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-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 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:

A. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 13.5 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 4th Street and West 3rd Street adjacent to the Property.

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

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

PART 3. 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 _____, 2013.

PASSED AND APPROVED

§
§
_____, 2013 § _____
Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk

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This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regard...