

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 506 W. 15th STREET FROM GENERAL OFFICE (GO)**
3 **DISTRICT TO DOWNTOWN MIXED USE-CONDITIONAL OVERLAY (DMU-**
4 **CO) 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 general office (GO) district to downtown mixed use-
10 conditional overlay (DMU-CO) combining district on the property described in Zoning
11 Case No. C14-2010-0151, on file at the Planning and Development Review Department, as
12 follows:

13
14 The east portion of the southwest one-fourth (S.W. $\frac{1}{4}$) of Outlot No. Thirty (30) in
15 Division "E", and the vacated alley lying adjacent to the north line of said portion,
16 according to the plat of the City of Austin, Travis County, Texas, the tract of land
17 being more particularly described by metes and bounds in Exhibit "A"
18 incorporated into this ordinance (the "Property"),

19
20 locally known as 506 W. 15th Street in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "B".

22
23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:

- 25
26 A. The maximum height of a building or structure is 60 feet from ground level.
27
28 B. The minimum front yard setback is five feet.
29
30 C. The maximum impervious cover is 90 percent.
31
32 D. The maximum floor to area ratio (FAR) is 1.0 to 1.0.
33
34 E. A site plan or building permit for the Property may not be approved, released, or
35 issued, if the completed development or uses of the Property, considered
36 cumulatively with all existing or previously authorized development and uses,
37 generate traffic that exceeds 2000 trips per day.

Except as otherwise 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 3. This ordinance takes effect on _____, 2011.

PASSED AND APPROVED

_____, 2011

Lee Leffingwell
Mayor

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

Exhibit "A"

Legal Description for Pa Dee, Inc.

The east portion of the southwest one-fourth (S.W. ¼) of Outlot No. Thirty (30), in Division "E", and the vacated alley lying adjacent to the north line of said portion, according to the plat of the City of Austin, Travis County, Texas, on file in the General Land Office of the State of Texas, and described by metes and bounds as follows:

BEGINNING for reference at an iron stake at the southwest corner of said Outlot No. 30 Division "E", and in the east line of Nueces Street at its intersection with the north line of West Fifteenth Street;

THENCE South 70 deg. 40' East 62 feet to an iron stake in the south line of said Outlot No. 30, and the north line of West Fifteenth Street for the beginning point of this tract;

THENCE South 70 deg. 40' East 64.50 feet along the south line of said Outlot and the North line of West Fifteenth Street to the West line of a 20-foot alley;

THENCE North 18 deg. 56' East 138 feet along the west line of said alley to an iron stake;

THENCE North 70 deg. 40' West 64.50 feet along the center line of a vacated alley to an iron stake;

THENCE South 18 deg. 56' West 138 feet to the point of beginning.

FILED

98 AUG 12 PM 1:13

**DANA DEBEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS**

SEAL OF THE COUNTY OF TRAVIS
CLERK OF THE COUNTY OF TRAVIS
TRAVIS COUNTY, TEXAS
OFFICE OF THE COUNTY CLERK
TRAVIS COUNTY, TEXAS

