

**ORDINANCE NO. 20121213-079**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 300 EAST 5<sup>TH</sup> STREET FROM CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT (CBD-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 (CBD-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 5<sup>th</sup> 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 13:8.
- B. City Code, 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 not require on-site space for a vehicle to empty the trash receptacle and to allow maneuvering within the alley to service the off-street loading facility and the trash receptacle.
- C. City Code, Section 25-6-592 (*Loading Facility Provisions for the Central Business District (CBD) and a Downtown Mixed Use (DMU) Zoning District*) is modified to reduce the size of the off-street loading space to measure 10' x 40' x 14'.

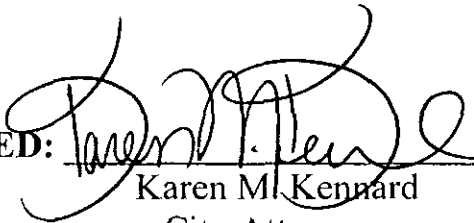
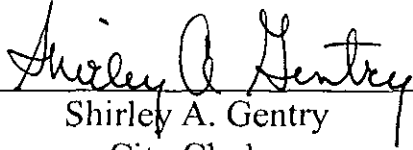
- D. Section 25-6-591(B)(2) (*Parking Provisions for Development in the Central Business District (CBD) and the Downtown Mixed Use (DMU) and Public (P) Zoning Districts*) is modified to reduce the parking requirements to 105 parking spaces.

Except as 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 December 24, 2012.

**PASSED AND APPROVED**

December 13, 2012 §  
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Lee Leffingwell  
Mayor

APPROVED:  ATTEST:   
Karen M. Kennard  
City Attorney  
Shirley A. Gentry  
City Clerk

