

ORDINANCE NO. 20140807-136

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 209 WEST 27TH STREET FROM MULTIFAMILY RESIDENCE HIGH DENSITY (MF-5) 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 (MF-5) district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2014-0009, on file at the Planning and Development Review Department, as follows:

0.86 acre tract of land, more or less, being all of Lots 18, 19, 20, 21, 22, 23 and the north 2 feet of Lot 24, 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 West 27th 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 condition:

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 | |

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 1/2" 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 27th 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 1/2" 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 27th 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 27th 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.

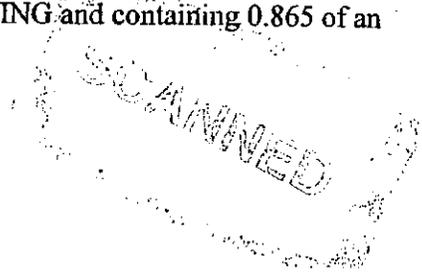
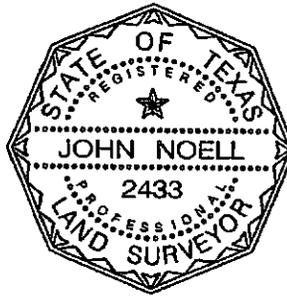


EXHIBIT "A"
FN #1247
UDG #13-736
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WHITIS ADDITION
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

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



John Noell

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.

RECORDED



John Noell
1.9.14

21503055

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

Mag Nail Set

N03° 35'10"E - 289.87'

Mag Nail Set

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

193.92'

95.95'

Protestant Episcopal Church Council
of the Diocese of Texas
Vol. 92.11, Pg. 427

8

9

10

11

12

13

14

15

Block 10

0.579 of an acre
(25,209 square feet)

S03° 35'10"W - 193.92'

S86° 46'35"E - 130.00'

130.00'

The University of Texas

20' Alley

280.00'

20.00'

N86° 46'35"W

2'

130.00'

N03° 35'10"E - 289.88'

0.865 of an acre
(37,684 square feet)

25

24

23

22

21

20

19

18

Block 10

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

130.00'

S86° 46'50"E - 280.00'

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

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.

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

S03° 35'10"W - 289.89'

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



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SCALE: 1"=50'

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

Urban Design Group

