

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 300 EAST 5TH STREET FROM CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT (DBD-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-central urban redevelopment (DBD-CURE) combining district on the property described in Zoning Case No. C14-2012-0106, on file at the Planning and Development Review Department, as follows:

Lots 1, 2, and 3, Block 58, Original City of Austin, as more particularly described in the plat or map filed in the General Land Office of the State of Texas (the "Property"),

locally known as 300 East 5th Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Development of the Property may not exceed a floor to area ratio (F.A.R.) of 13:1.
- B. Section 25-6-592(B) and (C) (*Loading Facility Provisions for the Central Business District (CBD) and a Downtown Mixed Use (DMU) Zoning District*) is modified to allow for an off-street loading facility and trash receptacle to be loaded and unloaded from the alley.
- C. Section 25-6-591(B)(2) (*Parking Provisions for Development in the Central Business District (CBD) and the Downtown Mixed Use (DMU) and Public (P) Zoning Districts*) is modified to reduce the parking requirements to 105 parking spaces.

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

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5 **PART 3.** This ordinance takes effect on _____, 2012.

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8 **PASSED AND APPROVED**

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12 _____, 2012

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13 Lee Leffingwell
14 Mayor

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17 **APPROVED:** _____

Karen M. Kennard
City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk

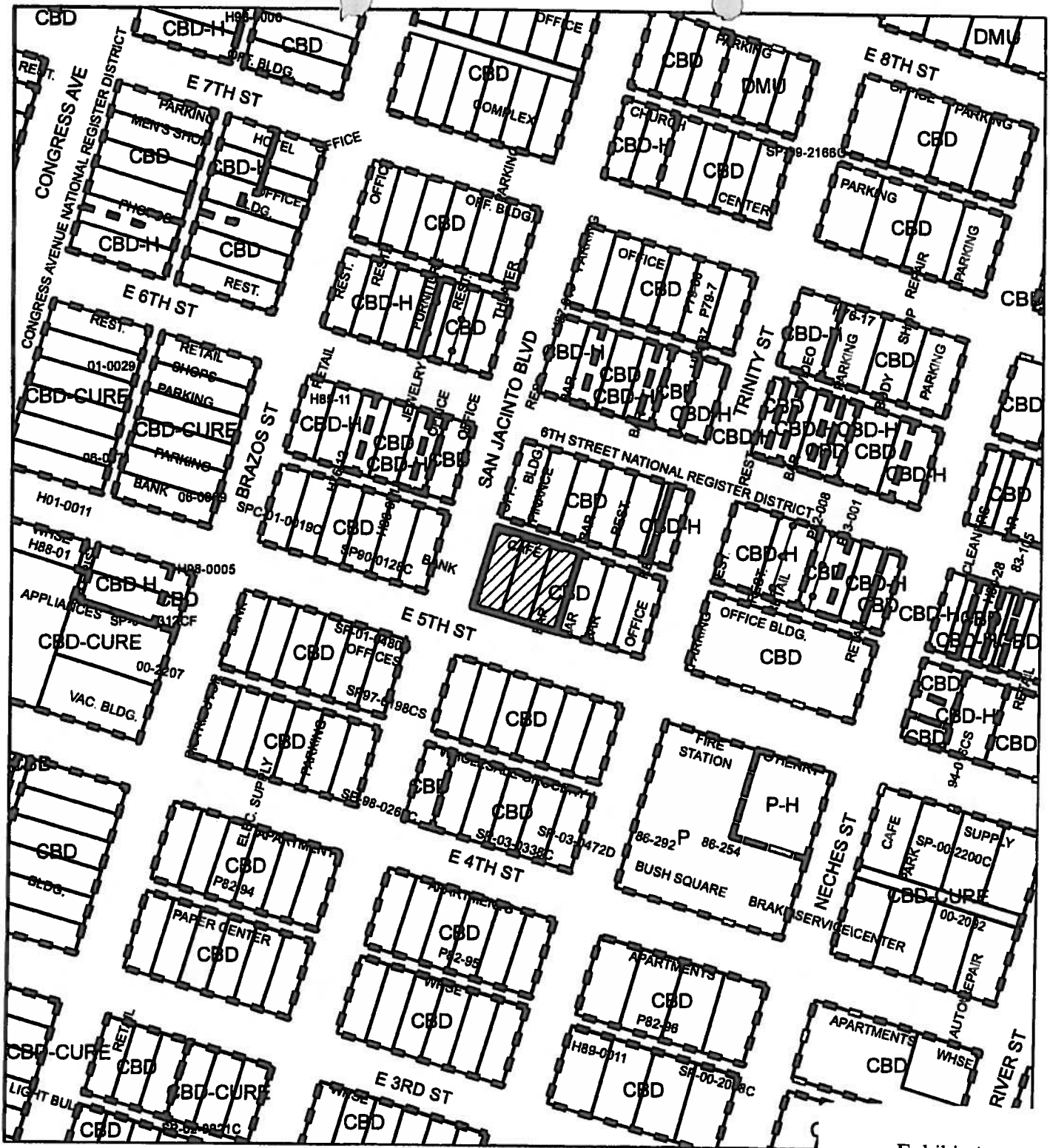


Exhibit A



1" = 200'

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2012-0106

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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