

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 209 WEST 27<sup>TH</sup> STREET FROM MULTIFAMILY  
3 RESIDENCE HIGH DENSITY (MF-5) DISTRICT TO GENERAL COMMERCIAL  
4 SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING  
5 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 multifamily residence high density (MF-5) district to general  
11 commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on  
12 the property described in Zoning Case No. C14-2014-0009, on file at the Planning and  
13 Development Review Department, as follows:

14  
15 0.86 acre tract of land, more or less, being all of Lots 18, 19, 20, 21, 22, 23 and the  
16 north 2 feet of Lot 24, Block 10, The Whitis Addition Subdivision, the tract of land  
17 being more particularly described by metes and bounds in Exhibit "A"  
18 incorporated into this ordinance (the "Property"),

19  
20 locally known as 209 West 27<sup>th</sup> Street in the City of Austin, Travis County, Texas, and  
21 generally identified in the map attached as Exhibit "B".

22  
23 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following condition:

25  
26 The following uses are prohibited uses of the Property:

27  
28

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

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

7  
8 **PASSED AND APPROVED**  
9

10 \_\_\_\_\_, 2014

§  
§  
§

11  
12  
13 Lee Leffingwell  
14 Mayor  
15

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

18 Karen M. Kennard  
19 City Attorney

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

Jannette S. Goodall  
City Clerk

C14-2014-0009

EXHIBIT "A"  
FN #1247  
UDG #13-736  
PAGE 1 OF 2

WHITIS ADDITION  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

#### DESCRIPTION

DESCRIBING A TRACT OF LAND CONTAINING 0.865 OF AN ACRE (37,684 SQUARE FEET), SAME BEING ALL OF LOTS 18, 19, 20, 21, 22 AND 23 AND THE NORTH 2 FEET OF LOT 24, 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 0.865 OF AN ACRE (37,684 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½" iron rod found at the northeast corner of said Episcopal Church tract, same being the northeast corner of said Lot 18, in the south right-of-way line of West 27<sup>th</sup> Street (80' R.O.W.) and in the west right-of-way line of University Avenue (80' R.O.W.);

THENCE, with the east line of said Lots 18, 19, 20, 21, 22, 23 and a portion of Lot 24, Block 10, same being the west line of said University Avenue, S03°35'10"W, at 287.89 feet passing the common east corner of said Lot 23 and Lot 24, Block 10, continuing for a total distance of 289.89 feet to 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 a tract of land owned by the University of Texas and in the east line of said Lot 24, Block 10;

THENCE, with the south line of said Episcopal Church tract, same being with the north line of said University of Texas tract and through the interior of said Lot 24, Block 10, N86°46'35"W, 130.00 feet to a calculated point at the southwest corner of said Episcopal Church tract, same being in the east line of a 20' alley from which a mag nail set at the southwest corner of said Episcopal Church tract, same being the northwest corner of said University of Texas tract and in the east line of Whitis Avenue (80' R.O.W.) bears N86°46'35"W, 150.00 feet;

THENCE, with the west line of said Lots 18, 19, 20, 21, 22, 23 and a portion of Lot 24, Block 10, same being the east line of said 20' alley, N03°35'10"E, 289.88 feet to a calculated point at the northwest corner of said Lot 18, Block 10, same being in the south right-of-way line of said West 27<sup>th</sup> Street from which a mag nail set at the northwest corner of Lot 15, Block 10, said Whitis Addition, same being in the east right-of-way line of said Whitis Avenue bears N86°46'50"W, 150.00 feet;

THENCE, with the north line of said Lot 18, Block 10, same being the south line of said West 27<sup>th</sup> Street, S86°46'50"E, 130.00 feet to the POINT OF BEGINNING and containing 0.865 of an acre (37,684 square feet) of land.

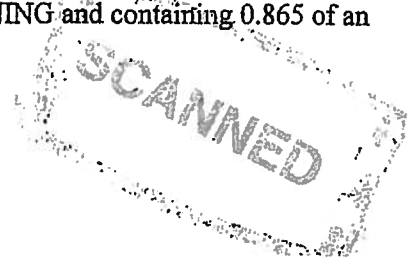
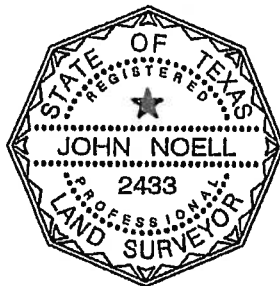


EXHIBIT "A"  
FN #1247  
UDG #13-736  
PAGE 2 OF 2

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



*[Signature]*  
John Noell, R.P.L.S. #2433  
Date: *1-9-14*

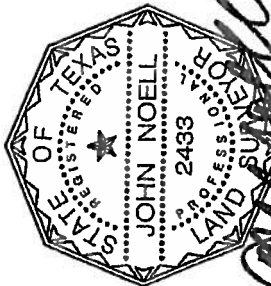
Map attached.

