

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 106 EAST 2<sup>ND</sup> STREET FROM CENTRAL BUSINESS**  
3 **DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL**  
4 **URBAN REDEVELOPMENT DISTRICT (CBD-CURE) COMBINING DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from central business district (CBD) district to central business  
10 district-central urban redevelopment district (CBD-CURE) combining district on the  
11 property described in Zoning Case No. C14-2010-0053, on file at the Planning and  
12 Development Review Department, as follows:

13  
14 Lots 7-12, Block 18, Original City of Austin, Travis County, Texas, according to  
15 the map or plat of record on file in the General Land Office of the State of Texas,  
16 (the "Property"),

17  
18 locally known as 106 East 2nd Street, in the City of Austin, Travis County, Texas, and  
19 generally identified in the map attached as Exhibit "A".

20  
21 **PART 2.** The site development regulations for the Property within the boundaries of the  
22 CURE combining district established by this ordinance are modified as follows:

23  
24 The following applies to a hotel-motel use with a minimum of 700 rooms:

- 25  
26 1. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 16.0  
27 to 1.0.  
28  
29 2. A residential use of the Property is prohibited.  
30  
31 3. Section 25-6-592 (C) (2) (*Loading Facility Provisions for the Central Business*  
32 *District (CBD) and a Downtown Mixed Use (DMU) Zoning District*) is modified to  
33 allow loading and unloading within the alley located between Lavaca Street and  
34 Colorado Street.  
35

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 3.** This ordinance takes effect on \_\_\_\_\_, 2010.

**PASSED AND APPROVED**

\_\_\_\_\_, 2010

Lee Leffingwell  
Mayor

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