

ORDINANCE NO. 20061214-065

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 908-910 NUECES STREET AT WEST 10TH STREET FROM MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) 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 multifamily residence moderate-high density (MF-4) district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-06-0118, on file at the Neighborhood Planning and Zoning Department, as follows:

A tract of land being Lot 5 and the east 31 feet of Lot 6, Block 106, Original City of Austin, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 908-910 Nueces Street at West 10th 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 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 2,000 trips per day.

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 3. This ordinance takes effect on December 25, 2006.

PASSED AND APPROVED

December 14, 2006 §
§
§

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk

FIELD NOTES

Being Lot 5 and the east 31' of Lot 6, Block 106, of the Original City of Austin, a subdivision in Travis County, Texas, according to the map or plat of the Original City filed in the General Land Office of the State of Texas, as shown on accompanying survey plat and being more particularly described as follows (The basis of bearings for this survey is from the plat recorded in Volume 32, Page 16, Plat Records, Travis County, Texas)

BEGINNING at a ½" iron pin found in the south line of West 10th Street (80' R.O.W.), in the north line of said Lot 6, for the northwest corner of this tract, from said point, a ½" iron pin found in the east line of Rio Grande Street bears, N 70°50'00" W, said course constitutes directional control for this survey, 175.95'

THENCE, with the south line of West 10th Street, the north line of said Lot 6 and Lot 5, and the north line of this tract, S 70°50'00" E, 100.00', to a ½" iron pin set in the west line of Nueces Street (80' R.O.W.), at the northeast corner of said Lot 5, for the northeast corner of this tract.

THENCE, with the west line of Nueces Street, the east line of said Lot 5, and the east line of this tract, S 19°07'36" W, 127.57', to a ½" iron pin set in the north line of an alley (20' R.O.W.), at the southeast corner of said Lot 5, for the southeast corner of this tract.

THENCE, with the north line of said alley, the south line of said Lot 5 and Lot 6, and the south line of this tract, N 70°47'58" W, 100.00', to a ½" iron pin found for the southwest corner of this tract, from said point, a ½" iron pin found in the east line of Rio Grande Street bears, N 70°47'58" W, 176.10'.

THENCE, through the interior of said Lot 6, with the west line of this tract, N 19°07'36" E, 127.51', to the **PLACE OF BEGINNING**.

Prepared from a survey made on the ground December 7, 2005, by.
Arpentours Professional Surveying
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