

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 209 ½ WEST 27<sup>TH</sup> STREET FROM MULTIFAMILY RESIDENCE HIGH DENSITY-HISTORIC LANDMARK (MF-5-H) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-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 high density-historic landmark (MF-5-H) combining district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2014-0008, on file at the Planning and Development Review Department, as follows:

0.57 acre tract of land, more or less, being all of Lots 10, 11, 12 and 13 and the north 2 feet of Lot 9, Block 10, The Whitis Addition Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 209 ½ West 27<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. A 25-foot wide building setback shall be established parallel to the north property line of Lot 13, Block 10, The Whitis Addition Subdivision.
- B. The following uses are prohibited uses of the Property:

Automotive repair services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Agricultural sales and services	Campground
Commercial blood plasma center	Convenience storage
Equipment repair services	Equipment sales
Service station	Limited warehousing and distribution
Vehicle storage	

1  
2 Except as specifically restricted under this ordinance, the Property may be developed and  
3 used in accordance with the regulations established for the general commercial general  
4 commercial services (CS) base district and other applicable requirements of the City Code.

5  
6 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2014.

7  
8  
9 **PASSED AND APPROVED**

10  
11  
12 \_\_\_\_\_, 2014

§  
§  
§

13  
14 Lee Leffingwell  
15 Mayor

16  
17  
18 **APPROVED:** \_\_\_\_\_

19 Karen M. Kennard  
20 City Attorney

**ATTEST:** \_\_\_\_\_

Jannette S. Goodall  
City Clerk

EXHIBIT "A"  
FN #1246  
UDG #13-736  
PAGE 1 OF 2

WHITIS ADDITION  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

#### DESCRIPTION

DESCRIBING A TRACT OF LAND CONTAINING 0.579 OF AN ACRE (25,209 SQUARE FEET), SAME BEING ALL OF LOTS 10, 11, 12 AND 13 AND THE NORTH 2 FEET OF LOT 9, BLOCK 10, THE WHITIS ADDITION, A SUBDIVISION RECORDED IN BOOK N PAGE 576, CIVIL MINUTES, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE PROPERTY DESCRIBED IN A CORRECTION DEED TO PROTESTANT EPISCOPAL CHURCH COUNCIL OF THE DIOCESE OF TEXAS, EXECUTED ON MAY 30, 1985 AND RECORDED IN VOLUME 9211 PAGE 427, REAL PROPERTY RECORDS OF SAID COUNTY, SAID 0.579 OF AN ACRE (25,209 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a mag nail set at the southwest corner of said Episcopal Church tract, same being the northwest corner of a tract of land owned by the University of Texas, in the west line of said Lot 9, Block 10 and in the east right-of-way line of Whitis Avenue (80' R.O.W.);

THENCE, with the west line of said Lots 10, 11, 12, 13 and a portion of Lot 9, Block 10, same being the east line of said Whitis Avenue, N03°35'10"E, at 2.00 feet passing the common west corner of said Lot 9 and Lot 10, Block 10, continuing for a total distance of 193.92 feet to a calculated point at the northwest corner of said Lot 13, Block 10, same being the southwest corner of Lot 14, Block 10, said Whitis Addition from which a mag nail set at the northwest corner of Lot 15, Block 10, said Whitis Addition bears N03°35'10"E, 95.95 feet;

THENCE, with the north line of said Lot 13, Block 10, same being the south line of said Lot 14, Block 10, S86°46'35"E, 130.00 feet to a calculated point at the northeast corner of said Lot 13, Block 10, same being the southeast corner of said Lot 14, Block 10, and in the west line of a 20' alley;

THENCE, with the east line of Lots 10, 11, 12, 13 and a portion of Lot 9, Block 10, said Whitis Addition, same being the west line of said 20' alley, S03°35'10"W, 193.92 feet to a calculated point at the southeast corner of said Episcopal Church tract, same being in the east line of said Lot 9 and in the north line of said University of Texas tract from which a ½" iron rod with cap (UDG #2433) set at the southeast corner of said Episcopal Church tract, same being at the northeast corner of said University of Texas tract and in the west right-of-way line of University Avenue (80' R.O.W.) bears S86°46'35"E, 150.00 feet;

THENCE, with the south line of said Episcopal Church tract, same being north line of said University of Texas tract and through the interior of said Lot 9, Block 10, N86°46'35"W, 130.00 feet to the POINT OF BEGINNING and containing 0.579 of an acre (25,209 square feet) of land.

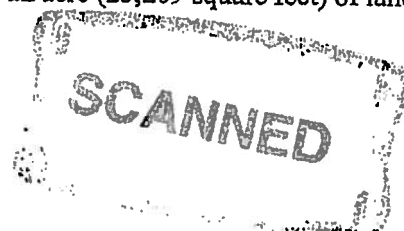
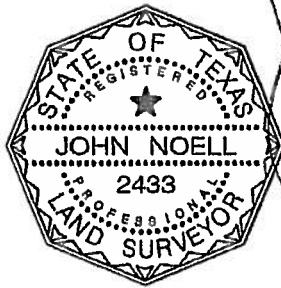


EXHIBIT "A"  
FN #1246  
UDG #13-736  
PAGE 2 OF 2

WHITIS ADDITION  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

Field Notes Prepared by:  
URBAN DESIGN GROUP  
3660 Stoneridge Road, # E101  
Austin, Texas 78746  
(512) 347-0040



  
John Noell, R.P.L.S. #2433

Date: 1.9.14

Map attached.

