

#68

Late Backup

1. 501 N. Congress Ave.
Requested 20:1 FAR
Community benefit – Great Streets.
2. 120 E. 5th St. & 121 E. 6th St.
Requested 20:1 FAR
Community benefit - Great Streets.
3. 311, 301 Colorado & 114 W. 3rd St.
Requested 12:1 FAR
Community benefit – Great Streets
4. 213, 215 & 219 E. 3rd St.
Requested 12:1 FAR
Community benefit – Great Streets.
5. 201, 205 & 207 W. 5th St.
Requested 12:1 FAR
Community benefit – Great Streets.
6. 209 Congress Ave.
Requested 16:1 FAR
Community benefit - Great Streets.
7. 608 E. Cesar Chavez St.
Requested 16:1 FAR
Community benefit - Great Streets.
8. 300 E. 5th St.
Requested 13:1 FAR
Community benefit – Great Streets

ORDINANCE NO. 20080925-110

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 501 NORTH CONGRESS AVENUE FROM CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (CBD-CURE) COMBINING DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (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-central urban redevelopment district (CBD-CURE) combining district to central business district-central urban redevelopment district (CBD-CURE) combining district on the property described in Zoning Case No. C14-2008-0144, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1, 2, and 3, Block 56, Original City of Austin, according to the map or plat on file in the General Land Office of the State of Texas (the "Property"),

locally known as 501 North 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:

- A. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 20.0 to 1.0.
- B. Section 25-2-643(A) (*Congress Avenue (CA) Combining District Regulations*) is modified to allow a building setback of 40 feet from Congress Avenue for a structure with a minimum height of 30 feet and a maximum height of 90 feet.

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 October 6, 2008.

PASSED AND APPROVED

September 25, 2008

§
§
§ _____
Will Wynn
Mayor




APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk



ZONING EXHIBIT A



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2008-0144
 ADDRESS: 501 CONGRESS AVE
 SUBJECT AREA 0.5069 ACRES
 GRID: J22
 MANAGER C. PATTERSON

OPERATOR S. MEEKS

This map has been produced by GIS Services for the sole purpose of geographic reference
 No warranty is made by the City of Austin regarding specific accuracy or completeness



1" = 400'

ORDINANCE NO. 20080925-108

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 120 EAST 5TH STREET AND 121 EAST 6TH STREET FROM CENTRAL BUSINESS DISTRICT (CBD) DISTRICT AND CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (CBD-CURE) COMBINING DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (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 and central business district-central urban redevelopment district (CBD-CURE) combining district to central business district-central urban redevelopment district (CBD-CURE) combining district on the property described in Zoning Case No C14-2008-0143, on file at the Neighborhood Planning and Zoning Department, as follows.

Lots 7, 8, 9, 10, 11, and 12, Block 56, Original City of Austin, according to the map or plat on file in the General Land Office of the State of Texas (the "Property"),

locally known as 120 East 5th Street and 121 East 6th Street, 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 (F.A.R) of 20 0 to 1 0


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 October 6, 2008

PASSED AND APPROVED

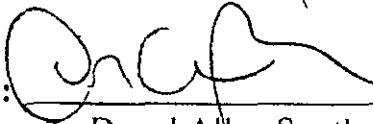
September 25, 2008

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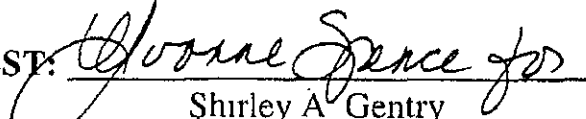
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

ORDINANCE NO. 20090402-044

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 311 COLORADO STREET, 301 COLORADO STREET AND 114 WEST 3RD STREET FROM CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (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 district (CBD-CURE) combining district on the property described in Zoning Case No. C14-2008-0159, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 9, 10, 11, and 12, Block 29, 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 311 Colorado Street, 301 Colorado Street, and 114 West 3rd Street, 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:

For a hotel-motel use:

- A. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 12.0 to 1.0.
- B. If the F.A.R. exceeds 8.0 to 1.0:
 - 1) Section 25-6-592 (C) (2) (*Loading Facility Provisions for the Central Business District (CBD) and Downtown Mixed Use (DMU) Zoning District*) is modified to allow loading and unloading for service deliveries in the existing alley connecting West 3rd Street and West 4th Street that is adjacent to the Property.

