

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 311 COLORADO STREET, 301 COLORADO**
3 **STREET AND 114 WEST 3RD STREET FROM CENTRAL BUSINESS DISTRICT**
4 **(CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN**
5 **REDEVELOPMENT DISTRICT-CONDITIONAL OVERLAY (CBD-CURE-CO)**
6 **COMBINING DISTRICT.**

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from central business district (CBD) district to central business
12 district-central urban redevelopment district-conditional overlay (CBD-CURE-CO)
13 combining district on the property described in Zoning Case No. C14-2008-0159, on file at
14 the Neighborhood Planning and Zoning Department, as follows:
15

16 Lots 9, 10, 11, and 12, Block 29, Original City of Austin, as more particularly
17 described in the plat or map filed in the General Land Office of the State of Texas
18 (the "Property"),
19

20 locally known as 311 Colorado Street, 301 Colorado Street, and 114 West 3rd Street, in the
21 City of Austin, Travis County, Texas, and generally identified in the map attached as
22 Exhibit "A".
23

24 **PART 2.** The site development regulations for the Property within the boundaries of the
25 CURE combining district established by this ordinance are modified as follows:
26

27 For a hotel-motel use:
28

29 A. Development of the Property may not exceed a floor-to-area ratio
30 (F.A.R.) of 12.0 to 1.0.
31

32 B. If the F.A.R. exceeds 8.0 to 1.0:
33

34 1) Section 25-6-592 (C) (2) (*Loading Facility Provisions for the Central*
35 *Business District (CBD) and Downtown Mixed Use (DMU) Zoning*
36 *District*) is modified to allow loading and unloading for service

1 deliveries in the existing alley connecting West 3rd Street and West 4th
2 Street that is adjacent to the Property.

- 3
4 2) A site plan or building permit for the Property may not be approved,
5 released, or issued, if the completed development or uses of the
6 Property, considered cumulatively with all existing or previously
7 authorized development and uses, generate traffic that exceeds 2,860
8 trips per day.
9

10 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
11 developed and used in accordance with the regulations established for the central business
12 district (CBD) base district and other applicable requirements of the City Code.
13

14 **PART 4.** This ordinance takes effect on _____, 2009.
15
16

17 **PASSED AND APPROVED**

18
19 §
20 §
21 _____, 2009 § _____
22 Will Wynn
23 Mayor
24
25

26 **APPROVED:** _____ **ATTEST:** _____
27 David Allan Smith Shirley A. Gentry
28 City Attorney City Clerk