

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 502 WEST 17TH STREET AND 1700-1704 SAN
3 ANTONIO STREET FROM GENERAL OFFICE (GO) DISTRICT TO
4 DOWNTOWN MIXED USE-CONDITIONAL OVERLAY (DMU-CO) COMBINING
5 DISTRICT.

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

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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 general office (GO) district to downtown mixed use-
11 conditional overlay (DMU-CO) combining district on the property described in Zoning
12 Case No. C14-04-0210, on file at the Neighborhood Planning and Zoning Department, as
13 follows:

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15 A 15,872 square foot tract of land, more or less, out of certain lots in Outlot 28,
16 Division E of the Government Offlots adjoining the Original City of Austin, the
17 tract of land being more particularly described by notes and bounds in Exhibit "A"
18 incorporated into this ordinance, the "Property";

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20 locally known as 502 West 17th Street and 1700-1704 San Antonio Street, in the City of
21 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".
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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:

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26 A site plan or building permit for the Property may not be approved, released, or
27 issued, if the completed development or uses of the Property, considered cumulatively with
28 all existing or previously authorized development and uses, generate traffic that exceeds
29 2,000 trips per day.

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31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the downtown mixed use (DMU)
33 base district and other applicable requirements of the City Code.
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1 **PART 3.** This ordinance takes effect on _____, 2005.

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4 **PASSED AND APPROVED**

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8 _____, 2005

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Will Wynn
Mayor

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13 **APPROVED:**

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15
David Allan Smith
City Attorney

ATTEST

Shirley A. Brown
City Clerk

FIELD NOTES
FOR

EXHIBIT A

15,872 SQUARE FEET OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LOT 4 AND ALL OF LOTS 5 AND 6, OUTLOT 28, DIVISION E OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, BEING ALL OF THOSE TWO TRACTS OF LAND CONVEYED TO BURATTI, L.P. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2003037811 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO CHESTER C. BURATTI BY INSTRUMENT RECORDED IN VOLUME 3456, PAGE 483 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron pin found at the Southeast corner of said Lot 6, being at the intersection of the North r.o.w. line of West 17th Street and the West r.o.w. line of San Antonio Street for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE along the North r.o.w. line of West 17th Street, being along the South lines of said Lots 4, 5 and 6, N 70°36'00" W for a distance of 124.00 feet to a ½ inch iron pin found in the South line of said Lot 4, for the Southwest corner hereof;

THENCE along the West line of the herein described tract, N 19°00'00" E for a distance of 128.00 feet to a ½ inch iron pin found in the North line of said Lot 4, being in the South line of a 20 foot wide alley for the Northwest corner hereof;

THENCE along the North line of said Lots 4, 5 and 6, being along the South line of said alley, S 70°36'00" E for a distance of 124.00 feet to a ½ inch iron pin found at the Northeast corner of said Lot 6, being in the West r.o.w. line of San Antonio Street for the Northeast corner hereof;

THENCE along the East line of said Lot 6, being along the West r.o.w. line of San Antonio Street, S 19°00'00" W for a distance of 128.00 feet to the PLACE OF BEGINNING and containing 15,872 square feet of land, more or less.

SURVEYED BY:

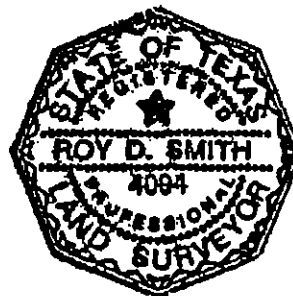
Roy D. Smith Surveyors, P.C.



