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ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 507 WEST 16th 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. C14-2015-0094, on file at the Planning and Zoning Department, as follows:

A 0.124 acre of land out of Outlot 30, Division "E" of the Government Outlots of the City of Austin, according to the map or plat thereof on file in the General Land Office of the State of Texas, and all of that certain tract conveyed to the Bobby and Carole Brown Trust by warranty deed recorded in Volume 12986 Page 1062 of the Real Property Records of Travis County, Texas, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 507 West 16th 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 conditions:

- A. 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 cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The maximum height of a building or structure on the Property may not exceed 60 feet.
- C. The following uses are not permitted uses of the Property:

Group residential

Alternative financial services

Bail bond services
Pawn shop services
Transitional housing
Liquor sales

Outdoor entertainment
Service station
Residential treatment
Consumer convenience services

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

Except as specifically restricted under this ordinance, the Property may be developed and 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. This ordinance takes effect on _____, 2015.

PASSED AND APPROVED

_____, 2015 §
 §
 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

**CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

May 3, 2004

FIELD NOTE DESCRIPTION OF 0.124 ACRE OF LAND OUT OF OUTLOT 30, DIVISION "E" OF THE GOVERNMENT OUTLOTS OF THE CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING ALL OF THAT CERTAIN TRACT CONVEYED TO THE BOBBY AND CAROLE BROWN TRUST BY WARRANTY DEED RECORDED IN VOLUME 12986 PAGE 1062 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron pipe found in the south right-of-way of West 16th Street, and being a point in the north line of that certain (78' x 138') tract described in Volume 133 Page 613 of the Travis County Deed Records, and being at the northwest corner of that certain tract conveyed to the Bobby and Carole Brown Trust by deed recorded in Volume 12986 Page 1062 of the Real Property Records of Travis County, Texas, and being at the northeast corner of that certain tract conveyed to E.S. Gregory et Ux. by deed recorded in Volume 814 Page 116 of the Travis County Deed Records, and being the northwest corner and **PLACE OF BEGINNING** of the herein described tract of land;

THENCE with the south right-of-way line of West 16th Street, **S 70 deg. 38' 24" E 39.00 ft.** to a chiseled "X" set on the top of a leaning concrete curb in the west line of an alley at the northeast corner of said (78' x 138') tract, and being at the northeast corner of said Brown tract, and being the northeast corner of this tract, and from which a small punch hole on the face of said leaning curb bears **S 85 deg. 11' E 0.43'**, and from which a ½ inch iron rod found at the northwest corner of that certain tract conveyed to 800-JV by deed recorded in Document No. 2001210959 of the Travis County Official Public Records bears **S 70 deg. 50' 13" E 21.13 ft.**;

THENCE with the east line of said (78' x 138') tract, being the east line of said Brown tract, **S 19 deg. 03' 02" W 138.82 ft.** to a cotton spindle set with plastic cap marked "Carson and Bush" at the southeast corner of said (78' x 138') tract, and being the southeast corner of said Brown tract, and being the southeast corner of this tract;

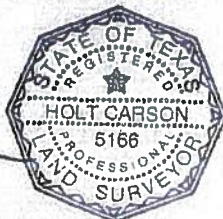
THENCE with the south line of said (78' x 138') tract, a course which is described in said Volume 12986 Page 1062 as being the "center line of an alley" although no alley-way is developed along it, **N 70 deg. 37' 47" W** at 1.23 ft. passing a ½ inch iron rod found at the northeast corner of that certain tract conveyed to Ronald G. Greening by deed recorded in Volume 13245 Page 626 of the Travis County Real Property Records, and being the northeast corner of that certain (126' x 138') tract described in Volume 1498 Page 245 of the Travis County Deed Records, and continuing on 37.77 ft. more, for a total distance on this course of **39.00 ft.**, to a ½ inch iron rod set with plastic cap marked "Carson and Bush" at the southwest corner of said Brown tract, and being the southeast corner of said Gregory tract, and being the southwest corner of this tract, and from which a chiseled "X" found in concrete in the east right-of-way line of Nueces Street at the northwest corner of said (126' x 138') tract bears **N 70 deg. 37' 47" W 89.00 ft.**;

THENCE crossing the interior of said (78' x 138') tract with the common line of said Gregory tract and said Brown tract, **N 19 deg. 03' 02" E 138.81 ft.** to the Place of Beginning, containing 0.124 Acre of land.

