

THIS ORDINANCE IS DRAFTED TO REFLECT STAFF RECOMMENDATION.

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 507 WEST 23RD STREET IN THE WEST UNIVERSITY NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-CONDITIONAL OVERLAY-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (GO-CO-H-NP) COMBINING DISTRICT TO GENERAL OFFICE-NEIGHBORHOOD PLAN (GO-NP) 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-conditional overlay-historic landmark-neighborhood plan (GO-CO-H-NP) combining district to general office-neighborhood plan (GO-NP) combining district on the property described in Zoning Case No. C14-2013-0148, on file at the Planning and Development Review Department, as follows:

Lot 13 and the north 9 feet of Lot 14, Louis Horst's Outlots in Division D and Division E, Original City of Austin and more particularly described in the plat or map filed in the General Land Office of the State of Texas, Save and Except a 0.1 acre tract of land, more or less being a portion of Lot 13, Louis Horst's Outlots in Division D and Division E the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 507 West 23rd Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property is subject to Ordinance No. 20040826-57 that established the West University neighborhood plan combining district.

THIS ORDINANCE IS DRAFTED TO REFLECT STAFF RECOMMENDATION.

PART 3. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

_____, 2014 §
 §
 §

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Jannette S. Goodall
City Attorney City Clerk

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

EXHIBIT " _____ "

**PORTION OF LOT 13
(ZONING DESCRIPTION)**

**0.101 ACRES
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.101 ACRES (APPROXIMATELY 4401 SQ. FT.) BEING A PORTION OF LOT 13, SUBDIVISION OF LOUIS HORST'S OUTLOTS IN DIVISION D AND DIVISION E, A SUBDIVISION IN THE CITY OF AUSTIN, TEXAS, OF RECORD IN BOOK Z, PAGE 613 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE UNIVERSITY COOPERATIVE SOCIETY, INC., BY WARRANTY DEED DATED SEPTEMBER 28, 1972, OF RECORD IN VOLUME 4420, PAGE 2060 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.101 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found at the intersection of the east right-of-way line of Nueces Street and the south right-of-way line of West 23rd Street (platted Louisa Street) (60' right-of-way width) as shown on said Subdivision of Louis Horst's Outlots in Division D and Division E, being the northwest corner of said Lot 13, from which a 1/2" iron pipe found at the intersection of the east right-of-way line of Nueces Street and the north right-of-way line of West 23rd Street, bears North 03°31'00" East, a distance of 58.40 feet;

THENCE South 86°08'11" East, with the south line of West 23rd Street, being also the north line of Lot 13, a distance of 70.33 feet to a calculated point, from which a 1/2" rebar with cap found for the northeast corner of Lot 13, being also in the west line of a 20' Alley as shown on the said plat, bears South 86°08'11" East, a distance of 49.98 feet;

THENCE over and across Lot 13, the two (2) following courses and distances:

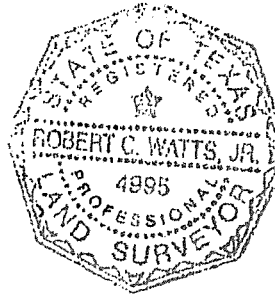
1. South 03°21'43" West, a distance of 62.58 feet to a calculated point;
2. North 86°08'11" West, a distance of 70.33 feet to a calculated point in the east line of Nueces Street, being also the west line of Lot 13, from which a 1/2" rebar with cap found for the southwest corner of Lot 14 of said subdivision bears South 03°21'43" West, a distance of 17.20 feet to a calculated point, and South 03°21'43" West, a distance of 61.61 feet;

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THENCE North 03°21'43" East, with the east line of Nueces Street, being also the west line of Lot 13, a distance of 62.58 feet to the **POINT OF BEGINNING**, containing 0.101 acres of land, more or less.

Surveyed on the ground on May 20, 2005. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA Control Network. Attachments: 484-001-Z1.

unt 9.23-13
Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



REFERENCES
Austin Grid Map J-24
TCAD Parcel No. 20357



0.101 ACRES
APPROX. 4401 SQ. FT.

N03°31'00"E 58.40'

L1

W/CAP

UNIVERSITY COOPERATIVE
SOCIETY, INC.
(4420/2060)

L3

LOT 14
(Z/613)

W/CAP

ALLEY
(20' R.O.W.)

NUECES STREET
(60' R.O.W.)

S05°21'43"W 79.78' (70')

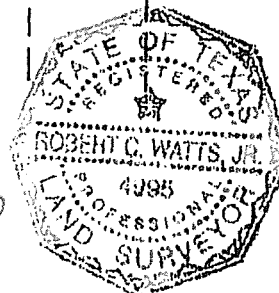
S03°21'43"W 61.61' (70")

W/CAP

LOT 15
SUBDIVISION OF LOUIS
HORST'S OUTLOTS IN
DIVISION D AND DIVISION
E
(Z/613)

DATE OF SURVEY: 5/20/2005
PLOT DATE: 9/23/2013
DRAWING NO.: 484-001-Z1
PROJECT NO.: 484-001
DRAWN BY: RCW
SHEET 1 OF 2

Chaparral

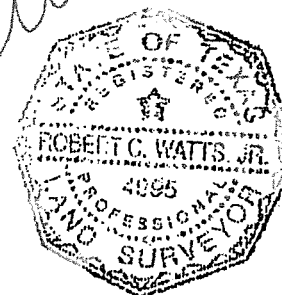


SKETCH TO ACCOMPANY A DESCRIPTION OF 0.101 ACRES (APPROXIMATELY 4401 SQ. FT.) BEING A PORTION OF LOT 13, SUBDIVISION OF LOUIS HORST'S OUTLOTS IN DIVISION D AND DIVISION E, A SUBDIVISION IN THE CITY OF AUSTIN, TEXAS, OF RECORD IN BOOK Z, PAGE 613 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE UNIVERSITY COOPERATIVE SOCIETY, INC., BY WARRANTY DEED DATED SEPTEMBER 28, 1972, OF RECORD IN VOLUME 4420, PAGE 2060 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S86°08'11"E | 70.33' |
| L2 | S03°21'43"W | 62.58' |
| L3 | N86°08'11"W | 70.33' |
| L4 | N03°21'43"E | 62.58' |
| L5 | S86°08'11"E | 49.98' |
| L6 | S03°21'43"W | 17.20' |

LEGEND

- ⊙ 1/2" REBAR FOUND
- W/CAP ⊙ 1/2" REBAR WITH CAP FOUND
- * COTTON SPINDLE FOUND
- △ NAIL FOUND
- ⊙ 1/2" IRON PIPE FOUND
- △ CALCULATED POINT



9-23-13

DATE OF SURVEY: 5/20/2005
 PLOT DATE: 9/23/2013
 DRAWING NO.: 484-001-Z1
 PROJECT NO.: 484-001
 DRAWN BY: RCW
 SHEET 2 OF 2

Chaparral

THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 484-001-Z1.

