

March 22, 2007

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

#6291

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 506 WEST 5<sup>TH</sup> STREET FROM CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT-CONDITIONAL OVERLAY (CBD-CURE-CO) 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 conditional overlay (CBD-CURE-CO) combining district on the property described in Zoning Case No C14-07-0012, on file at the Neighborhood Planning and Zoning Department, as follows

A 1 181 acre tract of land, more or less, being Lots 1 4 Lot 8, and the west 23 feet of 1 ot 7, Block 51, Original City of Austin, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 506 West 5<sup>th</sup> Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B"

**PART 2** The site development regulations for the Property within the boundaries of the central urban redevelopment (CURE) combining district established by this ordinance shall be modified to provide as follows

Development of the Property may not exceed a floor-to-area ratio (F A R ) of 10 0 to 1 0

**PART 3** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

Prior to site plan approval a traffic impact analysis ( "TIA " ) shall be provided to the Watershed Protection and Development Review Department, or its successor department, of the City of Austin All development on the Property shall be subject to the requirements of the IIA as set forth in Section 25-6, Article 3 (*Traffic Impact Analysis*) of the City Code and Section 2 of the Transportation Criteria Manual

1 Notwithstanding the results of the TIA, the completed development or uses of the  
2 Property, considered cumulatively with all existing or previously authorized  
3 development and uses, shall not generate traffic that exceeds 4,750 trips per day above  
4 the trips generated by the existing or approved development  
5

6 Except as specifically restricted under this ordinance, the Property may be developed and  
7 used in accordance with the regulations established for the central business district (CBD)  
8 base district and other applicable requirements of the City Code  
9

10 **PART 4** This ordinance takes effect on \_\_\_\_\_, 2007  
11  
12

13 **PASSED AND APPROVED**  
14

15 §  
16 §  
17 \_\_\_\_\_, 2007 § \_\_\_\_\_  
18 Will Wynn  
19 Mayor  
20

21  
22 **APPROVED** \_\_\_\_\_ **ATTEST** \_\_\_\_\_  
23 David Allan Smith Shirley A Gentry  
24 City Attorney City Clerk



EXHIBIT A

Professional Land Surveying, Inc  
Surveying and Mapping

Office 512 443 1724  
Fax 512 441 6987

2807 Manchaca Road  
Building One  
Austin Texas 78704

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1 181 ACRES

A DESCRIPTION OF 1 181 ACRES (APPROXIMATELY 51 462 SQUARE FEET) OF LAND BEING ALL OF LOTS 1-4 LOT 8 AND THE WEST 23 FEET OF LOT 7 BLOCK 51 OF THE ORIGINAL CITY OF AUSTIN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF ON RECORD AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS TOGETHER WITH THE SOUTH 1/2 OF THE VACANT ALLEY ADJOINING LOTS 1 THROUGH 4 AND THE NORTH 1/2 OF THE ALLEY ADJOINING LOT 8 AND THE WEST 23 FEET OF LOT 7 SAID 1 181 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

**BEGINNING** at an X chiseled in concrete found in the west right of-way line of San Antonio Street (80 right-of-way width) as shown on said Original City of Austin (COA) plat same being the southeast corner of said Lot 4 also being in the north right-of way line of Fifth Street (80 right-of-way width) as shown on said COA plat from which a centerline monument found bears South  $16^{\circ}34'10''$  West a distance of 40 00 feet and South  $73^{\circ}22'50''$  East a distance of 399 04 feet

**THENCE** North  $73^{\circ}22'50''$  West with the south line of said Lots 4 thru 1 same being the north right-of-way line of said Fifth Street a distance of 278 18 feet to a mag nail with Chaparral shiner set at the southwest corner of said Lot 1 same being a point in the north right-of-way line of said Fifth Street also being a point in the east right-of-way line of Nueces Street (80 right of way width) as shown on said COA plat from which a centerline monument found bears South  $16^{\circ}39'14''$  West a distance of 40 00 feet and North  $73^{\circ}22'50''$  West a distance of 40 00 feet

**THENCE** North  $16^{\circ}39'14''$  East with the east right of-way line of said Nueces Street same being the west line of said Lot 1 the said vacated alley and said Lot 8 a distance of 277 81 feet to a calculated point for the northwest corner of said Lot 8 same being a point in the east right-of-way line of said Nueces Street also being a point in the south right-of-way line of Sixth Street (80 right-of-way width) as shown on said COA plat, from which a 1/2 rebar found bears North  $01^{\circ}42'57''$  West a distance of 0 13 feet also from which a centerline monument found bears North  $73^{\circ}20'14''$  West a distance of 40 00 feet and North  $16^{\circ}39'14''$  East a distance of 395 86 feet,

**THENCE** South  $73^{\circ}20'14''$  East with the north line of said Lots 8 and 7 same being the south right-of-way line of said Sixth Street a distance of 92 61 feet to a 1/2 rebar found for the northeast corner of the west 23 feet of said Lot 7 same being a point in the south right-of-way line of said Sixth Street

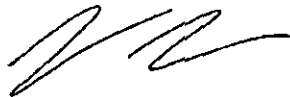
**THENCE** South  $16^{\circ}43'43''$  West with the east line of the said west 23 feet of said Lot 7

and crossing said alley, a distance of 138.87 feet to a 1/2" rebar found in the centerline of said alley

