

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 201, 205, AND 207 WEST 5TH 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. C14-2009-0079, on file at the Planning and Development Review Department, as follows:

Lots 7-10, Block 44, Original City of Austin, Travis County, Texas, according to the map or plat of record on file in the General Land Office of the State of Texas, (the "Property"),

locally known as 201, 205, and 207 West 5th 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:

For a hotel-motel use:

- A. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 12.0 to 1.0.
- B. If the F.A.R. exceeds 8.0 to 1.0:
 - 1) Section 25-6-591 (*Parking Provisions for Development in the Central Business District (CBD) and a Downtown Mixed Use (DMU) Zoning District*) is modified to reduce the parking requirements from 60 spaces to 48 spaces.

1 2) Section 25-6-592 (C) (2) (*Loading Facility Provisions for the Central*
2 *Business District (CBD) and a Downtown Mixed Use (DMU) Zoning*
3 *District*) is modified to allow loading and unloading within the alley located
4 between Lavaca Street and Colorado Street.

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6 3) The loading requirements subject to Section 9.3.0 #3 (*Loading*) of the
7 Transportation Criteria Manual are modified to allow for maneuvering
8 within the public right-of-way.
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10 Except as specifically restricted under this ordinance, the Property may be developed and
11 used in accordance with the regulations established for the central business district (CBD)
12 base district, and other applicable requirements of the City Code.

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14 **PART 3.** This ordinance takes effect on _____, 2010.

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17 **PASSED AND APPROVED**

18
19 §
20 §
21 _____, 2010 § _____
22 Lee Leffingwell
23 Mayor
24

25
26 **APPROVED:** _____ **ATTEST:** _____
27 David Allan Smith Shirley A. Gentry
28 City Attorney City Clerk

