

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.

41
42 C. The following uses are not permitted uses of the Property:
43

Group residential	Alternative financial services
Bail bond services	Outdoor entertainment
Pawn shop services	Service station
Transitional housing	Residential treatment
Liquor sales	Consumer convenience services

44
45 D. Drive-in service is prohibited as an accessory use to commercial uses.
46

47 **PART 4.** This ordinance takes effect on _____, 2015.
48

49
50 **PASSED AND APPROVED**

51
52 §
53 §
54 _____, 2015 § _____
55 Steve Adler
56 Mayor
57

58
59 **APPROVED:** _____ **ATTEST:** _____
60 Anne L. Morgan Jannette S. Goodall
61 City Attorney

FIELD NOTES

JOB NO. 12104-00

DATE: MAY 11, 2012

PAGE 1 OF 2

0.16 ACRES

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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;

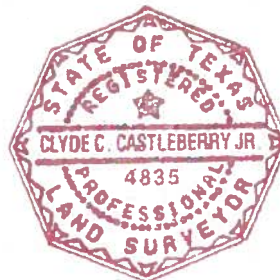
THENCE: N73°12'07"W 49.67 feet with the north line of said Texas Assoc. of Builders tract and the south line of said Julia J. Sawyer Family Partnership II tract to an "X" found in concrete in the east line of said Nueces Street for the northwest corner of said Texas Assoc. of Builders tract, the southwest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

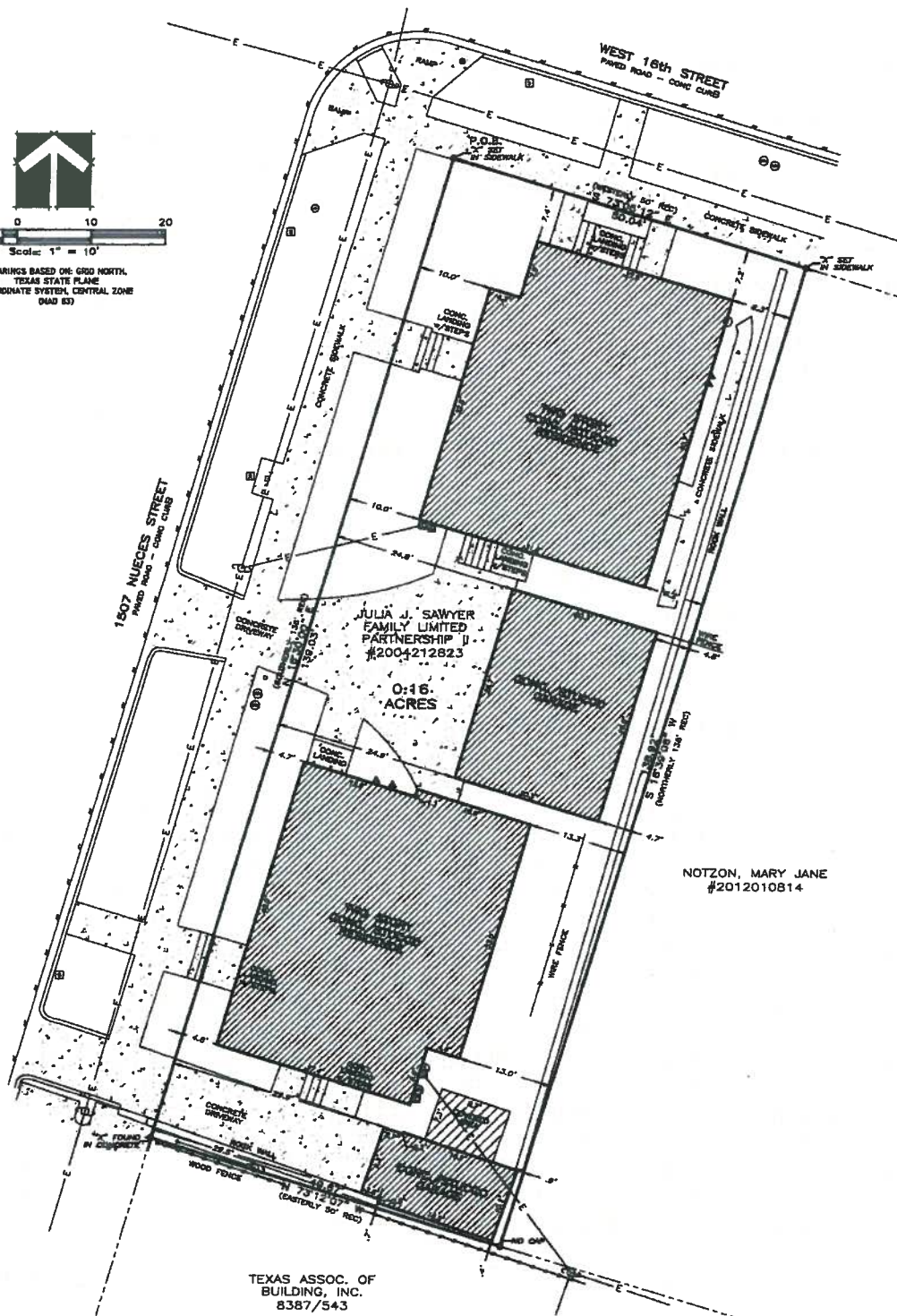
THENCE: N16°30'00"E 139.03 feet with the east line of said Nueces Street and the west line of said Julia J. Sawyer Family Partnership II tract to the Point of Beginning.

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





1/2" IRON PIN FOUND
1/2" IRON PIN FOUND

CERTIFY STEWART TITLE, NORTH AMERICAN TITLE / FIVE POINT REALTY PARTNERS LTD OF MEXICO / CF 01443-10-400

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS

THAT SURVEYOR PER CASTLEBERRY SURVEYING, I.T.L. HAVE THIS DATE CALLED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR RIGHTS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED HIGHWAY, EXCEPT AS NOTED HEREON.

[illegible]

IN FIELD OF FLOORING OR FLOOR SURFACE.

3013 Williams Drive, Suite 603 - Georgetown, Texas 78626

[illegible]



1" = 200'

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.