Basis of Bearings: Bearings shown hereon are based on the Texas State Plane Coordinate System, NAD 83 (1986 Adjustment), Texas Central Zone (4203). All bearings, distances and acreages shown hereon relate to this datum and grid coordinate system.

References: TCAD: 02 1503 0505.  
Austin Grid: J-24.





*John Noell*  
1.9.14

Basis of Bearings: Bearings shown hereon are based on the Texas State Plane Coordinate System, NAD 83 (1986 Adjustment), Texas Central Zone (4203). All bearings, distances and acreages shown hereon relate to this datum and grid coordinate system.

Field Note #1246 and #1247 to accompany this map.

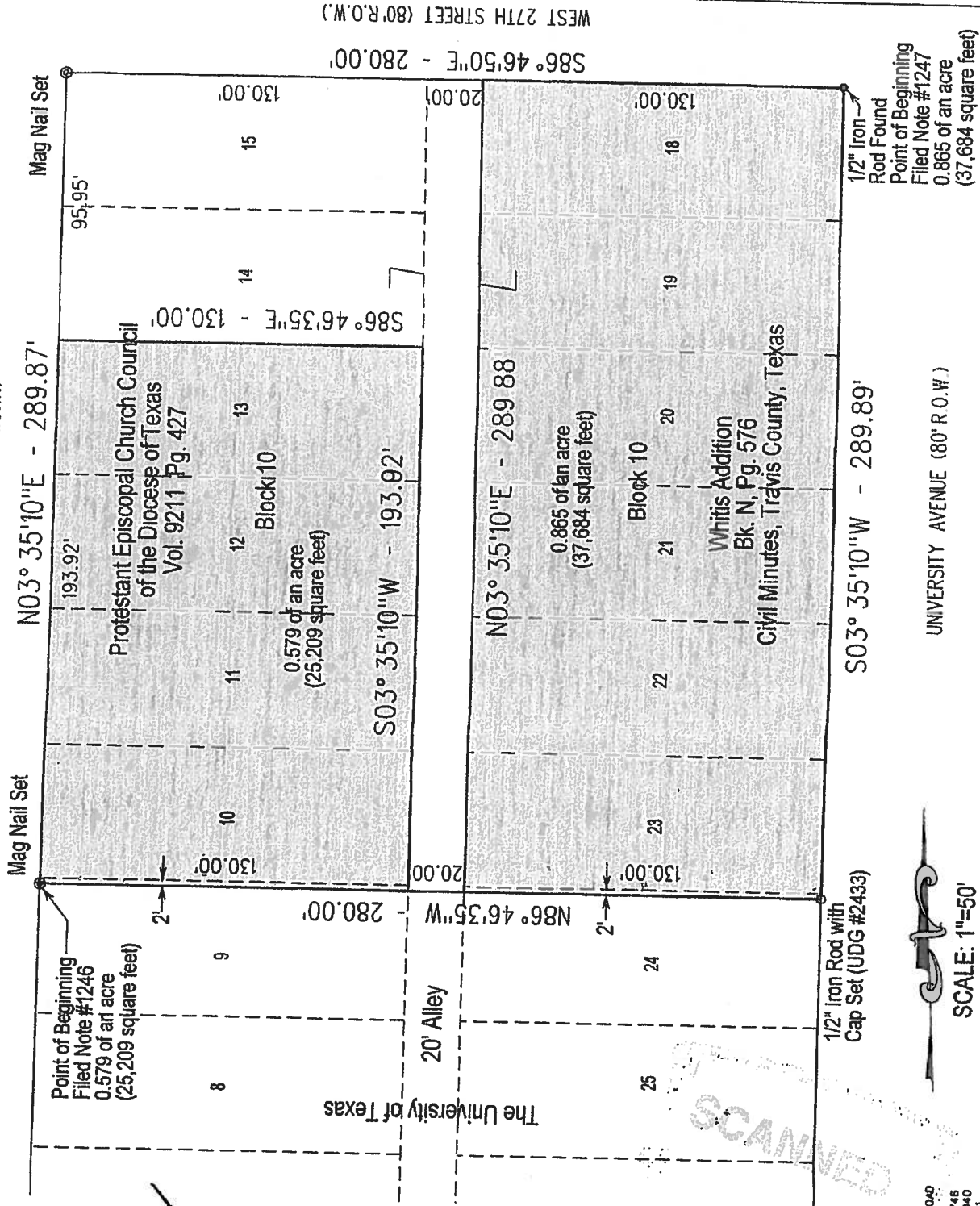
3660 STONERIDGE ROAD  
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AUSTIN, TEXAS 78746  
PHONE: (512) 347-0040  
FAX: (512) 347-1311  
E-MAIL: GENERAL@UDG.COM  
WWW.WWW.UDG.COM



**Urban Design Group**



SCALE: 1"=50'



UNIVERSITY AVENUE (80' R.O.W.)

