

ORDINANCE NO. 20231130-114

AN ORDINANCE AMENDING ORDINANCE NO. 20070215-043 FOR THE WEST PARCEL ONLY OF THE FAIRFIELD/HYATT PLANNED UNIT DEVELOPMENT LOCATED AT 151 SOUTH FIRST STREET IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT, TO CHANGE A CONDITION OF ZONING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The entire Fairfield/Hyatt Planned Unit Development ("Hyatt PUD") is comprised of approximately 9.56 acres of land located generally at 208 Barton Springs Road. The subject of this amendment is the West Parcel of the Hyatt PUD, located at 151 South First Street, consisting of 3.321 acres.

PART 2. Hyatt PUD was approved on February 15, 2007, under Ordinance No. 20070215-043 (the "Original Ordinance") and amended under Ordinance No. 20130926-133 and Ordinance No. 20140807-164.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development-neighborhood plan (PUD-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-06-0106, on file at the Planning Department, as follows:

LOT 1, LADY BIRD LAKE WATER FRONT a subdivision in the City of Austin, Travis County, Texas, according to the map or plat recorded in Document No. 201000085 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 151 South First Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "A"**.

PART 4. This ordinance amends the Original Ordinance. Development of and uses within the Property shall conform to the limitations and conditions set forth in this ordinance. Except as otherwise provided by this ordinance, all other rules, regulations, and ordinances of the City apply to the Property.

PART 5. Exhibit F (Site Development Regulations Table) of the Original Ordinance is amended to remove the minimum parking requirements on the West Parcel only as follows:

- [a) ~~The minimum number of required off street parking spaces shall be 80 percent of the number otherwise required under Appendix A (Tables of Off Street Parking and Loading Requirements) of Chapter 25-6 (Transportation) of the City Code. A maximum number of off street parking spaces are not required. Surface, structured and underground parking facilities are permitted; and~~
- b) ~~During construction activities of the PUD property, the minimum number of off street parking spaces is not required and off site parking is permitted at the option of the owner.]~~

PART 6. The Original Ordinance is amended to add a new PART 8 and renumber the remaining sections of the Original Ordinance accordingly. PART 8 shall include the on-site reclaimed water system requirements as follows:

PART 8. An on-site reclaim water system is required that consists of:

- (A) The collection of condensation from the one-hundred percent outside air roof-top units, the collection of storm water from the building structure, and ground water collected through the sub-soil drainage system located below the 3-levelgrade parking garage (the “on-site reclaimed water”).
- (B) The on-site reclaimed water will be stored in a cistern adjacent to the building on site. The on-site reclaimed water will be distributed via pumps to the commercial retail space on levels 1 and 2 of the building on site.
- (C) The on-site reclaimed water will be utilized to supply the ground level irrigation systems around the site.

PART 7. Except as otherwise provided for in this ordinance, the terms and conditions of Ordinance No. 20070215-043, as amended, remain in effect. If this ordinance and the Original Ordinance, as amended, conflict, this ordinance controls.

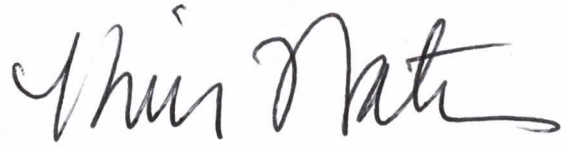
PART 8. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020523-33 that established zoning for the Bouldin Creek Neighborhood Plan.

PART 9. This ordinance takes effect on December 11, 2023.

PASSED AND APPROVED

November 30, 2023

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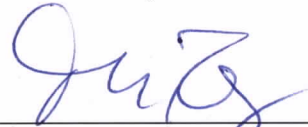
Kirk Watson
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

EXHIBIT "A"

ZONING CASE#: C814-06-0106.03


$$1'' = 400'$$

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