- 2) A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,860 trips per day.

PART 3. 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 4. This ordinance takes effect on April 13, 2009.

PASSED AND APPROVED

_____, April 2, 2009 §
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 § _____
 Will Wynn
 Mayor

APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk

ORDINANCE NO. 20091022-055

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 213, 215, AND 219 EAST 3RD STREET FROM CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (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 district (CBD-CURE) combining district on the property described in Zoning Case No. C14-2009-0091, on file at the Planning and Development Review Department, as follows:

Lots 7, 8, and 9, Block 17, 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 213, 215, and 219 East 3rd Street, 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 (F.A.R.) of 12.0 to 1.0.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,462 trips per day, unless a Traffic Impact Analysis (TIA) is reviewed and approved by the Director of Planning and Development Review Department prior to site plan approval.


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 4. This ordinance takes effect on November 2, 2009.

PASSED AND APPROVED

October 22, 2009

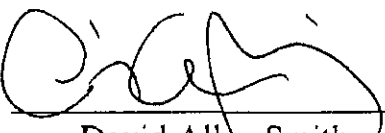
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Lee Leffingwell

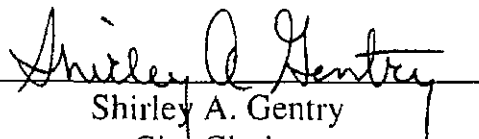
Mayor

APPROVED:



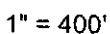
David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry

City Clerk



ORDINANCE NO. 20100114-036

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 201, 205, AND 207 WEST 5TH STREET FROM CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (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 district (CBD-CURE) combining district on the property described in Zoning Case No. C14-2009-0079, on file at the Planning and Development Review Department, as follows:

Lots 7-10, Block 44, 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 201, 205, and 207 West 5th Street, 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:

For a hotel-motel use:

- A. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 12.0 to 1.0.
- B. If the F.A.R. exceeds 8.0 to 1.0:
 - 1) Section 25-6-591 (*Parking Provisions for Development in the Central Business District (CBD) and a Downtown Mixed Use (DMU) Zoning District*) is modified to reduce the parking requirements from 60 spaces to 48 spaces.

- 2) Section 25-6-592 (C) (2) (*Loading Facility Provisions for the Central Business District (CBD) and a Downtown Mixed Use (DMU) Zoning District*) is modified to allow loading and unloading within the alley located between Lavaca Street and Colorado Street.
- 3) The loading requirements subject to Section 9.3.0 #3 (*Loading*) of the Transportation Criteria Manual are modified to allow for maneuvering within the public right-of-way.

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 January 25, 2010.

PASSED AND APPROVED

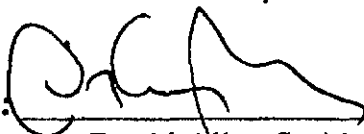
January 14, 2010

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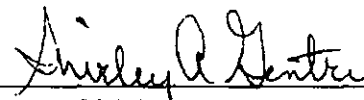
Lee Leffingwell
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



ORDINANCE NO. 20100624-126

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 209 CONGRESS AVENUE FROM CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (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 district (CBD-CURE) combining district on the property described in Zoning Case No. C14-2010-0054, on file at the Planning and Development Review Department, as follows:

Lots 1-4, and the south 14.7 feet of Lot 5, Block 18, 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 209 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:

The following applies to a project with a hotel-motel use with a total of at least 700 rooms on this Property and the property described in Exhibit "B" attached to this ordinance:

1. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 16.0 to 1.0, unless the developer elects to participate in the development bonus program under Section 25-2-586 (*Affordable Housing Incentives in a Central Business District (CBD) or Downtown Mixed Use (DMU) Zoning District*) of the Code. Development of the Property under Section 25-2-586 may not exceed a F.A.R. of 25.0 to 1.0, and the floor-to-area ratio limitation for the development shall be 16.0 to 1.0 for the purpose of calculations made under Section 25-2-586.

