

**ORDINANCE NO. 20151217-082**

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

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

Group residential  
Bail bond services  
Pawn shop services  
Transitional housing  
Liquor sales  
Cocktail lounge

Alternative financial services  
Outdoor entertainment  
Service station  
Residential treatment  
Consumer convenience services

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

**PART 4.** This ordinance takes effect on December 28, 2015.

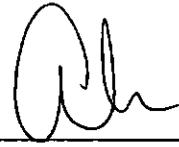
**PASSED AND APPROVED**

December 17, 2015

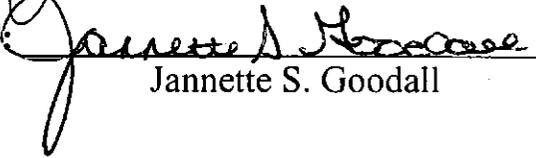
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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall

**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 16<sup>th</sup> 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;

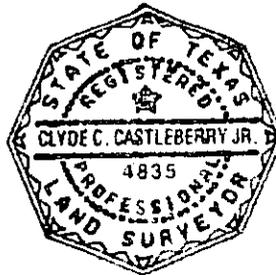
**THENCE:** S16°39'06"W 138.92 feet with the west line of said Notzon tract and the east line of said Julia J. Sawyer Family Partnership II tract to a 1/2 inch iron pin with no cap found in the north line of that tract described in a Warranty Deed to Texas Assoc. of Builders, Inc. dated December 28, 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





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**CASE#: C14-2015-0093**      **Exhibit B**



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. No warranty is made by the City of Austin regarding specific accuracy or completeness.