

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 106 AND 110 EAST SECOND STREET, 203-213
3 CONGRESS AVENUE AND 111 EAST THIRD STREET FROM CENTRAL
4 BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT (CBD-CURE)
5 COMBINING DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL
6 URBAN REDEVELOPMENT (CBD-CURE) 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-central urban redevelopment (CBD-
12 CURE) combining district to central business district-central urban redevelopment (CBD-
13 CURE) combining district on the property described in Zoning Case No. C14-2012-0048,
14 on file at the Planning and Development Review Department, as follows:
15

16 Lots 1, 2, 3, 4, the southern 14.7 feet of Lot 5, Lots 7, 8, 9, 10, 11, 12 and 0.091
17 acres of vacated alley, according to the map or plat on file in the General Land
18 Office of the State of Texas (the "Property"),
19

20 locally known as 106 and 110 East Second Street, 203-213 Congress Avenue and 111 East
21 Third Street in the City of Austin, Travis County, Texas, and generally identified in the
22 map attached as 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 A. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 16.0
28 to 1.0, unless the developer elects to participate in the development bonus program
29 under Section 25-2-586 (*Affordable Housing Incentives in a Central Business*
30 *District (CBD) or Downtown Mixed Use (DMU) Zoning District*) of the Code.
31 Development of the Property under Section 25-2-586 may not exceed a F.A.R. of
32 25.0 to 1.0, and the floor-to-area ratio limitation for the development shall be 16.0
33 to 1.0 for the purpose of calculations made under Section 25-2-586.
34

35 B. Section 25-2-643 (*Congress Avenue Combining District Regulations*) of the Code
36 is modified to allow within 40 feet of Congress Avenue a minimum structure
37 height of 30 feet and a maximum structure height of 90 feet.

1
2 C. City Code, Section 25-6-592 (*Loading Facility Provisions for the Central*
3 *Business District (CBD) and a Downtown Mixed Use (DMU) Zoning District*)
4 is modified to reduce the minimum number of off-street loading spaces from
5 eight to three spaces in the following sizes:

6 One off-street loading dock measuring 10' x 30'; and,

7 Two off-street loading docks measuring 10' x 55'.
8

9 D. City Code, Section 25-6-592 (*Loading Facility Provisions for the Central*
10 *Business District (CBD) and a Downtown Mixed Use (DMU) Zoning District*)
11 is modified to allow loading and unloading from Third Street.
12

13 E. City Code, Section 25-6-592; (*Loading Facility Provisions for the Central*
14 *Business District (CBD) and a Downtown Mixed Use (DMU) Zoning District*)
15 and Transportation Criteria Manual, Section 9.3.0 (*Loading*) are modified to
16 allow maneuvering in a public right-of-way for an off-street loading facility and
17 trash receptacle location.
18

19 F. City Code, Section 25-6-592 (*Loading Facility Provisions for the Central*
20 *Business District (CBD) and a Downtown Mixed Use (DMU) Zoning District*)
21 is modified to allow for a curb cut for an off-street loading facility or trash
22 receptacle location to exceed 30 feet in width.
23

24 G. City Code, Section 25-6-591 (*Parking Provisions for Development in the*
25 *Central Business District (CBD) and the Downtown Mixed Use (DMU) and*
26 *Public (P) Zoning Districts*) is modified to require 438 parking spaces.
27

28 H. The Transportation Criteria Manual, Section 9.2.0 (*Parking Lot Design*) is
29 modified to allow for tandem parking spaces for the use of valet parking.
30

31 Except as specifically modified under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the central business district (CBD)
33 base district, and other applicable requirements of the City Code.
34

1 **PART 3.** This ordinance takes effect on _____, 2012.

2
3 **PASSED AND APPROVED**

4
5
6
7 _____, 2012

§
§
§

8 **Lee Leffingwell**
9 **Mayor**

10
11
12 **APPROVED:** _____ **ATTEST:** _____

13 **Karen M. Kennard**
14 **City Attorney**

Shirley A. Gentry
City Clerk

