

**ORDINANCE NO. 20110217-060**

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

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, 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 15<sup>th</sup> Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

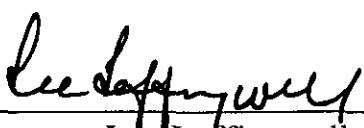
**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:


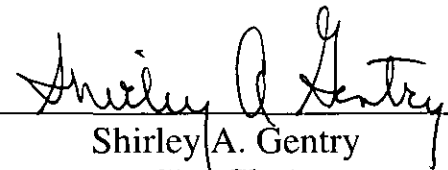
- A. The maximum height of a building or structure is 60 feet from ground level.
- B. The minimum front yard setback is five feet.
- C. The maximum impervious cover is 90 percent.
- D. The maximum floor-to-area ratio (FAR) is 1.0 to 1.0.
- E. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, 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 February 28, 2011.

**PASSED AND APPROVED**

February 17, 2011      §  
                                         §  
                                         §        
                                         Lee Leffingwell  
                                         Mayor

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

**Exhibit "A"**

**Legal Description for Pa Doe, 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**

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DANA DEBEAUVOR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

SEAL OF TEXAS COUNTY OF TRAVIS  
I hereby certify that this instrument was FILED in  
the date and at the time specified herein by me, and  
was duly RECORDED, in the Volume and Page of the  
General Land Office of Travis County, Texas, as

AUG 18 1998



*Dana Debeauvoir*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

13245 0628

RECEIVED: BOOKING: TRAVIS: 8/12/98 DEPT: REGULAR RECORD: 013.00  
CHARGER: RYNE: FILE DATE: 8/12/98 TRAVIS DATE: 8/12/98  
PAID BY: CHECK# 6368

