

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 416 CONGRESS AVENUE FROM CENTRAL  
3 BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-  
4 HISTORIC LANDMARK-CENTRAL URBAN REDEVELOPMENT DISTRICT  
5 (CBD-H-CURE) 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-historic landmark-central urban redevelopment district (CBD-H-CURE) combining  
12 district on the property described in Zoning Case No. C14-2010-0186, on file at the  
13 Planning and Development Review Department, as follows:

14  
15 Lots 5, Block 43, Original City of Austin, Travis County, Texas, according to the  
16 map or plat of record on file in the General Land Office of the State of Texas, (the  
17 "Property"),

18  
19 locally known as 416 Congress Avenue, in the City of Austin, Travis County, Texas, and  
20 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:

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25 Development of the Property may not exceed a floor-to-area ratio (FAR) of 13.0 to  
26 1.0.

27  
28 Except as otherwise specifically restricted under this ordinance, the Property may be  
29 developed and used in accordance with the regulations established for the central business  
30 district (CBD) base district, and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2011.  
2  
3

4 **PASSED AND APPROVED**  
5

6 §  
7 §  
8 \_\_\_\_\_, 2011 § \_\_\_\_\_  
9

10 Lee Leffingwell  
11 Mayor  
12

13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
14

15 Karen M. Kennard  
Acting City Attorney

Shirley A. Gentry  
City Clerk