S03° 35'10"W - 289.89'

1/2" Iron Rod with  
Cap Set (UDG #2433)

1/2" Iron  
Rod Found  
Point of Beginning  
Filed Note #1247  
0.865 of an acre  
(37,684 square feet)

WHITIS AVENUE (80' R.O.W.)

N03° 35'10"E - 289.87'

Mag Nail Set

Mag Nail Set

WEST 27TH STREET (80' R.O.W.)  
S86° 46'50"E - 280.00'

The University of Texas  
N86° 46'35"W - 280.00'

20' Alley

N03° 35'10"E - 289.88'

0.865 of an acre  
(37,684 square feet)

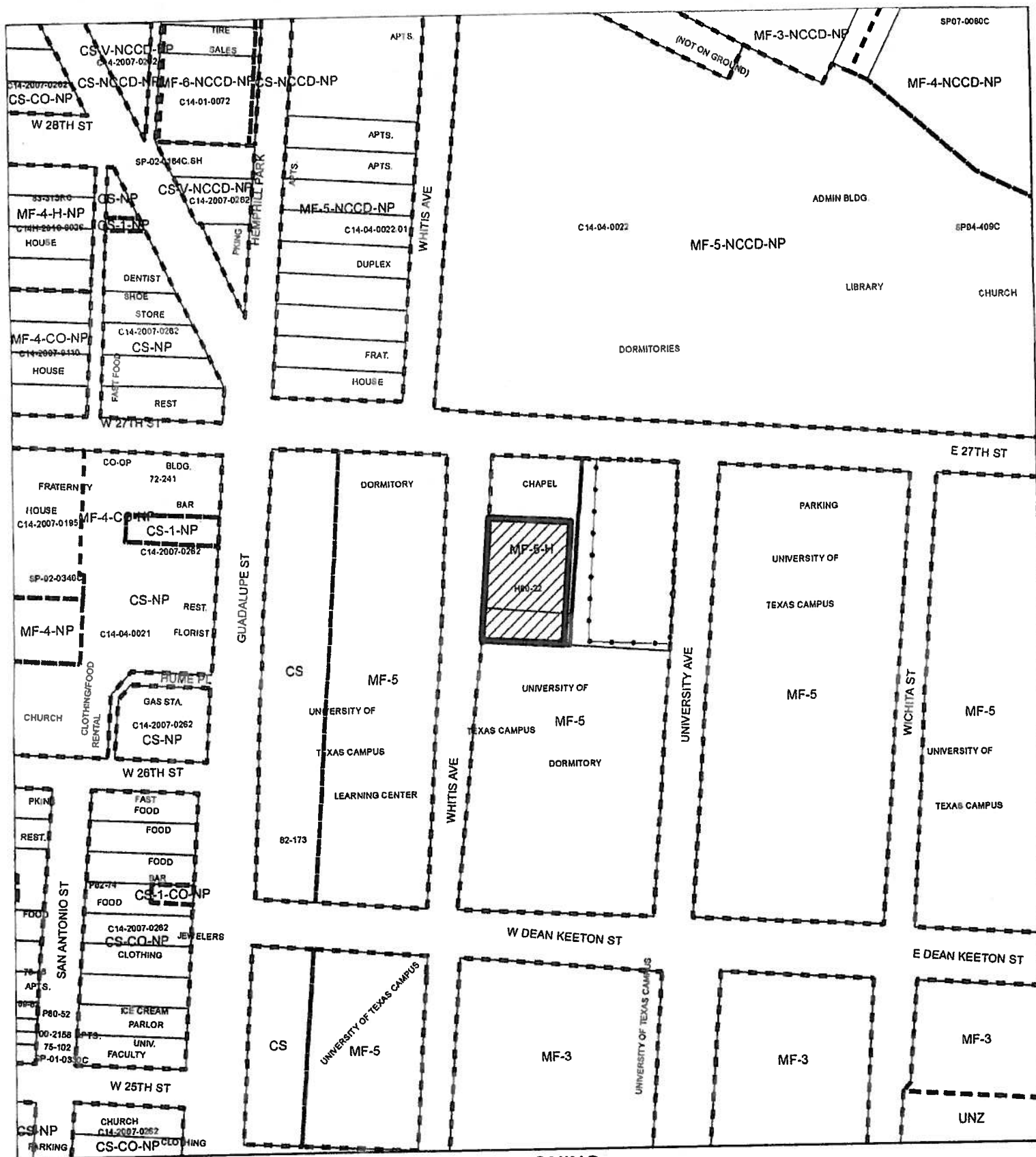
Block 10

Whitis Addition  
Bk. N, Pg. 576  
Civil Minutes, Travis County, Texas

Protestant Episcopal Church Council  
of the Diocese of Texas  
Vol. 9211 Pg. 427

Block 10

0.579 of an acre  
(25,209 square feet)



# ZONING

ZONING CASE#: C14-2014-0008



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference by the City of Austin regarding specific accuracy or completeness.

Exhibit B

