

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 209 CONGRESS AVENUE FROM CENTRAL**  
3 **BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-**  
4 **CENTRAL URBAN REDEVELOPMENT DISTRICT (CBD-CURE) COMBINING**  
5 **DISTRICT.**

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from central business district (CBD) district to central business  
11 district-central urban redevelopment district (CBD-CURE) combining district on the  
12 property described in Zoning Case No. C14-2010-0054, on file at the Planning and  
13 Development Review Department, as follows:  
14

15 Lots 1-4, and the south 14.7 feet of Lot 5, Block 5, Original City of Austin, Travis  
16 County, Texas, according to the map or plat of record on file in the General Land  
17 Office of the State of Texas, (the "Property"),  
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19 locally known as 209 Congress Avenue, in the City of Austin, Travis County, Texas, and  
20 generally identified in the map attached as Exhibit "A".  
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22 **PART 2.** The site development regulations for the Property within the boundaries of the  
23 CURE combining district established by this ordinance are modified as follows:  
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25 The following applies to a hotel-motel use with a minimum of 700 rooms:  
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- 27 1. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 16.0  
28 to 1.0.
- 29 2. A residential use of the Property is prohibited.
- 30 3. Section 25-6-592 (C) (2) (*Loading Facility Provisions for the Central Business*  
31 *District (CBD) and a Downtown Mixed Use (DMU) Zoning District*) of the Code is  
32 modified to allow loading and unloading within the alley located between Lavaca  
33 Street and Colorado Street.  
34  
35  
36

1 4. Section 25-2-643 (*Congress Avenue Combining District Regulations*) of the Code  
2 is modified to allow within 40 feet of Congress Avenue a minimum structure  
3 height of 30 feet and a maximum structure height of 90 feet.  
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5 Except as specifically restricted under this ordinance, the Property may be developed and  
6 used in accordance with the regulations established for the central business district (CBD)  
7 base district, and other applicable requirements of the City Code.  
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9 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2010.  
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11  
12 **PASSED AND APPROVED**

13  
14 §  
15 §  
16 \_\_\_\_\_, 2010 §  
17 \_\_\_\_\_  
18 Lee Leffingwell  
19 Mayor  
20

21 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
22 Karen M. Kennard Shirley A. Gentry  
23 Acting City Attorney City Clerk