

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 311 COLORADO STREET, 301 COLORADO STREET AND 114 WEST 3RD STREET FROM CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT-CONDITIONAL OVERLAY (CBD-CURE-CO) 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 district-conditional overlay (CBD-CURE-CO) combining district on the property described in Zoning Case No. C14-2008-0159, on file at the Neighborhood Planning and Zoning Department, as follows:

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

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

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

For a hotel-motel use:

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

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

1) Section 25-6-592 (C) (2) (*Loading Facility Provisions for the Central Business District (CBD) and Downtown Mixed Use (DMU) Zoning 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

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