

Late Backup

Item #72

3/12/20

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE AMENDING ORDINANCE NO. 001214-104 TO ADD A  
2 CONDITION OF ZONING FOR THE PROPERTY LOCATED AT 97 RED RIVER  
3 STREET, 604 DRISKILL STREET, AND 701 AND 705 EAST CESAR CHAVEZ  
4 STREET.

5  
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7  
8 **PART 1.** Ordinance No. 001214-104 is amended to add a new Part 3 and renumber the  
9 remaining parts accordingly, to read:

10  
11 PART 3. If the Property participates in any Density Bonus Program, PART 2.1. does  
12 not apply.

13  
14 **PART 2.** Except as otherwise provided for in this ordinance, the terms and conditions of  
15 the Ordinance No. 001214-104, as amended, remain in effect.

16  
17 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2020.

18  
19  
20 **PASSED AND APPROVED**

21  
22 §  
23 §  
24 §

\_\_\_\_\_, 2020

\_\_\_\_\_  
Steve Adler  
Mayor

25  
26  
27  
28  
29 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

30 Anne L. Morgan  
31 City Attorney

Jannette S. Goodall  
City Clerk





N



1" = 300'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

BLOCK 190

## EXHIBIT A

ZONING CASE#: C14-2019-0138  
 LOCATION: 97 RED RIVER ST., 604 DRISKILL ST.  
 701-705 E. CESAR CHAVEZ ST.  
 SUBJECT AREA: 1.4 ACRES  
 GRID: J21  
 MANAGER: MARK GRAHAM



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.



**ORDINANCE NO. 001214-104**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:**

**LOTS 1-6, BLOCK 190, ORIGINAL CITY OF AUSTIN, FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT AND MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT (CBD-CURE) COMBINING DISTRICT, LOCALLY KNOWN AS 97 RED RIVER STREET, 604 DRISKILL STREET AND 701 EAST CESAR CHAVEZ STREET, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

**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 districts from general commercial services (CS) district and multifamily residence moderate-high density (MF-4) district to central business district-central urban redevelopment (CBD-CURE) combining district on the property described in File C14-00-2197, 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 East Cesar Chavez Street, 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 are modified as follows:

1. Development of the Property may not exceed a floor to area ratio (F.A.R.) of 10 to 1.
2. Except as provided in subsection 3, 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, restaurant (fast food, drive-in) and financial services.
3. Drive-in service is prohibited as an accessory use on the property.


4. Section 25-6-591 (A) (5) of the City Code (*Parking Provisions for Development in the Central Business District*) is modified to allow for the following:
- a. A minimum of 50 percent of the street frontage along Cesar Chavez Street and Red River Street shall be pedestrian-oriented use and the remainder of the street frontage shall be occupied by the permitted accessory uses as set out in subsection 2.
  - b. No pedestrian-oriented uses are required along the Driskill street frontage.
  - c. The calculation of the percentage of frontage for pedestrian-oriented use shall not include openings to building lobbies or entrances for vehicular access to parking garages.
5. Freestanding parking garages are permitted in accordance with Section 25-6-591 of the City Code (*Parking Provisions for Development in the Central Business District*).

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.

