

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 1600, 1602, 1604, 1606, 1608 AND 1610 EAST 4TH**
3 **STREET IN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN AREA**
4 **FROM TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-**
5 **NP) COMBINING DISTRICT TO TRANSIT ORIENTED DEVELOPMENT-**
6 **CENTRAL URBAN REDEVELOPMENT-NEIGHBORHOOD PLAN (TOD-CURE-**
7 **NP) COMBINING DISTRICT.**

8
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from transit oriented development-neighborhood plan (TOD-NP)
13 district to transit oriented development-central urban redevelopment-neighborhood plan
14 (TOD-CURE-NP) combining district on the property described in File C14-2017-0105, on
15 file at the Planning and Zoning Department, as follows:

16
17 Lots 1-6, Block 1, Wm. Frazier subdivision of Outlot 5, Division "O", a
18 subdivision in Travis County, Texas, according to the map or plat thereof, recorded
19 in Volume 1, Page 4, of the Plat Records of Travis County, Texas, (the "Property")

20
21 locally known as 1600, 1602, 1604, 1606, 1608 and 1610 East 4th Street, in the City of
22 Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "A"**.

23
24 **PART 2. Density and height bonus**

- 25
26 A. The Property is participating in the density and height bonus program
27 established in the Plaza Saltillo Transit Oriented Development Regulating Plan,
28 (Ordinance Nos. 20081211-082 and 20130425-106, the "Plan"), section 4.3.3
29 (Density and Height Bonus).
- 30
31 B. Development of the Property is defined as a commercial building and related
32 improvements, not including residential square footage, to be built on the
33 Property (the "Project").
- 34
35 C. The Project is granted the site development and building height waivers in
36 section 4.3.3 B of the Plan. In compliance with the Plan, the Property Owner
37 shall pay a fee-in-lieu of providing on-site affordable housing units for the

1 additional non-residential square footage above the 2:1 floor-to-area ratio (the
2 “Bonus Square Footage”). The amount of the fee-in-lieu shall be calculated by
3 Neighborhood Housing and Community Department (“NHCD”) based upon the
4 Bonus Square Footage. If residential development is added to the Project when
5 a site plan is submitted, a certificate of occupancy may not be issued until:
6

- 7 1. The Bonus Square Footage is calculated, certified, and submitted to
8 NHCD, Attention: Real Estate and Development Division, and
9
- 10 2. The fee is paid to NHCD, and
11
- 12 3. Council approval must be obtained if required.
13

14 **PART 3.** The site development regulations for the Property within the boundaries of the
15 CURE combining district established by this ordinance are modified as follows:
16

17 The maximum height of a building or structure on the Property shall be limited to 60
18 feet and no more than 4 stories.
19

20 **PART 4.** The Property is subject to Ordinance No. 20001214-20 that established zoning
21 for the East Cesar Chavez Neighborhood Plan.
22

23 **PART 5.** Except as specifically restricted under this ordinance, the Property may be
24 developed and used in accordance with the regulations established for the transit oriented
25 development (TOD) district, the central urban redevelopment (CURE) combining district
26 and other applicable requirements of the City Code.
27

