

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 209 ½ WEST 27TH STREET FROM MULTIFAMILY
3 RESIDENCE HIGH DENSITY-HISTORIC LANDMARK (MF-5-H) COMBINING
4 DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-
5 CONDITIONAL OVERLAY (CS-MU-CO) COMBINING 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-historic landmark (MF-5-
11 H) combining district to general commercial services-mixed use-conditional overlay (CS-
12 MU-CO) combining district on the property described in Zoning Case No. C14-2014-0008,
13 on file at the Planning and Development Review Department, as follows:
14

15 0.57 acre tract of land, more or less, being all of Lots 10, 11, 12 and 13 and the
16 north 2 feet of Lot 9, 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 ½ West 27th 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 conditions:
25

26 A. A 25-foot wide building setback shall be established parallel to the north
27 property line of Lot 13, Block 10, The Whitis Addition Subdivision.
28

29 B. The following uses are prohibited uses of the Property:
30

Automotive repair services

Automotive sales

Agricultural sales and services

Commercial blood plasma center

Equipment repair services

Service station

Vehicle storage

Automotive rentals

Automotive washing (of any type)

Campground

Convenience storage

Equipment sales

Limited warehousing and distribution

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;

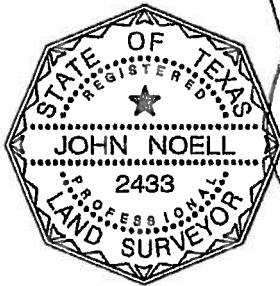
THENCE, with the south line of said Episcopal Church tract, same being north line of said University of Texas tract and through the interior of said Lot 9, Block 10, N86°46'35"W, 130.00 feet to the POINT OF BEGINNING and containing 0.579 of an acre (25,209 square feet) of land.



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



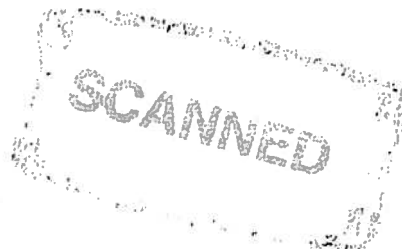

John Noell, R.P.L.S. #2433

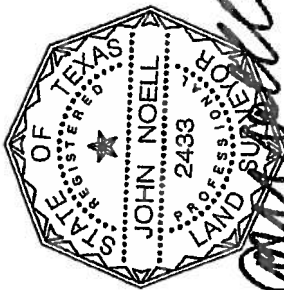
Date: 1.9.14

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.

3560 STONERIDGE ROAD
SUITE 201
AUSTIN, TEXAS 78746
PHONE: (512) 347-0040
FAX: (512) 347-1311
E-MAIL: GENE@UDG.COM
WWW: WWW.UDG.COM



Urban Design Group



SCALE: 1"=50'

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

S03° 35'10"W - 289.89'

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

1/2" Iron
Rod Found

Point of Beginning
Filed Note #1247
0.865 of an acre
(37,684 sq. are feet)

S86° 46'50"E - 280.00'

WEST 27TH STREET (80' R.O.W.)

N03° 35'10"E - 289.87'

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

Mag Nail Set

Mag Nail Set

Point of Beginning
Filed Note #1246
0.579 of an acre
(25,209 square feet)

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

Block 10
0.579 of an acre
(25,209 square feet)

S03° 35'10"W - 193.92'

20' Alley

N86° 46'35"W

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

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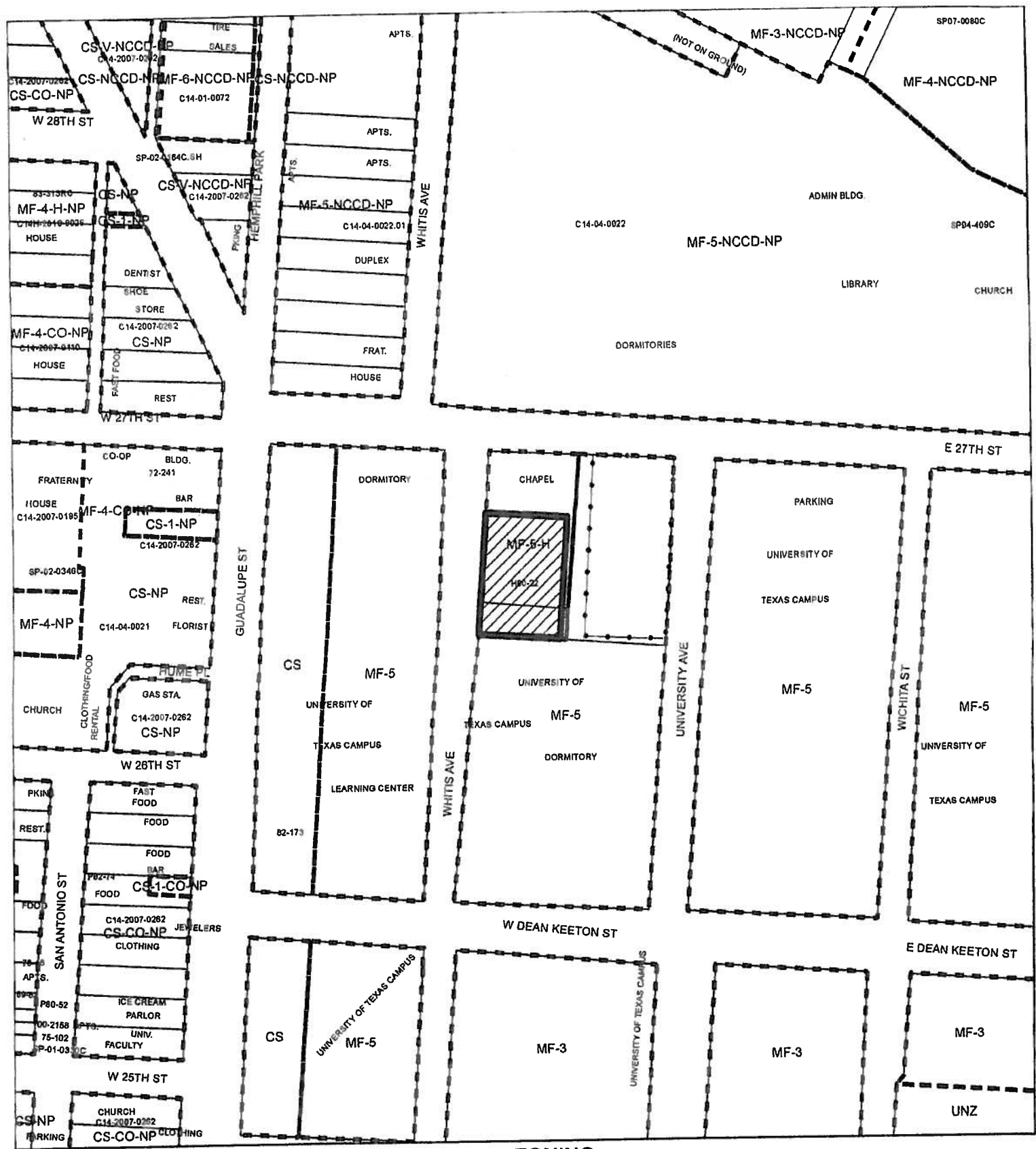
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ZONING

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