**PART 3.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

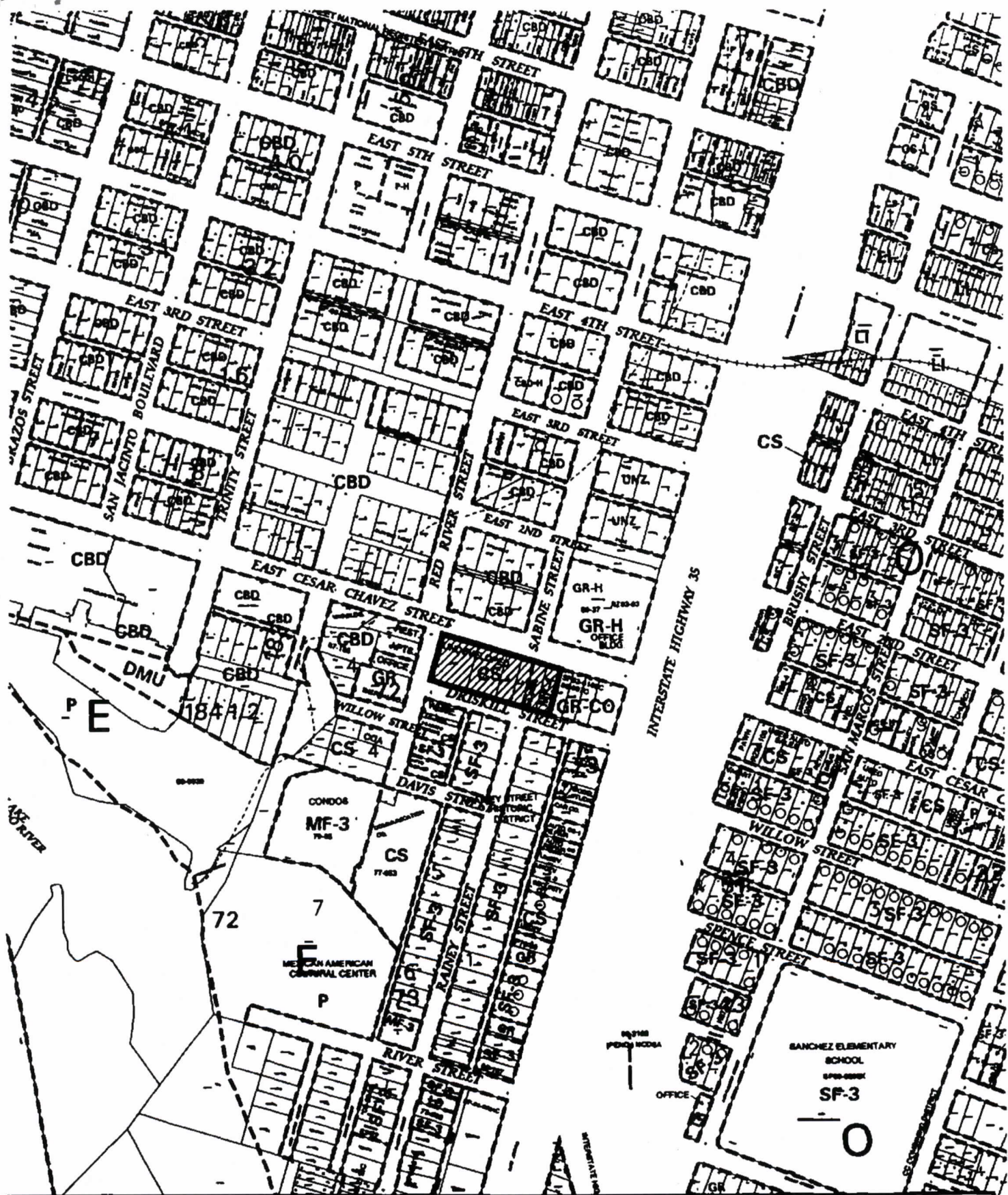
**PART 4.** This ordinance takes effect on December 25, 2000.


**PASSED AND APPROVED**

December 14, 2000      §  §  
Kirk Watson  
Mayor

APPROVED:  ATTEST:   
Andrew Martin      Shirley A. Brown  
City Attorney      City Clerk





 1" = 400'	SUBJECT TRACT	001214-104	ZONING EXHIBIT A	CITY GRID REFERENCE NUMBER J21
	PENDING CASE	CASE #: C14-00-2197	DATE: 00-10	
	ZONING BOUNDARY	ADDRESS: 97 RED RIVER ST.	INTLS: TRC	
	CASE MGR: G.GUERNSEY	SUBJECT AREA (acres): 1.390		