

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 835 WEST 6TH STREET FROM DOWNTOWN**
3 **MIXED USE (DMU) DISTRICT TO DOWNTOWN MIXED USE CENTRAL**
4 **URBAN REDEVELOPMENT (DMU-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 downtown mixed use (DMU) district to downtown mixed use
10 central urban redevelopment (DMU-CURE) combining district on the property described
11 in File C14-2009-0151, on file at the Planning and Development Review Department, as
12 follows:

13
14 A 2.6 acre tract of land, more or less, being a portion of Lots 1-3 Block 5,
15 Subdivision of Raymond Plateau, Outlot 11, Division Z, City of Austin, and a
16 4,940 square feet tract of land being a partial vacation of the Bowie Street right-of-
17 way, the tracts of land being more particularly described by metes and bounds in
18 Exhibits "A" and "B" incorporated into this ordinance, (the "Property")

19
20 locally known as 835 West 6th Street, in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "C".

22
23 **PART 2.** The regulations for the Property within the boundaries of the CURE combining
24 district established by this ordinance are modified as follows:

- 25
26 A. A building constructed on the Property within the Capitol View Corridor may
27 not exceed a height of 460 feet above sea level.
28
29 B. A building constructed on the Property outside the Capitol View Corridor may
30 not exceed a height of 350 feet from grade.
31
32 C. Parking.
33
34 1) A parking structure must be screened.
35

- a. A maximum of 30 at-grade parking spaces shall be provided as short term parking. A porte-cochere area shall not be used to calculate the 30 spaces.
- b. A maximum of 2 levels of underground parking shall be provided.

PART 3. This ordinance takes effect on _____, 2010.

_____, 2010

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Lee Leffingwell
Mayor

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