SURVEYED: May 3, 2004

BY:

Holt Carson



Holt Carson
Registered Professional Land Surveyor No. 5166

see accompanying survey plat B 722058

SURVEY PLAT OF
0.122 ACRE OF LAND OUT OF OUTLOT 30, DIVISION "E" OF THE GOVERNMENT
OUTLOTS OF THE CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT
THEREON ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS
AND BEING ALL OF THAT CERTAIN TRACT CONVEYED TO THE WILSON AND
CARROLL BROWN TRUST BY WARRANTY DEED RECORDED IN VOLUME 12886
PAGE 1082 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
LOCATED AT 507 WEST 6TH STREET

1-8-68
 1. 1/2" Iron Rod Found
 2. 1/2" Iron Pipe Found as noted
 3. Cast Iron "T" Found in Concrete under main
 City of Austin Records also found Fringe
 4. Colored Paint
 5. 1/2" Iron Pipe with Plastic Cap Marked
 "Corson and Bush Productions Surveyors"
 6. Unlabeled "T" Set
 Overhead lighting fixture
 7. 1/2" Iron Rod
 8. 1/2" Iron Pipe
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Further descriptions of the two tracks assuming the southwest corner of Grid 20 as the middle of the gale. The southeastern hole generally determined as being 52 ft. at the southwest end of Grid 20 plus 43 ft. at the adjacent eastern edge. The description of the castle by Westcott for the north end of the tracing is below. The castle hole is a shallow edge, the direction of location influenced by wind by either direct or by the effects of the same winds.

Search for the map leads to the work of the subject from
through streets (and left no sections) that is not known
as it is any way the country from it some signs are
supper described as follows: a line "National the map" are
to, Mar 20. The word "B" of map and present either at the
corner has been described as "is current configuration" (B)
"B" map at all "B" (B)

The number also shown herein is not developed as such, and there is an additional picture on enclosed in volume 148, page 238 - "New County Road Section in West Forest and Improvements in and around the same" and at the same time at College St. from 124 to 125 on West 15th Street and 126 to 127 on West 16th Street and 128 to 129 on West 17th Street and 130 to 131 on West 18th Street and 132 to 133 on West 19th Street and 134 to 135 on West 20th Street and 136 to 137 on West 21st Street and 138 to 139 on West 22nd Street and 140 to 141 on West 23rd Street and 142 to 143 on West 24th Street and 144 to 145 on West 25th Street and 146 to 147 on West 26th Street and 148 to 149 on West 27th Street and 150 to 151 on West 28th Street and 152 to 153 on West 29th Street and 154 to 155 on West 30th Street and 156 to 157 on West 31st Street and 158 to 159 on West 32nd Street and 160 to 161 on West 33rd Street and 162 to 163 on West 34th Street and 164 to 165 on West 35th Street and 166 to 167 on 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WEST 17TH
STREET
(60')

NUCES STREET (80.)