2. Section 25-6-592 (C) (2) (*Loading Facility Provisions for the Central Business District (CBD) and a Downtown Mixed Use (DMU) Zoning District*) of the Code is modified to allow loading and unloading within the alley located between 2nd Street and 3rd Street.
3. Section 25-2-643 (*Congress Avenue Combining District Regulations*) of the Code is modified to allow within 40 feet of Congress Avenue a minimum structure height of 30 feet and a maximum structure height of 90 feet.

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 July 5, 2010.

PASSED AND APPROVED

_____, June 24, 2010

§
§
§ Lee Leffingwell
Lee Leffingwell
Mayor

APPROVED: Karen M. Kennard
Karen M. Kennard
Acting City Attorney

ATTEST: Shirley A. Gentry
Shirley A. Gentry
City Clerk

Legend



☒ SUBJECT TRACT

 PENDING CASE

ZONING

SCALE: 1" = 200'

ZONING EXHIBIT A

CASE NUMBER: C14-2010-0054
ADDRESS: 201, 209 & 213 CONGRESS AVE
AREA: 0.7299 AC.
GRID: J22
CASE MGR: C.PATTERSON

CASE MGR: C.PATTERSON

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



EXHIBIT "B"
2ND and Congress Project

Lots 7-12, Block 18, 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.

ORDINANCE NO. 20120524-115

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 608 EAST CESAR CHAVEZ STREET FROM CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (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 district (CBD-CURE) combining district on the property described in Zoning Case No. C14-2011-0113, on file at the Planning and Development Review Department, as follows:

1.738 acres (75, 723 square feet) of land being all of Lots 1-8, Block 11, Original City of Austin, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property"),

locally known as 608 East Cesar Chavez Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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:

The following applies to a project with a hotel-motel use with a total of at least 1000 rooms on the Property:

1. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 16.0 to 1.0.
2. A parking facility shall be constructed as underground parking.

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 June 4, 2012.

PASSED AND APPROVED

_____, 2012 §
May 24 §

Lee Lefingwell
Mayor

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

Exhibit "A"
Description of Premises

1.738 Acre (75,723 Sq Ft)
Original City of Austin
Travis County, Texas

LAI Job No. 100401
FN1079(kls)
Page 1 of 2

FIELD NOTES DESCRIPTION

DESCRIPTION OF 1.738 ACRE (75,723 SQUARE FEET) OF LAND, BEING ALL OF LOTS 1 THROUGH 8, BLOCK 11, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, INCLUDING THE 20 FOOT ALLEY TRANSVERSING SAID BLOCK 11 VACATED BY THE CITY OF AUSTIN BY RESOLUTION DATED DECEMBER 6, 1940, RECORDED IN VOLUME 680, PAGE 376, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT 717 SQUARE FEET OF LAND OUT OF SAID LOT 1 CONVEYED TO THE CITY OF AUSTIN RECORDED IN VOLUME 683, PAGE 368, DEED RECORDS OF TRAVIS COUNTY, TEXAS; BEING THAT SAME TRACT OF LAND AS DESCRIBED IN THE DISTRIBUTION DEED FROM WALLER CREEK ELEVEN, LTD. TO PERRY LORENZ AND ROBERT E. KNIGHT OF RECORD IN DOCUMENT NO. 2010039972, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.738 ACRE TRACT, AS SURVEYED BY LCOMIS PARTNERS, INC., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/4-inch iron rod found at the intersection of the east right-of-way line of Red River Street (80-foot right-of-way) with the south right-of-way line of East 2nd Street (80-foot right-of-way) for the northwest corner of the said 1.738 acre tract, and being the northwest corner and POINT OF BEGINNING of the tract described herein, from which a City of Austin City Engineer's centerline monument found at the intersection of Red River Street and East 3rd Street bears N 73° 27' 02" W a distance of 39.89 feet and N 16° 22' 58" E a distance 396.59 feet;

