

**ORDINANCE NO. 20091022-055**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 213, 215, AND 219 EAST 3<sup>RD</sup> STREET FROM CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (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 district (CBD-CURE) combining district on the property described in Zoning Case No. C14-2009-0091, on file at the Planning and Development Review Department, as follows:

Lots 7, 8, and 9, Block 17, 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 213, 215, and 219 East 3<sup>rd</sup> 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:

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

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,462 trips per day, unless a Traffic Impact Analysis (TIA) is reviewed and approved by the Director of Planning and Development Review Department prior to site plan approval.

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 4.** This ordinance takes effect on November 2, 2009.

**PASSED AND APPROVED**

\_\_\_\_\_, October 22, 2009      §  
   §  
   §      Lee Leffingwell  
        Lee Leffingwell  
        Mayor

**APPROVED:** David Allan Smith      **ATTEST:** Shirley A. Gentry  
                                 David Allan Smith      Shirley A. Gentry  
                                 City Attorney      City Clerk

