

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 401 GUADALUPE STREET, 304 WEST 4TH STREET
3 AND 400 LAVACA STREET FROM CENTRAL BUSINESS DISTRICT (CBD)
4 DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN
5 REDEVELOPMENT (CBD-CURE) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from central business district (CBD) district to central business
11 district-central urban redevelopment (CBD-CURE) combining district on the property
12 described in Zoning Case No. C14-2012-0130, on file at the Planning and Development
13 Review Department, as follows:
14

15 Lots 1-6, Block 45, Original City of Austin, as more particularly described in the
16 plat or map filed in the General Land Office of the State of Texas (the "Property"),
17

18 locally known as 401 Guadalupe Street, 304 West 4th Street and 400 Lavaca Street, in the
19 City of Austin, Travis County, Texas, and generally identified in the map attached as
20 Exhibit "A".
21

22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:
24

- 25 A. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of
26 12.0 to 1.0, unless the developer elects to participate in the development bonus
27 program under Section 25-2-586 (*Affordable Housing Incentives in a Central*
28 *Business District (CBD) or Downtown Mixed Use (DMU) Zoning District*) of
29 the Code. Development of the Property under Section 25-2-586 may not exceed
30 a F.A.R. of 25.0 to 1.0, and the floor-to-area ratio limitation for the
31 development shall be 16.0 to 1.0 for the purpose of calculations made under
32 Section 25-2-586.
33

1
2 B. City Code, Section 25-6-592(B) and (C) (*Loading Facility Provisions for the*
3 *Central Business District (CBD) and a Downtown Mixed Use (DMU) Zoning*
4 *District*) is modified to not require on-site space for a vehicle to empty the trash
5 receptacle and to allow maneuvering within the alley to service the off-street
6 loading facility and the trash receptacle.

7
8 C. If the property is developed with a structure with a floor to area ratio greater
9 than 8:1, the maximum structure height, as defined by City Code, is 89 feet
10 including the sound mitigation devices, canopies, pool storage equipment,
11 structures related to stairwells and parapet walls, within 60 feet of Guadalupe
12 Street, or 75 feet not including the sound mitigation devices, canopies, pool
13 storage equipment, structures related to stairwells and parapet walls within 60
14 feet of Guadalupe Street.

15
16 Except as specifically restricted under this ordinance, the Property may be developed and
17 used in accordance with the regulations established for the central business district (CBD)
18 base district and other applicable requirements of the City Code.

19
20 **PART 3.** This ordinance takes effect on _____, 2013.

21
22
23 **PASSED AND APPROVED**

24
25 §
26 §
27 _____, 2013 § _____
28
29 Lee Leffingwell
30 Mayor

31
32 **APPROVED:** _____ **ATTEST:** _____
33 Karen M. Kennard Jannette S. Goodall
34 City Attorney City Clerk

1" = 300'

 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2012-0130

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 A