THENCE S 73° 30' 17" E, with the north line of said Block 11, being the north line of the said 1.738 acre tract, and being the south right-of-way line of East 2nd Street, a distance of 276.03 feet to an "X" cut in concrete found at the intersection of the south right-of-way line of East 2nd Street with the west right-of-way line of Sabine Street (80-foot right-of-way) for the northeast corner of said Block 11, being the northeast corner of the said 1.738 acre tract, and being the northeast corner of the tract described herein, from which a 60d nail in asphalt pavement found bears S 73° 29' 15" E a distance of 80.00 feet;

THENCE S 16° 33' 52" W, with the east line of said Block 11, being the east line of the said 1.738 acre tract and the west right-of-way line of Sabine Street, a distance of 277.06 feet to a 1/4-inch iron rod found at the intersection of the west right-of-way line of Sabine Street with the north right-of-way line of East Cesar Chavez Street (80-foot right-of-way) for the southeast corner of said Block 11, being the southeast corner of the said 1.738 acre tract and the southeast corner of the tract described herein, from which an "X" cut in concrete found bears N 89° 28' 07" W, 1.55 feet;

THENCE N 73° 29' 01" W, with the north right-of-way line of East Cesar Chavez Street, being the south line of said Block 11 and the south line of the said 1.738 acre tract, a distance of 258.94 feet to a 1/4-inch iron pipe found for the southeast corner of the said 717 square feet tract, being the southwest corner of the said 1.738 acre tract and of the tract described herein, from which a 1/4-inch iron rod found bears N 21° 28' 20" W, 0.12 feet;

THENCE N 05° 15' 04" E, with the east line of the said 717 square feet tract, a distance of 86.72 feet to a mag nail in concrete set in the west line of said Block 11, being the east right-of-way line of Red River Street, for the north corner of the said 717 square feet tract, and being angle point in west line of the said 1.738 acre tract and of the tract described herein;

H:\Surveys_FieldsNotes\FN-10001\FN1079(kls).doc

Exhibit A

1513873.1

1.738 Acre (75,723 Sq. Ft.)
Original City of Austin
Travis County, Texas

LAI Job No. 100401
FN1079(kls)
Page 2 of 2

THENCE N 16° 32' 22" E, with the east right-of-way line of Red River Street, being the west line of said Block 11 and the said 1.738 acre tract, a distance of 191.90 feet to the POINT OF BEGINNING and containing 1.738 acres (75,723 square feet) of land, more or less.

BEARING BASIS: Texas Coordinate System, South Central Zone, NAD83, Grid
LAI WORD FILE: FN1079(kls)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