**THENCE** South 73°21'32" East with the centerline of the said alley a distance of 185.55 feet to a mag nail with Chaparral shiner set in the centerline of said alley same being a point in the west right-of-way line of said San Antonio Street

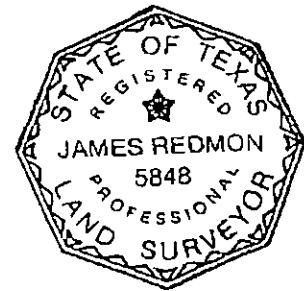
**THENCE** South 16°34'10" West with the west right-of way line of said San Antonio Street same being the east line of said alley and said Lot 4, a distance of 138.80 feet to the **POINT OF BEGINNING**, containing 1.181 acres of land more or less

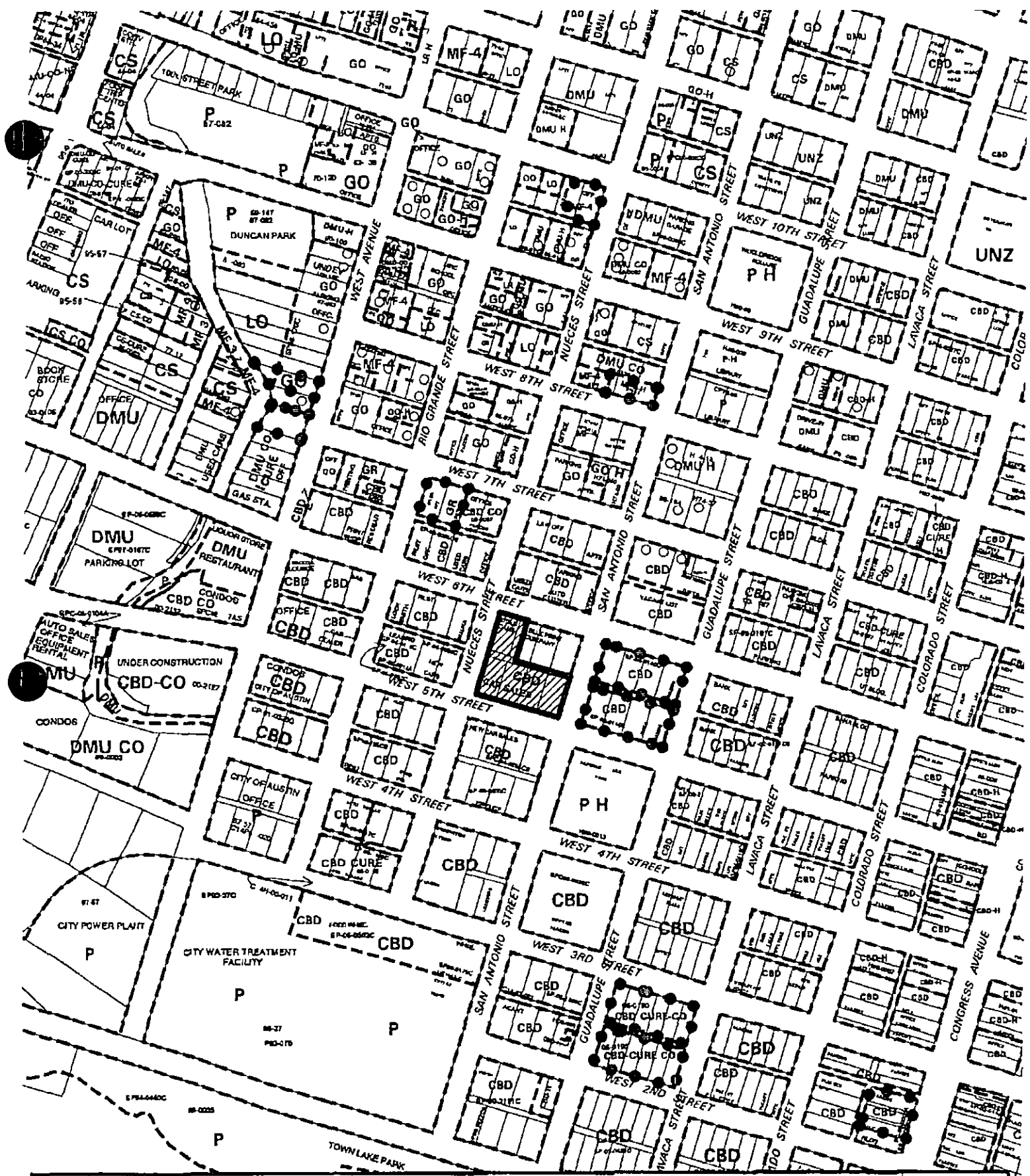
Surveyed on the ground May 2006 Bearing Basis Grid Azimuth for Texas Central Zone 1983/93 HARN values from LCRA control network Attachments Drawing 512-001 BD1



James Redmon  
Registered Professional Land Surveyor  
State of Texas No. 5848

6-23-06





SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY  
 CASE MGR J ROUSSELIN

### EXHIBIT B

ZONING

CASE # C14 07-0012

ADDRESS 506 W 5TH ST

SUBJECT AREA (acres) 1.181

DATE 07 02

INTLS SM

CITY GRID  
 REFERENCE  
 NUMBER  
 J22

1" = 400'