WEST 16TH STREET (60')

SAN ANTONIO STREET (80°)

OUTLET 31

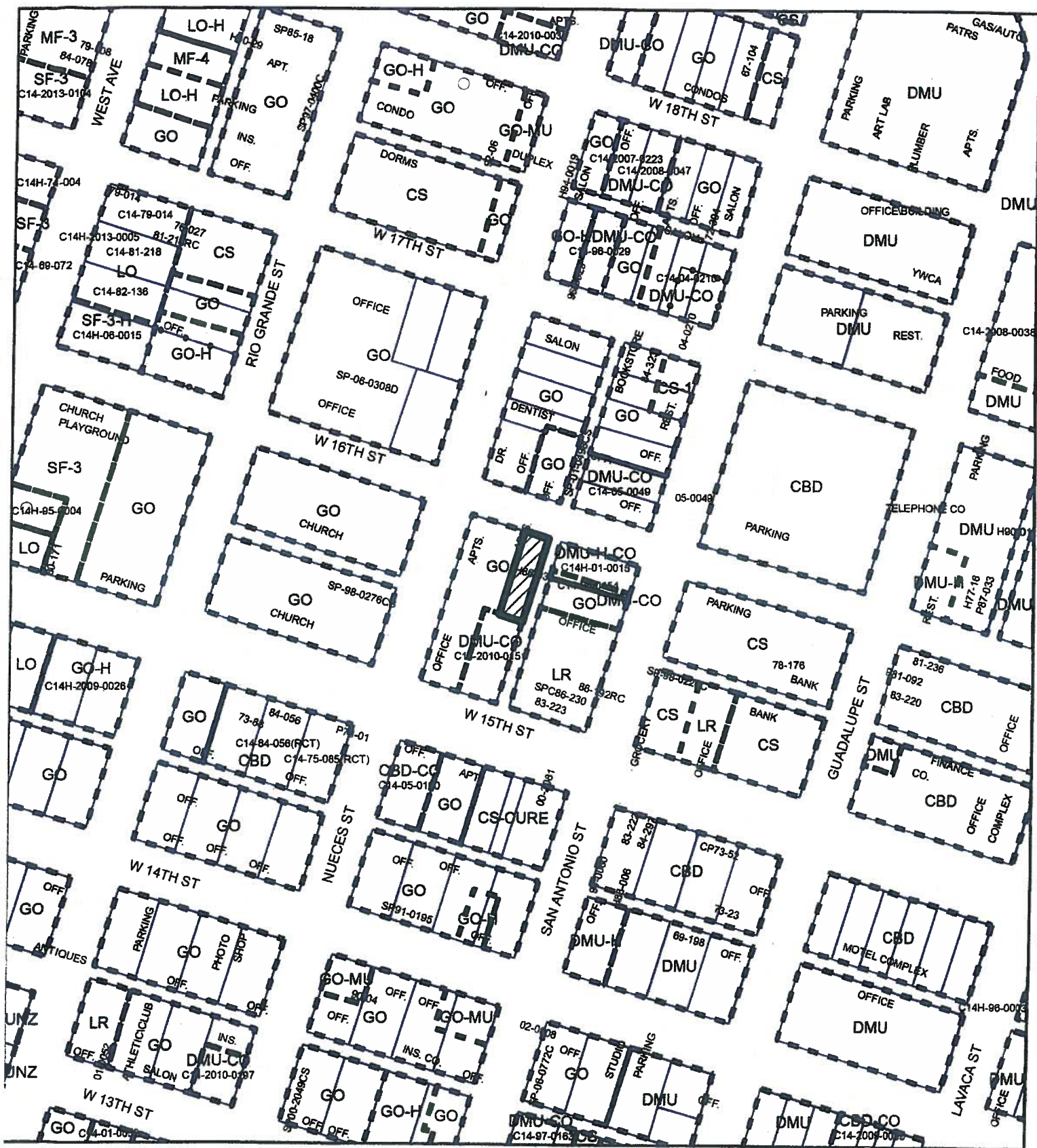
WEST 15TH STREET (100')

7000000 Properties LLC
Commonwealth Land Title Insurance Company
Heritage Title Company at 229 1/2 Ave
of 42 30040936

[illegible]

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0800








ZONING

ZONING CASE#: C14-2015-0094

Exhibit B



-  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.

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