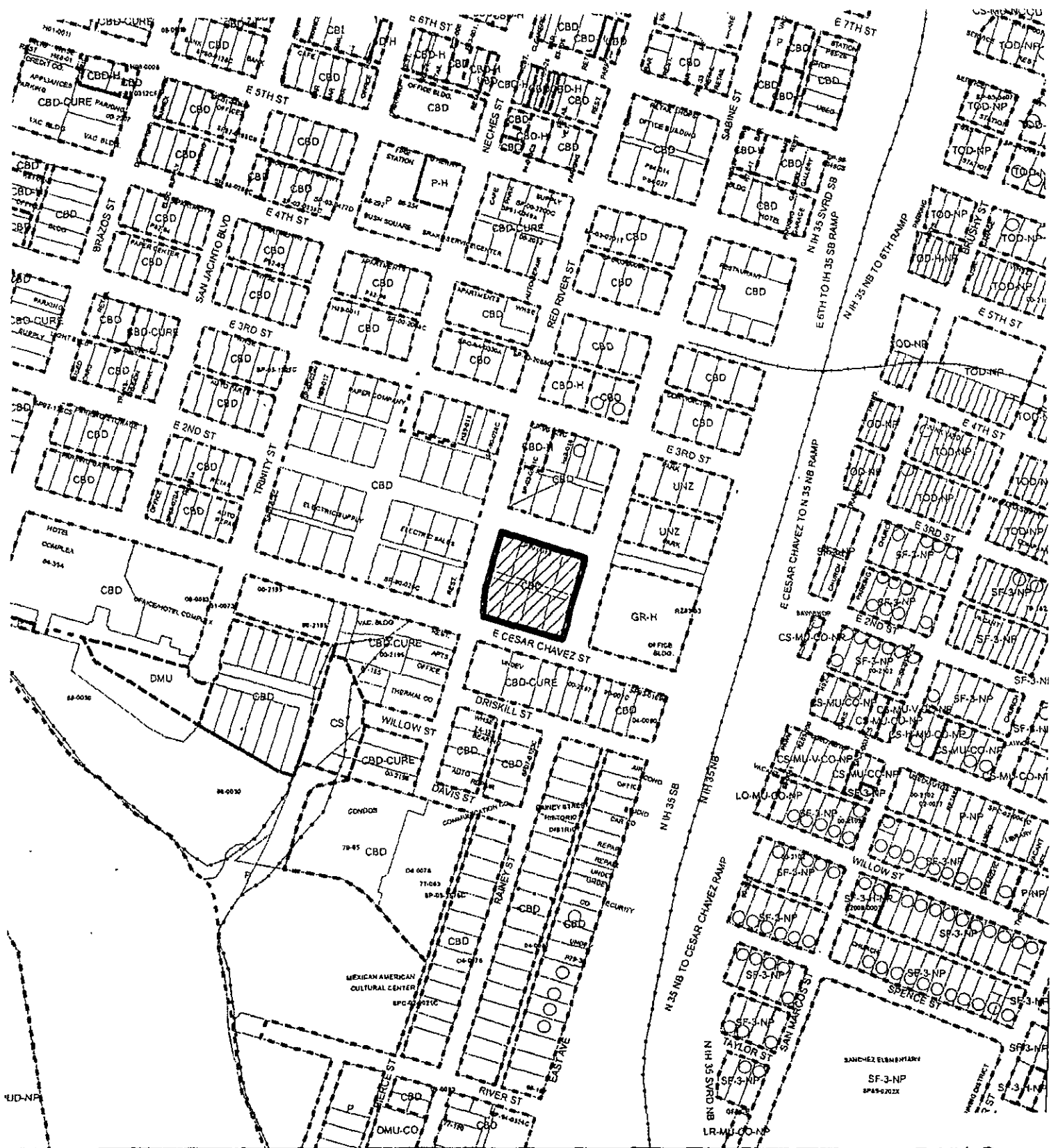
That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during March 2010 under my direction and supervision.

WITNESS MY HAND AND SEAL, at Austin, Travis County, Texas on this 21st of May, 2010
A.D.

Loomis Partners
Austin, Texas 78746






John D. Barnard
Registered Professional Land Surveyor
No. 5749 - State of Texas



ZONING

ZONING CASE#: C14-2011-0113



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.

Exhibit B



ORDINANCE NO. 20121213-079

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 (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 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 13:8.
- 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.

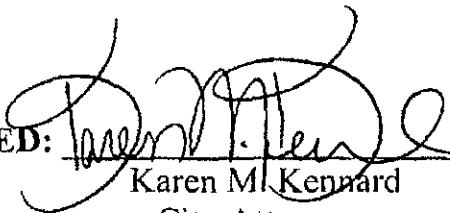
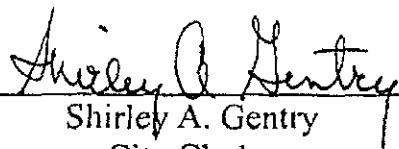
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the central business district (CBD) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 24, 2012.

PASSED AND APPROVED

December 13, 2012 §
§
§

Lee Leffingwell
Mayor

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

