	o
	9
1	0
1	1
	2
1	3
1	4
1	5
1	6
1	7
	8
	9
2	
2	1
2	
2	
2	4
- 2	5
2	6
2	7
2	
2	
3	
3	
3	
3.	
3	- 1
3.	
٠.	

Draft: 10/30/2014

ORDINANCE NO.	
---------------	--

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 619 AND 621 CONGRESS AVENUE FROM CENTRAL BUSINESS DISTRICT (CBD) 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 (CBD) district to central business district-central urban redevelopment (CBD-CURE) combining district on the property described in File C14-2013-0158, on file at the Planning and Development Review Department, as follows:

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

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

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

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

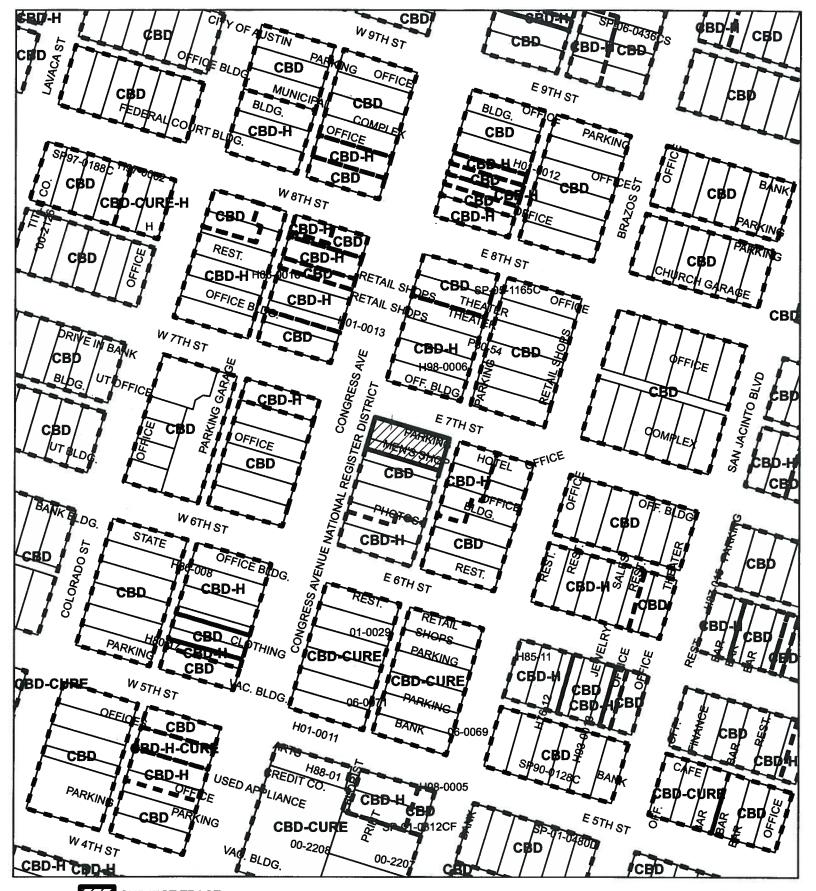
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the central business district (CBD) base district and other applicable requirements of the City Code.

PASSED AND APPROV	ED			
	, 2014	& & & 	Lee Leffingwell Mayor	
APPROVED:		ATTEST:		
City	Attorney		City Clerk	

Draft: 10/30/2014

Page 2 of 2

COA Law Department







PENDING CASE

ZONING BOUNDARY

ZONING CASE

C14-2013-0158

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.

