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Late Backup ORDINANCE NO. _

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 835 WEST $6^{\rm TH}$ STREET FROM DOWNTOWN MIXED USE (DMU) DISTRICT TO DOWNTOWN MIXED USE CENTRAL URBAN REDEVELOPMENT (DMU-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 downtown mixed use (DMU) district to downtown mixed use central urban redevelopment (DMU-CURE) combining district on the property described in File C14-2009-0151, on file at the Planning and Development Review Department, as follows:

A 2.6 acre tract of land, more or less, being a portion of Lots 1-3 Block 5, Subdivision of Raymond Plateau, Outlot 11, Division Z, City of Austin, and a 4,940 square feet tract of land being a partial vacation of the Bowie Street right-of-way, the tracts of land being more particularly described by metes and bounds in Exhibits "A" and "B" incorporated into this ordinance, (the "Property")

locally known as 835 West 6th Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

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

- A. The Property is subject to the Capitol View Corridor Overlay district as set forth in the Code.
- B. No portion of a building constructed on the Property outside the Capitol View Corridor Overlay district may exceed a height of 350 feet from grade.
- C. Parking.
 - 1) The façade of a parking structure on the Property must be screened such that vehicles parked within such structure are screened from view from adjacent streets.

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1 2 3 4 5 6 7 8 9 10 11 12 13	 2) If building development on the Property exceeds 482,687 square feet of gross leasable area, the following applies: a. No more than 30 at-grade parking spaces may be provided as short term parking, excluding parking spaces located within a portecochere area. b. A minimum of 2 levels of underground parking shall be provided. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) base district and other applicable requirements of the City Code.
14 15 16	PART 3. This ordinance takes effect on
17 18 19 20 21 22 23 24 25	PASSED AND APPROVED \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
26 27 28 29 30	APPROVED: Karen M. Kennard Acting City Attorney Shirley A. Gentry City Clerk

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COA Law Department

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