

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 311 COLORADO STREET, 301 COLORADO STREET AND 114 WEST 3<sup>RD</sup> STREET FROM CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (CBD-CURE) COMBINING 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-central urban redevelopment district (CBD-CURE) combining district to central business district-central urban redevelopment district (CBD-CURE) combining district on the property described in Zoning Case No. C14-2012-0028, 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 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:

- A. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 15.0 to 1.0.
- B. All residential and commercial development shall comply with Austin Energy Green Building Program currently in effect, to achieve a minimum three-star rating.
- C. The Transportation Criteria Manual, Section 9.3.0 (*Loading*) is modified to allow maneuvering in a public right-of-way within the alley located between West 4<sup>th</sup> Street and West 3<sup>rd</sup> Street adjacent to the Property.

1 D. Section 25-6-592 (B)(5) (*Parking Provisions for Development in the Central*  
2 *Business District (CBD) and the Downtown Mixed Use (DMU) and Public (P)*  
3 *Zoning Districts*) is modified to allow the width of a curb cut to be increased to  
4 a width of 36 feet for garage access purposes.

5  
6 E. Section 25-6-532(A) (*Off-Street Loading Standards*) is modified to reduce the  
7 minimum number of off-street loading spaces from three to two.  
8

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

13 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2012.  
14

15 **PASSED AND APPROVED**

16  
17 §  
18 §  
19 \_\_\_\_\_, 2012 § \_\_\_\_\_  
20 Lee Leffingwell  
21 Mayor  
22

23  
24 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
25 Karen M. Kennard Shirley A. Gentry  
26 City Attorney City Clerk  
27

