

**ORDINANCE NO. 20080605-064**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1705 AND 1715 GUADALUPE STREET FROM DOWNTOWN MIXED USE (DMU) DISTRICT TO DOWNTOWN MIXED USE-CENTRAL URBAN REDEVELOPMENT DISTRICT (DMU-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 downtown mixed use (DMU) district to downtown mixed use-central urban redevelopment district (DMU-CURE) combining district on the property described in Zoning Case No C14-2008-0038, on file at the Neighborhood Planning and Zoning Department, as follows

A 0.241 acre tract of land, more or less, out of Outlot 36, Division E of the Government Outlots of the City of Austin, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and,

A 0.411 acre tract of land, more or less, being the north 136 feet of the west 128 feet of Outlot 36, Division E, Government Outlots of the City of Austin, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (the "Property"),

locally known as 1705 and 1715 Guadalupe Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C"

**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. The maximum height of a building or structure on the Property is 350 feet from ground level
- B. Development of the Property may not exceed a floor-to-area ratio (F A R ) of 12.5 to 1.0

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) base district and other applicable requirements of the City Code

**PART 4.** This ordinance takes effect on June 16, 2008

**PASSED AND APPROVED**

\_\_\_\_\_, June 5, 2008      §  
   §  
   § \_\_\_\_\_  
   Will Wynn  
   Mayor

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
                                 David Allan Smith      Shirley A. Gentry  
                                 City Attorney      City Clerk

*EXHIBIT A*  
LEGAL DESCRIPTION

BEING A 0 241 OF AN ACRE TRACT OF LAND OUT OF OUTLOT 36 DIVISION "E" OF THE GOVERNMENT OUTLOTS OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO ARTPLEX I, L P BY SPECIAL WARRANTY DEED OF RECORD IN VOLUME 13215, PAGE 2874, OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID 0 241 OF AN ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a 1/2" rebar found in the East line of Guadalupe Street, same being the northwest corner of a tract of land conveyed to Gilbert Cardenas by Warranty Deed of record in Volume 13291, Page 731, of the Real Property Records of Travis County, Texas, for the southwest corner hereof,

THENCE, N 18°39'32" E, with the East line of Guadalupe Street, a distance of 81 90 feet to a 1/2 rebar found for the southwest corner of a tract of land conveyed to Stuart B Robbins and Freddie H Robbins by Deed of record in Volume 3711, Page 73, of the Deed Records of Travis County, Texas, for the northwest corner hereof,

THENCE, S 71°04'50" E (Bearing Basis), with the South line of the Robbins tract, a distance of 128 60 feet to a 1/2" rebar found in the West line of a 20' Alley, for the southeast corner of the Robbins tract, and the northeast corner hereof,

THENCE, S 18°57'05" W, with the West line of the Alley, a distance of 81 70 feet to a 1/2" rebar found for the northeast corner of a tract of land conveyed to Gilbert Cardenas by Warranty Deed With Vendor's Lien of record in Volume 13291, Page 735, of the Real Property Records of Travis County, Texas, for the southeast corner hereof,

THENCE, N 71°10'33" W, with the north lines of the aforementioned Cardenas tracts, a distance of 128 20 feet to the PLACE OF BEGINNING hereof, and containing a calculated area of 0 241 of an acre

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ACCOMPANYING SURVEY PLAT ONLY

  
Victor M Garza R.P.E.S 4740

12-11-07  
Date

B&G Surveying, Inc  
1404 W North Loop Blvd  
Austin, Texas 78756  
(512)-458-6969  
Job# B0116106\_TA



EXHIBIT B  
LEGAL DESCRIPTION

BEING A 0 411 OF AN ACRE TRACT OF LAND CALLED "THE NORTH 138 FEET OF THE WEST 128 FEET OF OUTLOT 36, DIVISION E, OF THE GOVERNMENT OUTLOTS OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID CITY ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS", IN DEED TO STUART B. ROBBINS AND FREDDIE H. ROBINS, OF RECORD IN VOLUME 3711, PAGE 73, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0 411 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a 1/2" rebar found in the East line of Guadalupe Street, same being the northwest corner of a tract of land for Artiplex I, L P as described by instrument of record in Volume 13215, Page 2874, of the Official Public Records of Travis County, Texas, for the southwest corner hereof,


THENCE, N 18°40'16" E, a distance of 139 32 feet to a 1/2" rebar set at the intersection of the East line of Guadalupe Street, with the South line of West 18<sup>th</sup> Street, for the northwest corner hereof,

THENCE, S 71°02'31" E, a distance of 128 62 feet to a 1/2" rebar set at the intersection of the South line of West 18<sup>th</sup> Street, with the West line of a 20' wide Alley, for the northeast corner hereof,

THENCE, S 18°41'14" W, with the West line of said Alley a distance of 139 23 feet to a 1/2" rebar found for the northeast corner of the Artiplex tract, and the southeast corner hereof,

THENCE, N 71°04'50" W, a distance of 128 58 feet to the PLACE OF BEGINNING hereof, and containing a calculated area of 0 411 of an acre of land

This description is to be used in conjunction with the accompanying survey plat only

  
Victor M. Garza R.P.L.S. 4740

12-11-07  
Date

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1404 West North Loop Blvd  
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(512)-458-6969  
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