ROY D. SMITH

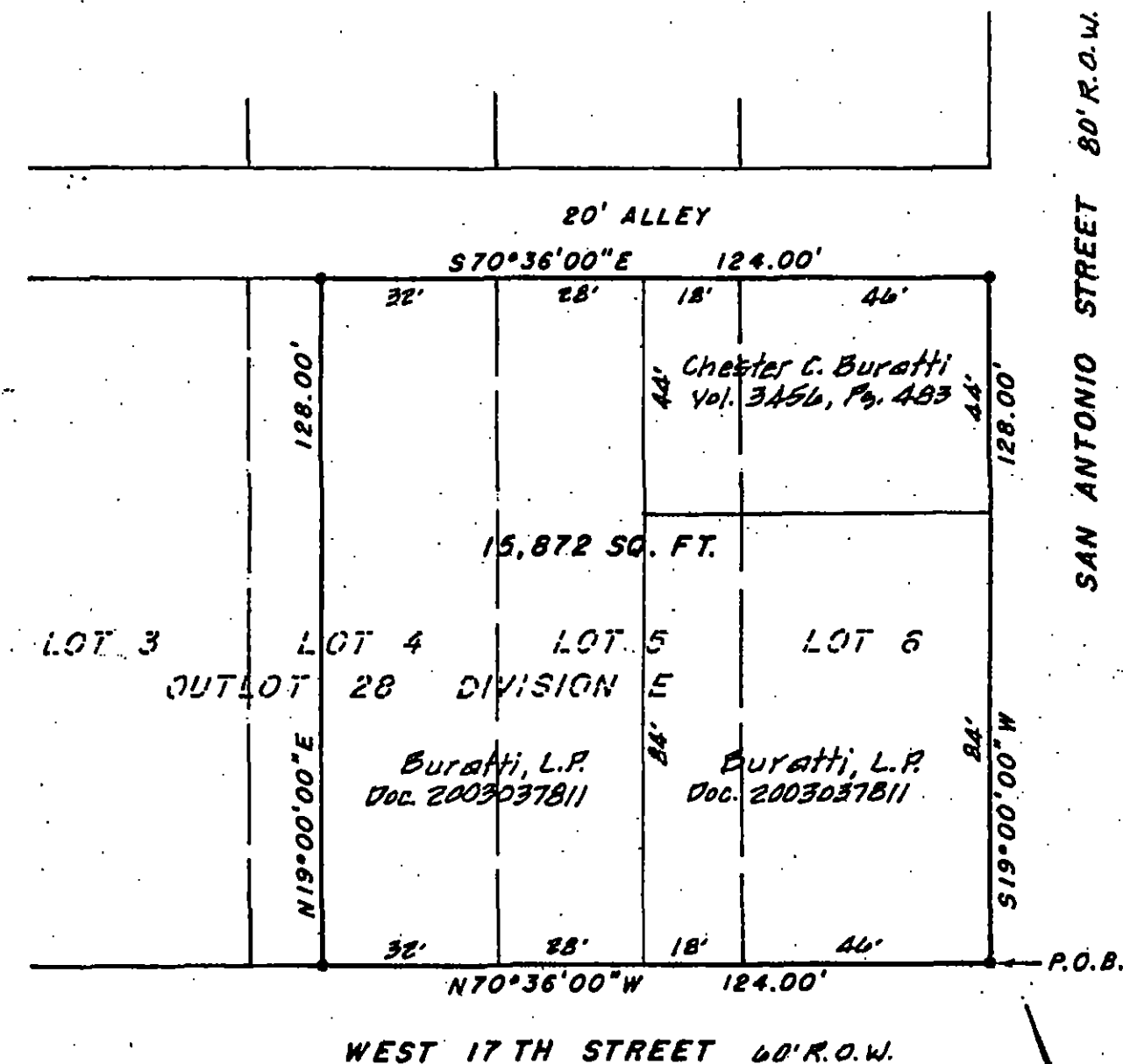
REGISTERED PROFESSIONAL SURVEYOR NO. 4094

September 22, 2004



Buratti - Lots 5 & 6

EXHIBIT TO ACCOMPANY FIELD NOTES
FOR 15,872 SQUARE FEET OF LAND



LEGEND

- 1/2" Iron Pin Found



SURVEYED BY:
ROY D. SMITH SURVEYOR, P.C.

Roy D. Smith

ROY D. SMITH
Registered Professional Surveyor No. 4094
1214 West 5th Street Suite A
Austin, Texas 78703
Ph. (512) 478-9821
September 22, 2004

SCALE 1" = 30'

UNIVERSITY OF TEXAS CAMPUS
UNZ

**SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: T. BOLT**

CASE #: C14-04-0210
ADDRESS: SAN ANTONIO ST & W 17TH
SUBJECT AREA (acres): 0.364

DATE: 05-02

INTL6: SM