

**ORDINANCE NO. 20110324-053**

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

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

locally known as 416 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:

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

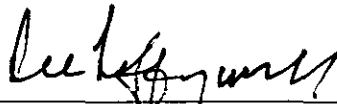
Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the central business district (CBD) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on April 4, 2011.

**PASSED AND APPROVED**

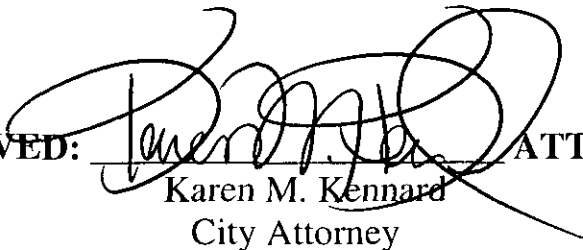
March 24, 2011

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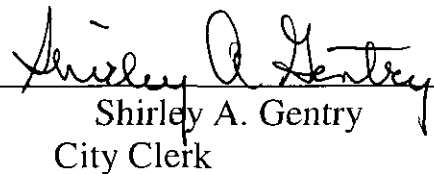
Lee Leffingwell  
Mayor

**APPROVED:**



Karen M. Kennard  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk



## ZONING EXHIBIT A

ZONING CASE#: C14-2010-0186  
 LOCATION: 416 CONGRESS  
 GRID: J22  
 AREA: 0.169  
 MANAGER: C PATTERSON



SUBJECT TRACT



PENDING CASE

ZONING BOUNDARY

1' = 200

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

