

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1507 NUECES STREET FROM GENERAL OFFICE (GO) DISTRICT TO DOWNTOWN MIXED USE-CONDITIONAL OVERLAY (DMU-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 general office (GO) district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-2015-0093, on file at the Planning and Zoning Department, as follows:

Being 0.16 acres of land situated in Travis County, Texas, out of Block or Outlot Thirty (30) in Division "E", City of Austin, Texas, according to the Map or Plat of said City on file in the General Lane Office, of the State of Texas, and being that tract of land described in a Special Warranty Deed to The Julia J. Sawyer Family Limited Partnership II dated November 5, 2004 and recorded in Document No. 2004212823 of the Official Public Records of Travis County, Texas, and further described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 1507 Nueces Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit “B”.

PART 2. Except as specifically provided in Part 3 of this ordinance, the Property may be used in accordance with the regulations established for the downtown mixed use (DMU) combining district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. The maximum height of a building or structure on the Property may not exceed 60 feet.
- B. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered

39 cumulatively with all existing or previously authorized development and uses,
40 generate traffic that exceeds 2,000 trips per day.

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42 **PART 4.** This ordinance takes effect on _____, 2015.

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44
45 **PASSED AND APPROVED**

46
47 §
48 §
49 _____, 2015 § _____
50
51 Steve Adler
52 Mayor

53
54 **APPROVED:** _____ **ATTEST:** _____
55 Anne L. Morgan Jannette S. Goodall
56 Interim City Attorney

FIELD NOTES

JOB NO. 12104-00

DATE: MAY 11, 2012

PAGE 1 OF 2

0.16 ACRES

Being 0.16 acres of land situated in Travis County, Texas, out of Block or Outlot Thirty (30) in Division "E", City of Austin, Texas, according to the Map or Plat of said City on file in the General Land Office, of the State of Texas, and being that tract of land described in a Special Warranty Deed to The Julia J. Sawyer Family Limited Partnership II dated November 5, 2004 and recorded in Document No. 2004212823 of the Official Public Records of Travis County, Texas, and further described by metes and bounds as follows:

BEGINNING: at an "X" set in the sidewalk at the intersection of the south line of West 16th Street and the east line of Nueces Street for the northwest corner of said Block of Outlot 30, said Julia J. Sawyer Family Partnership II tract and this tract;

THENCE: S73°05'12"E 50.04 feet to an "X" set in the sidewalk for the northwest corner of that tract described in a Special Warranty Deed to Mary Jane Notzon dated January 23, 2012 and recorded in Document No. 2012010814, said official public records for the northeast corner of said Julia J. Sawyer Family Partnership II tract and this tract;

THENCE: S16°39'06"W 138.92 feet with the west line of said Notzon tract and the east line of said Julia J. Sawyer Family Partnership II tract to a 1/2 inch iron pin with no cap found in the north line of that tract described in a Warranty Deed to Texas Assoc. of Builders, Inc. dated December 28, 1983 and recorded in Volume 8387, Page 543, Deed Records, Travis County, Texas, for the southwest corner of said Notzon tract and the southeast corner of said Julia J. Sawyer Family Partnership II tract and this tract;

THENCE: N73°12'07"W 49.67 feet with the north line of said Texas Assoc. of Builders tract and the south line of said Julia J. Sawyer Family Partnership II tract to an "X" found in concrete in the east line of said Nueces Street for the northwest corner of said Texas Assoc. of Builders tract, the southwest corner of said Julia J. Sawyer Family Partnership II tract and this tract;

THENCE: N16°30'00"E 139.03 feet with the east line of said Nueces Street and the west line of said Julia J. Sawyer Family Partnership II tract to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83.


Clyde C. Castleberry, Jr., R.P.L.S. No. 4835
Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628

