

ORDINANCE NO. 20060608-103

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 501 CONGRESS AVENUE FROM CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT (CBD-CURE) COMBINING 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-central urban redevelopment (CBD-CURE) combining district to central business district-central urban redevelopment (CBD-CURE) combining district on the property described in Zoning Case No. C14-06-0071 on file at the Neighborhood Planning and Zoning Department, as follows:

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

locally known as 501 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:

1. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 30.0 to 1.0.
2. Section 25-2-643 of the City Code is modified to allow a building setback of 40 feet from the property line adjacent to Congress Avenue for a structure whose minimum height is 30 feet from ground level and whose maximum height may exceed 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 June 19, 2006.

PASSED AND APPROVED

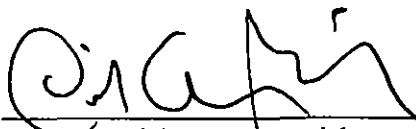
June 8, 2006

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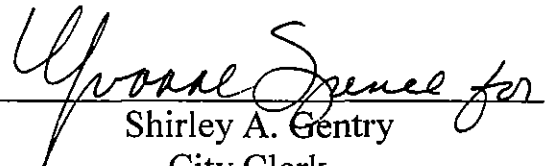
Will Wynn
Mayor

APPROVED:

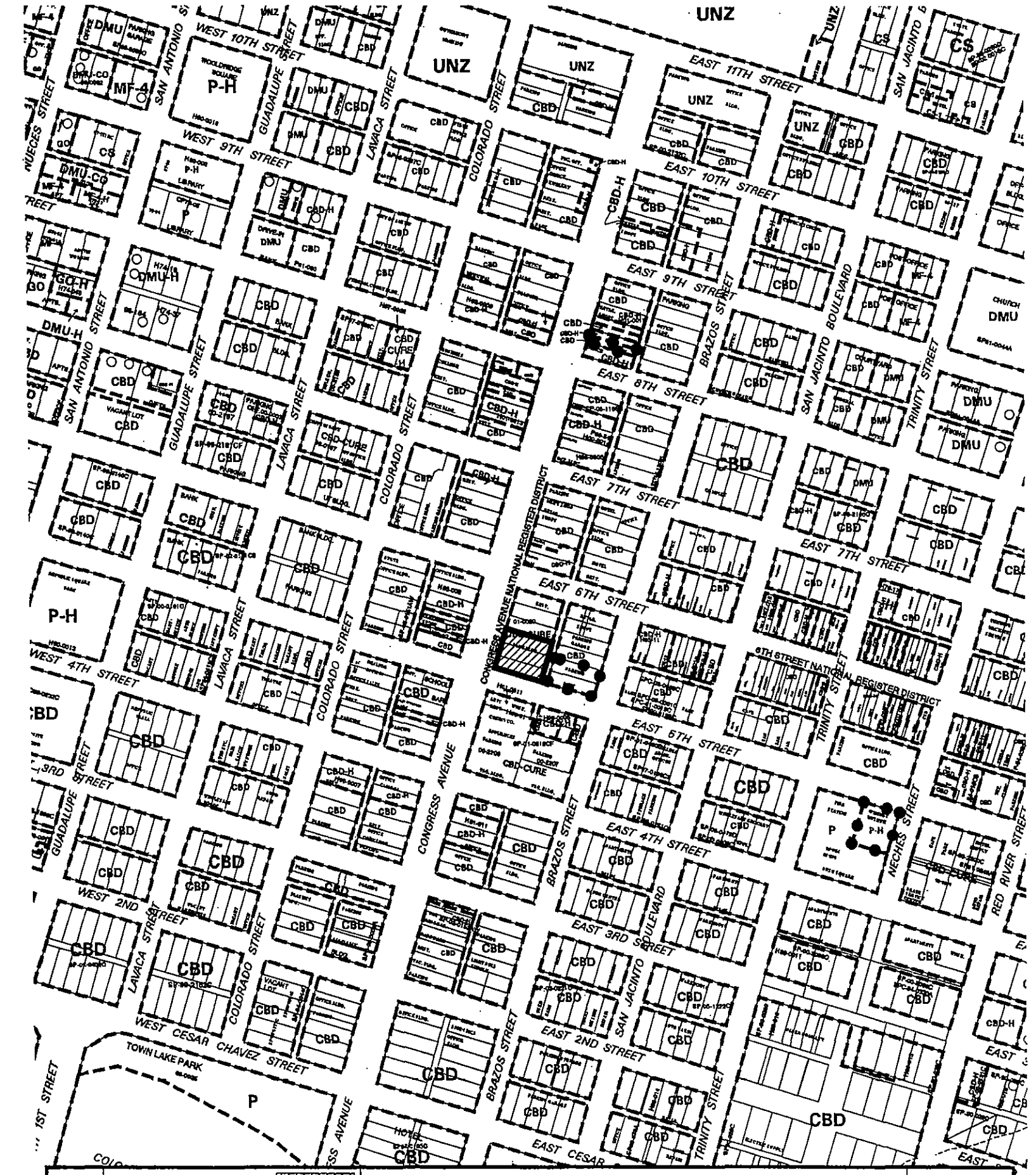


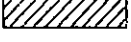

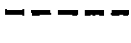
David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: J. ROUSSELIN

CASE #: C14-06-0071
 ADDRESS: 501 CONGRESS AVE
 SUBJECT AREA (acres): 0.507

ZONING EXHIBIT A

DATE: 08-04
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 J22