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.

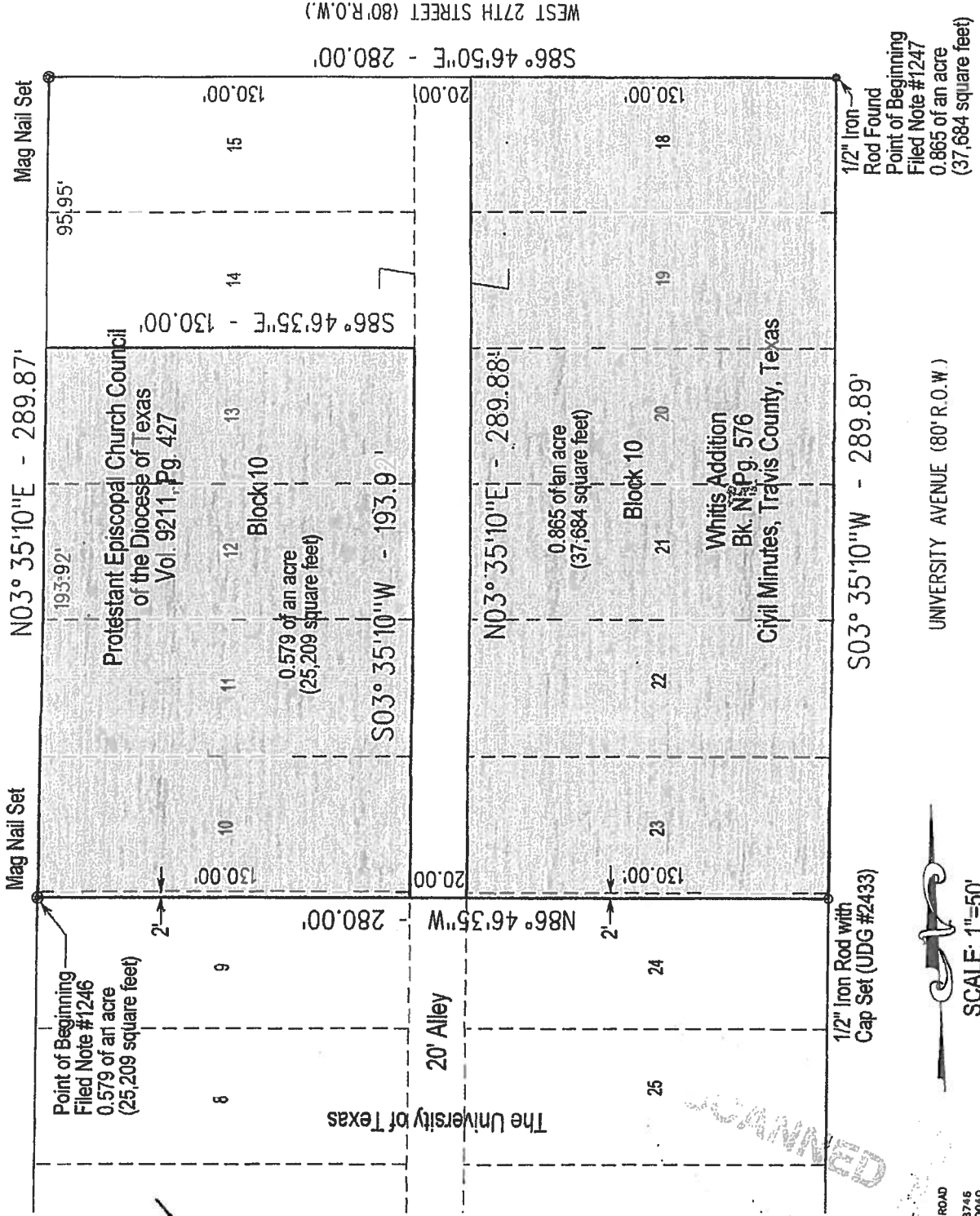
References: TCAD: 02 1503 0505.  
Austin Grid: J-24.

SCANNED

0215030505



*[Signature]*  
1.9.14



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

3660 S. OVERIDGE ROAD  
SUITE E01  
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)

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

0.865 of an acre (37,684 square feet)

Block 10

0.579 of an acre (25,209 square feet)

Block 10

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

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

N03°35'10"E - 289.87'

Mag Nail Set

Mag Nail Set

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

