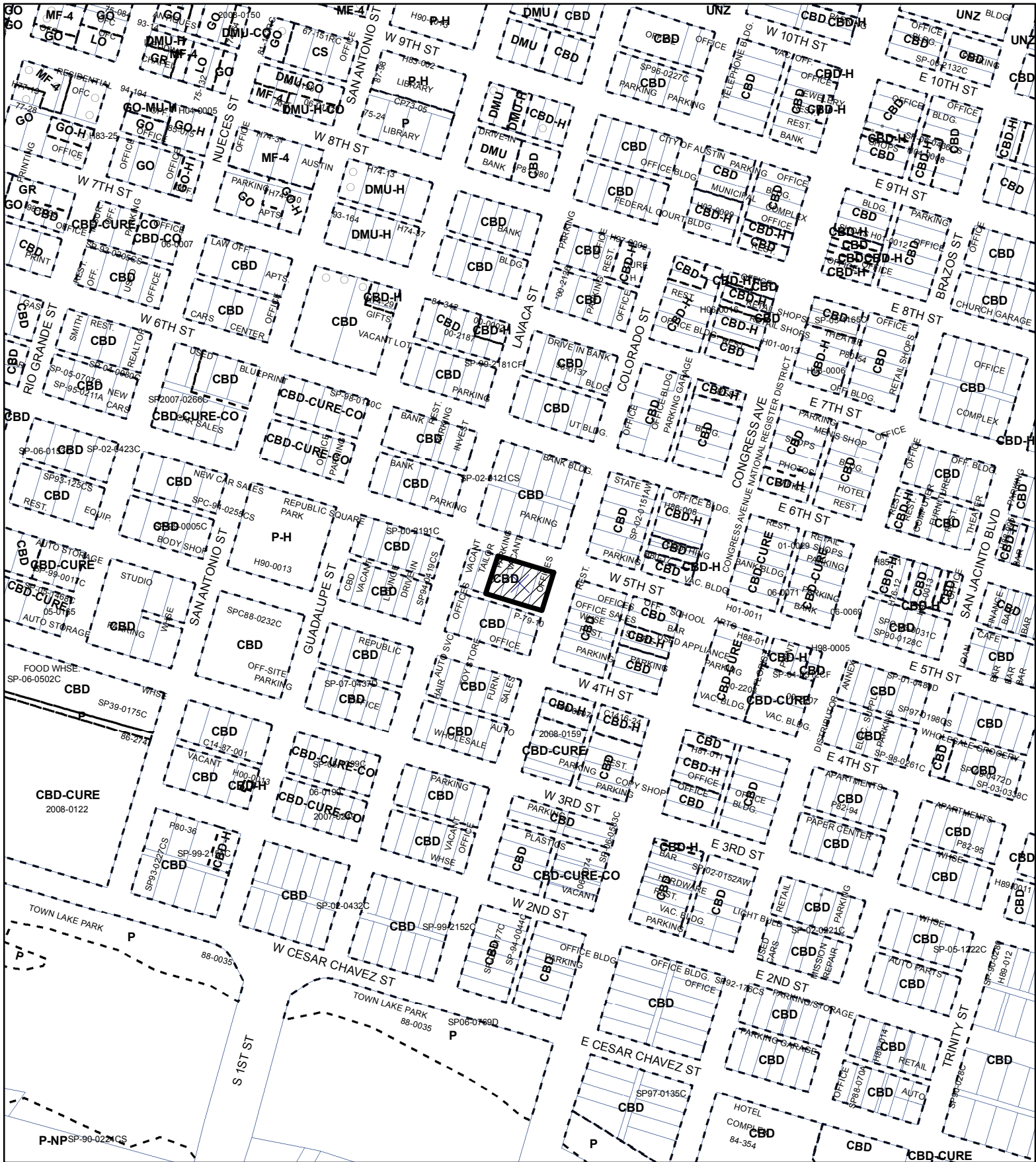
6 Except as specifically restricted under this ordinance, the Property may be developed and  
7 used in accordance with the regulations established for the central business district (CBD)  
8 base district, and other applicable requirements of the City Code.  
9




10 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2009.  
11  
12

13 **PASSED AND APPROVED**  
14

15 \_\_\_\_\_, 2009 §  
16 §  
17 §  
18 \_\_\_\_\_  
19 Lee Leffingwell  
20 Mayor  
21

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



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

**ZONING**

ZONING CASE#: **C14-2009-0079**  
 ADDRESS: **201 W 5TH ST**  
 SUBJECT AREA: **0.54 ACRES**  
 GRID: **J22**  
 MANAGER: **C. PATTERSON**

OPERATOR: S. MEEKS

1" = 400'

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