AUG 18 1998

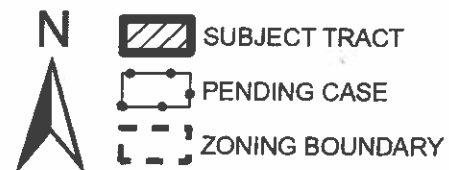
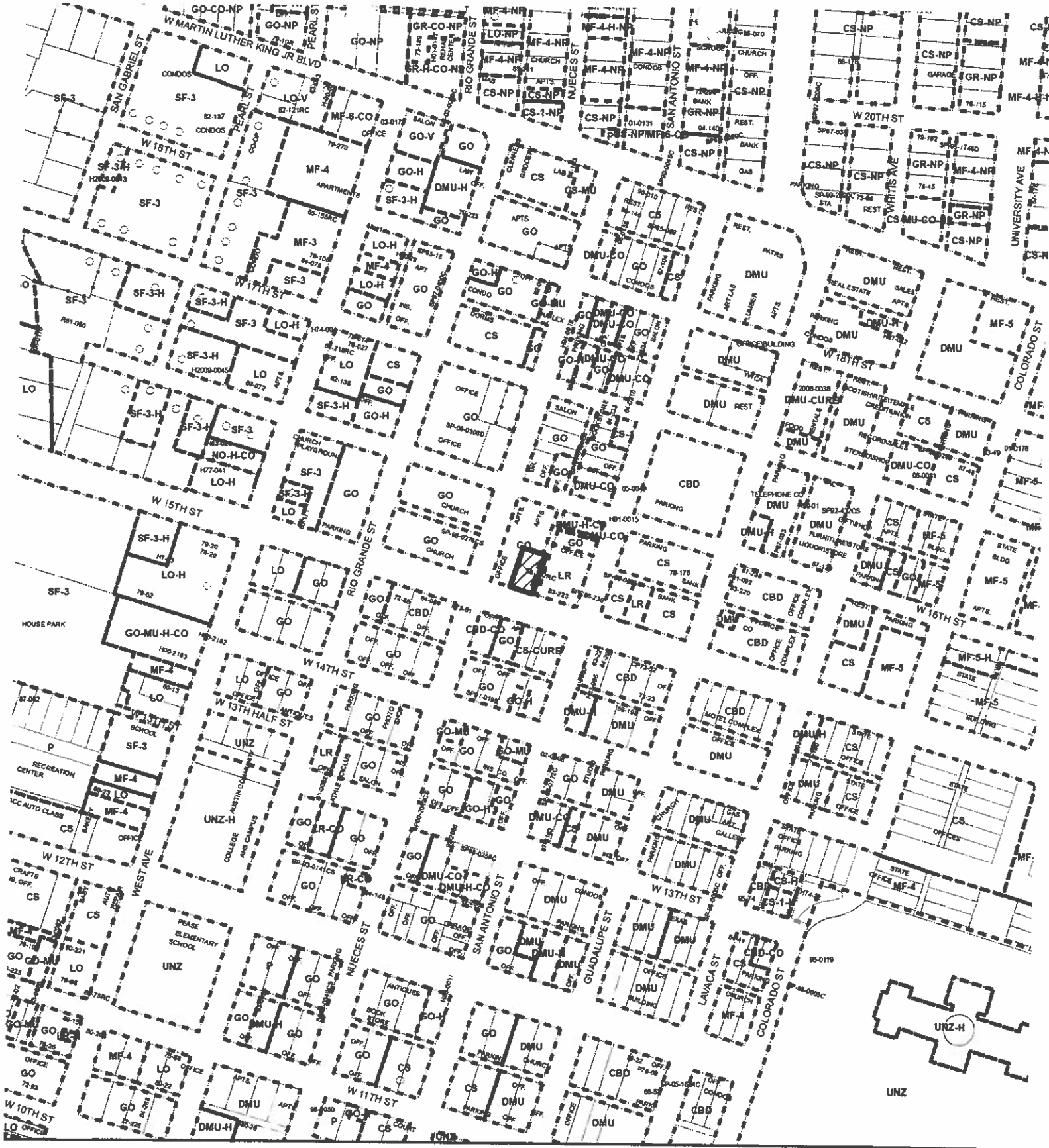


**Dana Debeauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS**

**REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS**

13245 0628

RECEIVED: RECORDS TRAVIS COUNTY, TEXAS
CHECKED: INDEX FILE DATE: 8/12/98 TRAVIS DATE: 8/12/98
FILED BY: CHERO 4368

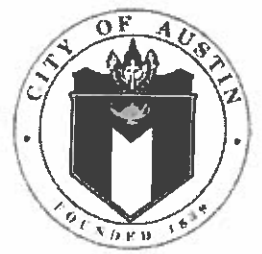


1" = 400'

ZONING

Exhibit B

ZONING CASE#: C14-2010-0151
 LOCATION: 506 W 15TH ST
 SUBJECT AREA: 0.2 ACRES
 GRID: J23
 MANAGER: CLARK PATTERSON



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.