CCC/jrb

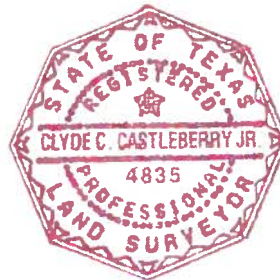
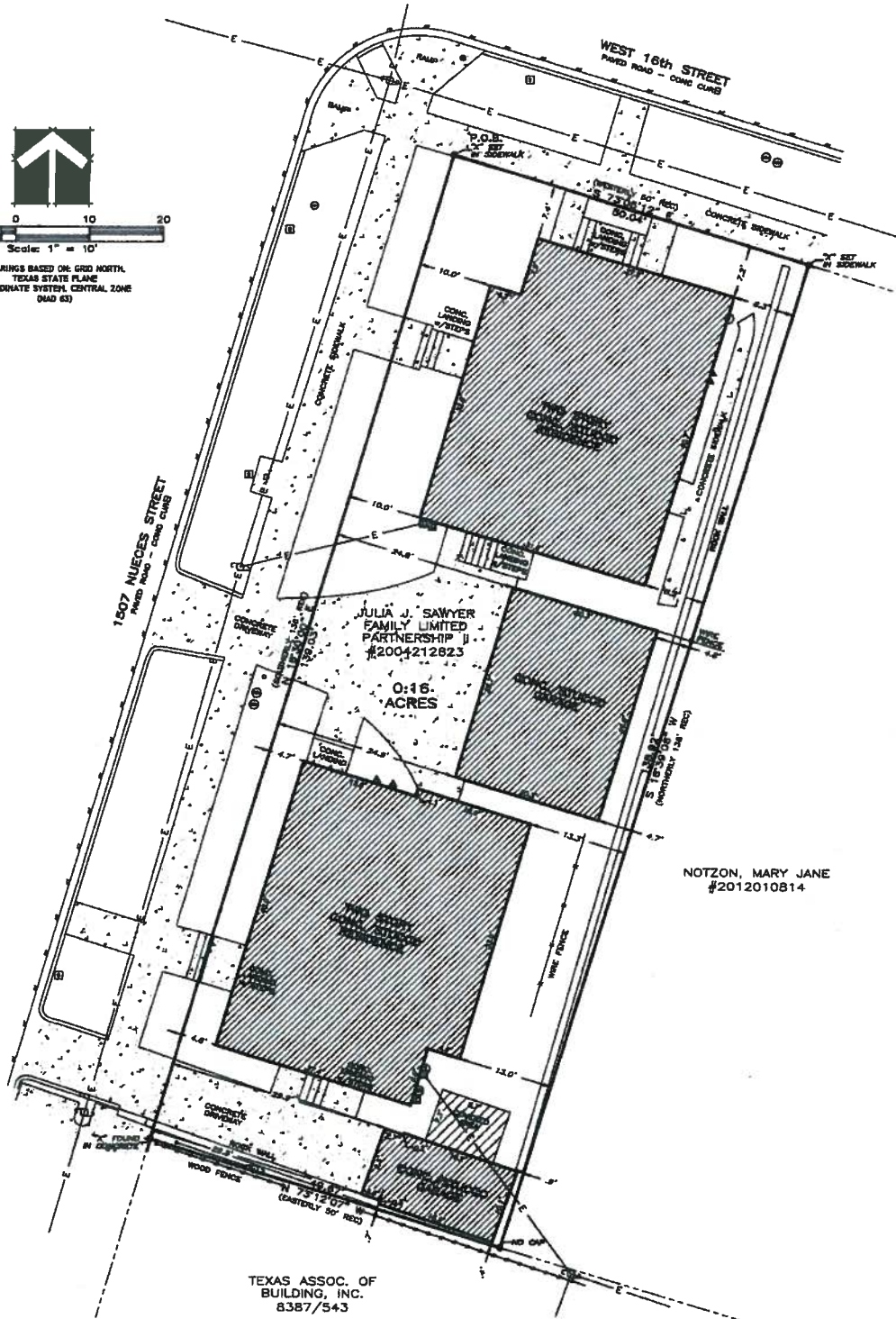


EXHIBIT TO ACCOMPANY FIELD NOTES:
 BEING 0.16 ACRE OUT OF BLOCK OR OUTLOT NO. THIRTY (30)
 IN DIVISION "E", CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



NO.	DESCRIPTION	DATE	BY
1	FILED FOR RECORD	11/15/11	DAVID L. HARRIS
2	FILED FOR RECORD	11/15/11	DAVID L. HARRIS
3	FILED FOR RECORD	11/15/11	DAVID L. HARRIS
4	FILED FOR RECORD	11/15/11	DAVID L. HARRIS
5	FILED FOR RECORD	11/15/11	DAVID L. HARRIS
6	FILED FOR RECORD	11/15/11	DAVID L. HARRIS
7	FILED FOR RECORD	11/15/11	DAVID L. HARRIS
8	FILED FOR RECORD	11/15/11	DAVID L. HARRIS
9	FILED FOR RECORD	11/15/11	DAVID L. HARRIS
10	FILED FOR RECORD	11/15/11	DAVID L. HARRIS
11	FILED FOR RECORD	11/15/11	DAVID L. HARRIS
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18	FILED FOR RECORD	11/15/11	DAVID L. HARRIS
19	FILED FOR RECORD	11/15/11	DAVID L. HARRIS
20	FILED FOR RECORD	11/15/11	DAVID L. HARRIS

CERTIFY HEREBY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY PLAT AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF WILLAMETTE, OREGON.

DAVID L. HARRIS, Surveyor

3013 W. Main Street, Suite 202 - Portland, Oregon 97201
 (503) 636-1800 / (503) 636-8300 Fax
 www.davidl.harris.surveyor.com

THIS DOCUMENT IS NOT VALID UNLESS IT IS SIGNED BY THE SURVEYOR OR HIS DEPUTY SURVEYOR. IT IS THE SURVEYOR'S RESPONSIBILITY TO SIGN AND DATE THIS DOCUMENT.

STATE OF OREGON
 DAVID L. HARRIS
 SURVEYOR



ZONING

Exhibit B



This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'