

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 97 RED RIVER STREET, 604 DISKRILL STREET, AND 701 AND 705 EAST CESAR CHAVEZ STREET FROM CENTRAL BUSINESS-CENTRAL URBAN REDEVELOPMENT (CBD-CURE) COMBINING DISTRICT TO CENTRAL BUSINESS-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-central urban redevelopment (CBD-CURE) combining district to central business-central urban redevelopment (CBD-CURE) combining district on the property described in Zoning Case No. C14-2019-0138, on file at the Planning and Zoning Department, as follows:

Lots 1-6, Block 190, Original City, in the 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 97 Red River Street, 604 Driskill Street, and 701 and 705 East Cesar Chavez Street, in the City of Austin, Travis County, Texas, 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 are modified as follows:

- A. The uses set forth in Section 25-2-691 (*Waterfront Overlay District Uses*) and the following uses are permitted accessory uses: personal services, personal improvement services, and financial services.
- B. Drive-in service use is prohibited as an accessory use on the Property.
- C. Section 25-6-591 (B)(5) of the City Code (*Parking Provisions for Development in the Central Business District (CBD), the Downtown Mixed Use (DMU) District, The Public (P) Zoning Districts, and the University Neighborhood Overlay (UNO) District*) is modified to allow for the following:

1 1. A minimum of 50 percent of the street frontage along Cesar Chavez Street
2 and Red River Street shall be pedestrian-oriented use and the remainder of
3 the street frontage shall be occupied by the permitted accessory uses as set
4 out in subsection A.

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6 2. No pedestrian-oriented uses are required along the Driskill street frontage.

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8 3. The calculation of the percentage of frontage for pedestrian-oriented use
9 shall not include openings to building lobbies or entrances for vehicular
10 access to parking garages.

11
12 D. Freestanding parking garages are permitted in accordance with Section 25-6-
13 591 of the City Code (*Parking Provisions for Development in the Central*
14 *Business District (CBD), the Downtown Mixed Use (DMU) District, The Public*
15 *(P) Zoning Districts, and the University Neighborhood Overlay (UNO)*
16 *District*).

17
18 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
19 developed and used in accordance with the regulations established for the central business
20 (CBD) base district and other applicable requirements of the City Code.

21
22 **PART 4.** This ordinance takes effect on _____, 2020.

23
24 **PASSED AND APPROVED**

25
26 §
27 §
28 _____, 2020 § _____

29 Steve Adler
30 Mayor

31
32
33 **APPROVED:** _____ **ATTEST:** _____

34 Anne L. Morgan
35 City Attorney

36 Jannette S. Goodall
City Clerk

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.