

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 300 EAST 5<sup>TH</sup> STREET FROM CENTRAL BUSINESS**  
3 **DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL**  
4 **URBAN REDEVELOPMENT (CBD-CURE) COMBINING DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from central business district (CBD) district to central business  
10 district-central urban redevelopment (CBD-CURE) combining district on the property  
11 described in Zoning Case No. C14-2012-0106, on file at the Planning and Development  
12 Review Department, as follows:  
13

14 Lots 1, 2, and 3, Block 58, Original City of Austin, as more particularly described  
15 in the plat or map filed in the General Land Office of the State of Texas (the  
16 "Property"),  
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18 locally known as 300 East 5<sup>th</sup> Street in the City of Austin, Travis County, Texas, and  
19 generally identified in the map attached as Exhibit "A".  
20

21 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
22 established by this ordinance is subject to the following conditions:  
23

- 24 A. Development of the Property may not exceed a floor to area ratio (F.A.R.) of  
25 13:1.  
26
- 27 B. City Code, Section 25-6-592(B) and (C) (*Loading Facility Provisions for the*  
28 *Central Business District (CBD) and a Downtown Mixed Use (DMU) Zoning*  
29 *District*) is modified to not require on-site space for a vehicle to empty the trash  
30 receptacle and to allow maneuvering within the alley to service the off-street  
31 loading facility and the trash receptacle.  
32
- 33 C. City Code, Section 25-6-592 (*Loading Facility Provisions for the Central*  
34 *Business District (CBD) and a Downtown Mixed Use (DMU) Zoning District*)  
35 is modified to reduce the size of the off-street loading space to measure 10' x  
36 40' x 14'.  
37

1 D. Section 25-6-591(B)(2) (*Parking Provisions for Development in the Central*  
2 *Business District (CBD) and the Downtown Mixed Use (DMU) and Public (P)*  
3 *Zoning Districts*) is modified to reduce the parking requirements to 105 parking  
4 spaces.  
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 \_\_\_\_\_, 2012.  
11

12  
13 **PASSED AND APPROVED**  
14

15 §  
16 §  
17 \_\_\_\_\_, 2012 §  
18 \_\_\_\_\_  
19 Lee Leffingwell  
20 Mayor  
21

22 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
23 Karen M. Kennard Shirley A. Gentry  
24 City Attorney City Clerk