28 **PART 6.** This ordinance takes effect on _____, 2018.
29

30 **PASSED AND APPROVED**

31 §
32 §

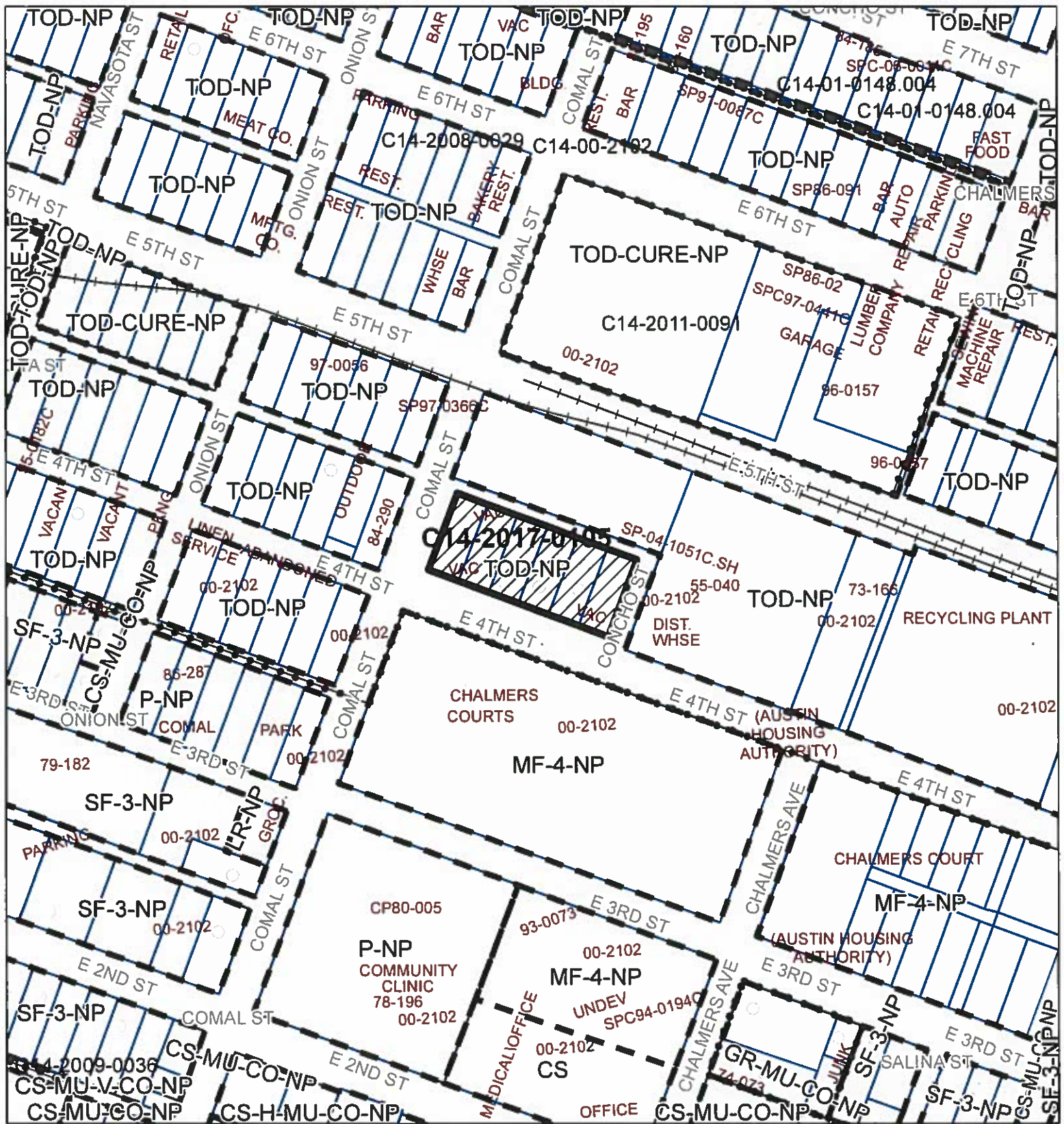
33 _____, 2018 § _____
34

35 Steve Adler
36 Mayor
37

38 **APPROVED:** _____ **ATTEST:** _____
39

40 Anne L. Morgan
City Attorney

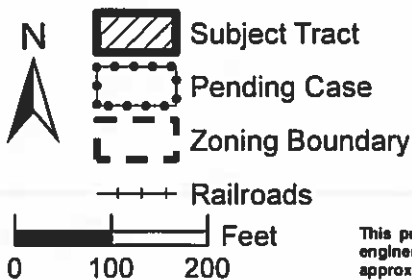
Jannette S. Goodall
City Clerk



ZONING

Case#: C14-2017-0105

Exhibit A



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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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1" = 200'