

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 608 EAST CESAR CHAVEZ STREET FROM**
3 **CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS**
4 **DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (CBD-CURE)**
5 **COMBINING DISTRICT.**
6

7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from central business district (CBD) district to central business
11 district-central urban redevelopment district (CBD-CURE) combining district on the
12 property described in Zoning Case No. C14-2011-0113, on file at the Planning and
13 Development Review Department, as follows:
14

15 1.738 acres (75, 723 square feet) of land being all of Lots 1-8, Block 11, Original
16 City of Austin, Travis County, Texas, the tract of land being more particularly
17 described by metes and bounds in Exhibit "A" incorporated into this ordinance,
18 (the "Property"),
19

20 locally known as 608 East Cesar Chavez Street, in the City of Austin, Travis County,
21 Texas, and generally identified in the map attached as Exhibit "B".
22

23 **PART 2.** The site development regulations for the Property within the boundaries of the
24 CURE combining district established by this ordinance are modified as follows:
25

26 The following applies to a project with a hotel-motel use with a total of at least 1000
27 rooms on the Property:
28

- 29 1. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 16.0
30 to 1.0.
31
32 2. A parking facility shall be constructed as underground parking.
33

34 Except as otherwise specifically restricted under this ordinance, the Property may be
35 developed and used in accordance with the regulations established for the central business
36 district (CBD) base district, and other applicable requirements of the City Code.
37

1
2 **PART 3.** This ordinance takes effect on _____, 2011.
3

4
5 **PASSED AND APPROVED**
6

7
8
9 _____, 2011

§
§
§

10 _____
11 Lee Leffingwell
12 Mayor
13

14 **APPROVED:** _____

15 Karen M. Kennard
16 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk

Exhibit "A"
Description of Premises

1.738 Acre (75,723 Sq. Ft.)
Original City of Austin
Travis County, Texas

LAI Job No. 100401
FN1079(kls)
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FIELD NOTES DESCRIPTION

DESCRIPTION OF 1.738 ACRE (75,723 SQUARE FEET) OF LAND, BEING ALL OF LOTS 1 THROUGH 8, BLOCK 11, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, INCLUDING THE 20 FOOT ALLEY TRANSVERSING SAID BLOCK 11 VACATED BY THE CITY OF AUSTIN BY RESOLUTION DATED DECEMBER 5, 1940, RECORDED IN VOLUME 660, PAGE 375, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT 717 SQUARE FEET OF LAND OUT OF SAID LOT 1 CONVEYED TO THE CITY OF AUSTIN RECORDED IN VOLUME 683, PAGE 366, DEED RECORDS OF TRAVIS COUNTY, TEXAS; BEING THAT SAME TRACT OF LAND AS DESCRIBED IN THE DISTRIBUTION DEED FROM WALLER CREEK ELEVEN, LTD. TO PERRY LORENZ AND ROBERT E. KNIGHT OF RECORD IN DOCUMENT NO. 2010039972, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.738 ACRE TRACT, AS SURVEYED BY LOOMIS PARTNERS, INC., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod found at the intersection of the east right-of-way line of Red River Street (80-foot right-of-way) with the south right-of-way line of East 2nd Street (80-foot right-of-way) for the northwest corner of the said 1.738 acre tract, and being the northwest corner and **POINT OF BEGINNING** of the tract described herein, from which a City of Austin City Engineer's centerline monument found at the intersection of Red River Street and East 3rd Street bears N 73° 27' 02" W a distance of 39.89 feet and N 16° 32' 58" E a distance 396.59 feet;

THENCE S 73° 30' 17" E, with the north line of said Block 11, being the north line of the said 1.738 acre tract, and being the south right-of-way line of East 2nd Street, a distance of 276.03 feet to an "X" cut in concrete found at the intersection of the south right-of-way line of East 2nd Street with the west right-of-way line of Sabine Street (80-foot right-of-way) for the northeast corner of said Block 11, being the northeast corner of the said 1.738 acre tract, and being the northeast corner of the tract described herein, from which a 60d nail in asphalt pavement found bears S 73° 29' 15" E a distance of 80.00 feet;

THENCE S 16° 33' 52" W, with the east line of said Block 11, being the east line of the said 1.738 acre tract and the west right-of-way line of Sabine Street, a distance of 277.05 feet to a ½-inch iron rod found at the intersection of the west right-of-way line of Sabine Street with the north right-of-way line of East Cesar Chavez Street (80-foot right-of-way) for the southeast corner of said Block 11, being the southeast corner of the said 1.738 acre tract and the southeast corner of the tract described herein, from which an "X" cut in concrete found bears N 69° 28' 07" W, 1.55 feet ;

THENCE N 73° 29' 01" W, with the north right-of-way line of East Cesar Chavez Street, being the south line of said Block 11 and the south line of the said 1.738 acre tract, a distance of 258.94 feet to a ½-inch iron pipe found for the southeast corner of the said 717 square feet tract, being the southwest corner of the said 1.738 acre tract and of the tract described herein, from which a ¼-inch iron rod found bears N 21° 28' 20" W, 0.12 feet;

THENCE N 05° 15' 04" E, with the east line of the said 717 square feet tract, a distance of 86.72 feet to a mag nail in concrete set in the west line of said Block 11, being the east right-of-way line of Red River Street, for the north corner of the said 717 square feet tract, and being angle point in west line of the said 1.738 acre tract and of the tract described herein;

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1.738 Acre (75,723 Sq. Ft.)
Original City of Austin
Travis County, Texas

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THENCE N 16° 32' 22" E. with the east right-of-way line of Red River Street, being the west line of said Block 11 and the said 1.738 acre tract, a distance of 191.90 feet to the POINT OF BEGINNING and containing 1.738 acres (75,723 square feet) of land, more or less.

BEARING BASIS: Texas Coordinate System, South Central Zone, NAD83, Grid.
LAI WORD FILE: FN1079(kls)

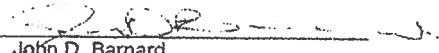
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during March 2010 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 3rd of May, 2010 A.D.

Loomis Partners
Austin, Texas 78746




John D. Barnard
Registered Professional Land Surveyor
No. 5749 - State of Texas

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AFTER RECORDING RETURN TO:
Jeffrey J. Bates, Esq.
Bracewell & Giuliani LLP
111 Congress Avenue, Suite 2300
Austin, Texas 78701

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Jun 06, 2011 12:08 PM

2011081179

HOLMC: \$36.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS