

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 619 AND 621 CONGRESS AVENUE FROM
3 CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS
4 DISTRICT-CENTRAL URBAN REDEVELOPMENT (CBD-CURE) COMBINING
5 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 File C14-2013-0158, on file at the Planning and Development Review
13 Department, as follows:
14

15 a 0.25 acre tract of land, more or less, being all of Lot 6 and the North 23 feet of
16 Lot 5, Block 69, and more particularly descried in the plat or map filed in the
17 General Land Office of the State of Texas, (the "Property")
18

19 locally known as 619 and 621 Congress Avenue, in the City of Austin, Travis County,
20 Texas, and generally identified in the map attached as Exhibit "A".
21

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

25 City Code, Section 25-2-643(A)(3) (*Congress Avenue (CA), East Sixth/Pecan*
26 *Street (PS), Downtown Parks (DP), and Downtown Creeks (DC) Combining*
27 *District Regulations*) is modified to allow within 40 feet of Congress Avenue
28 a minimum structure height of 30 feet and a maximum structure height of 90
29 feet.
30

31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the central business district (CBD)
33 base district and other applicable requirements of the City Code.
34
35

PART 3. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

_____, 2014 §
 §
 §

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
 Karen M. Kennard Jannette S. Goodall
 City Attorney City Clerk



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1" = 200'