

ORDINANCE NO. 20151217-083

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
Cocktail lounge

Outdoor entertainment
Service station
Residential treatment
Consumer convenience services

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

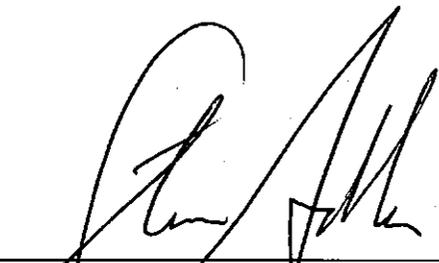
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) combining district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 28, 2015.

PASSED AND APPROVED

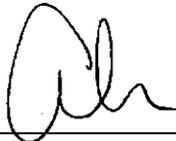
December 17, 2015

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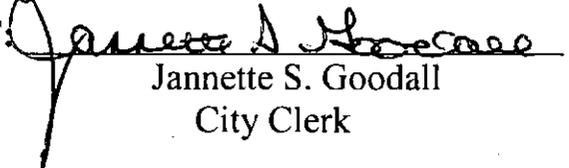
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
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 600-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.;

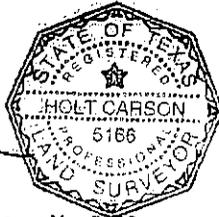
THENCE with the east line of said (78' x 138') tract, being the east line of said Brown tract, **S 19 deg. 03' 02" W 138.82 ft.** to a cotton spindle set with plastic cap marked "Carson and Bush" at the southeast corner of said (78' x 138') tract, and being the southeast corner of said Brown tract, and 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 Nuéces 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
Registered Professional Land Surveyor No. 5166

see accompanying survey plat B 722058

