

ORDINANCE NO. 20160414-021

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1205 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 (DMU-CO) combining district on the property described in Zoning Case No. C14-2015-0133B, on file at the Planning and Zoning Department, as follows:

6,407 sq. ft. tract of land, more or less, out of and a part of Lots 1 and 2, Block 151, of the Original City of Austin, according to the plat on file with the General Land Office for the State of Texas, and being the same property conveyed by NCNB Texas National Bank to the Texas Association of Counties Workers' Compensation Self Insurance Fund in that deed of record in Volume 11307, Page 693, of the Real Property Records of Travis County, Texas said 6,407 square feet being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1205 Nueces Street in the City of Austin, Travis County, Texas, 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. The following uses are not permitted uses on the Property:

Cocktail lounge	Pawn shop services
Liquor sales	Outdoor entertainment
Bail bond services	

B. The maximum height of a building or structure for the Property may not exceed 60 feet.

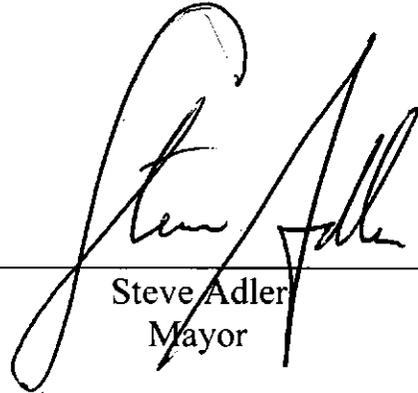
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on April 25, 2016.

PASSED AND APPROVED

April 14, 2016

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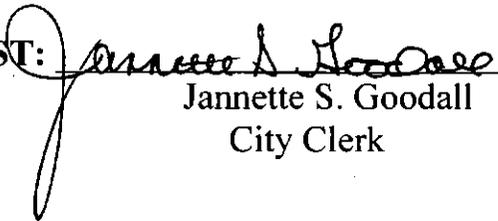
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

CRICHTON AND ASSOCIATES
6448 HIGHWAY 290 EAST SUITE B-105
AUSTIN, TEXAS 78723
512-244-3395

FIELD NOTES

FIELD NOTES FOR A 6,407 SQ. FT. TRACT OF LAND, MORE OR LESS, OUT OF AND A PART OF LOTS 1 AND 2, BLOCK 151, OF THE ORIGINAL CITY OF AUSTIN, ACCORDING TO THE PLAT ON FILE WITH THE GENERAL LAND OFFICE FOR THE STATE OF TEXAS, AND BEING THE SAME PROPERTY CONVEYED BY NCNB TEXAS NATIONAL BANK TO THE TEXAS ASSOCIATION OF COUNTIES WORKERS' COMPENSATION SELF INSURANCE FUND IN THAT DEED OF RECORD IN VOLUME 11307, PAGE 693, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS SAID 6,407 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a chiseled "X" found at the intersection of the East R.O.W. line of Nueces Street and the South line of a 20 foot alley way at the Northwest corner of said Lot 1, same being the Northwest corner of this tract, for the **POINT OF BEGINNING**

THENCE S73°30'31"E with the South line of said 20.00 foot alley way and the North line of said Lot 1 and Lot 2 a distance of 127.78 feet to a cotton gin spindle found on the North line of said Lot 2, at the Northwest corner of a 567 square foot tract described as Tract 2 by deed conveyed to Texas Retailers association in Volume 7872, Page 518 of the Deed Records of Travis County, Texas, for the Northeast corner of this tract.

THENCE S16°24'07"W with the West line of said 567 square foot Tract 2 and the East line of this tract a distance of 50.33 feet to a cotton gin spindle found on the North line of Lot 4 of W.A. Harper Resubdivision of part of the South half of Block 151, Original City of Austin, a subdivision recorded in Volume 3, Page 8 of the Plat Records of Travis County, Texas, at the Southwest corner of said 567 square foot Tract 2, for the Southeast corner of this tract.

THENCE N73°18'17"W with the North line of said W.A. Harper Subdivision a distance of 127.96 feet to a hex bolt found on the East R.O.W. line of Nueces Street, at the Northwest corner of Lot 6 of said W.A. Harper Subdivision, for the Southwest corner of this tract.

THENCE N16°36'02"E with the East R.O.W. line of Nueces Street and the West line of this tract a distance of 49.87 feet to the **POINT OF BEGINNING** and containing 6,407 square feet more or less.

BEARING BASIS IS TEXAS STATE PLANE COORDINATES (NAD83), TEXAS CENTRAL ZONE (4203)

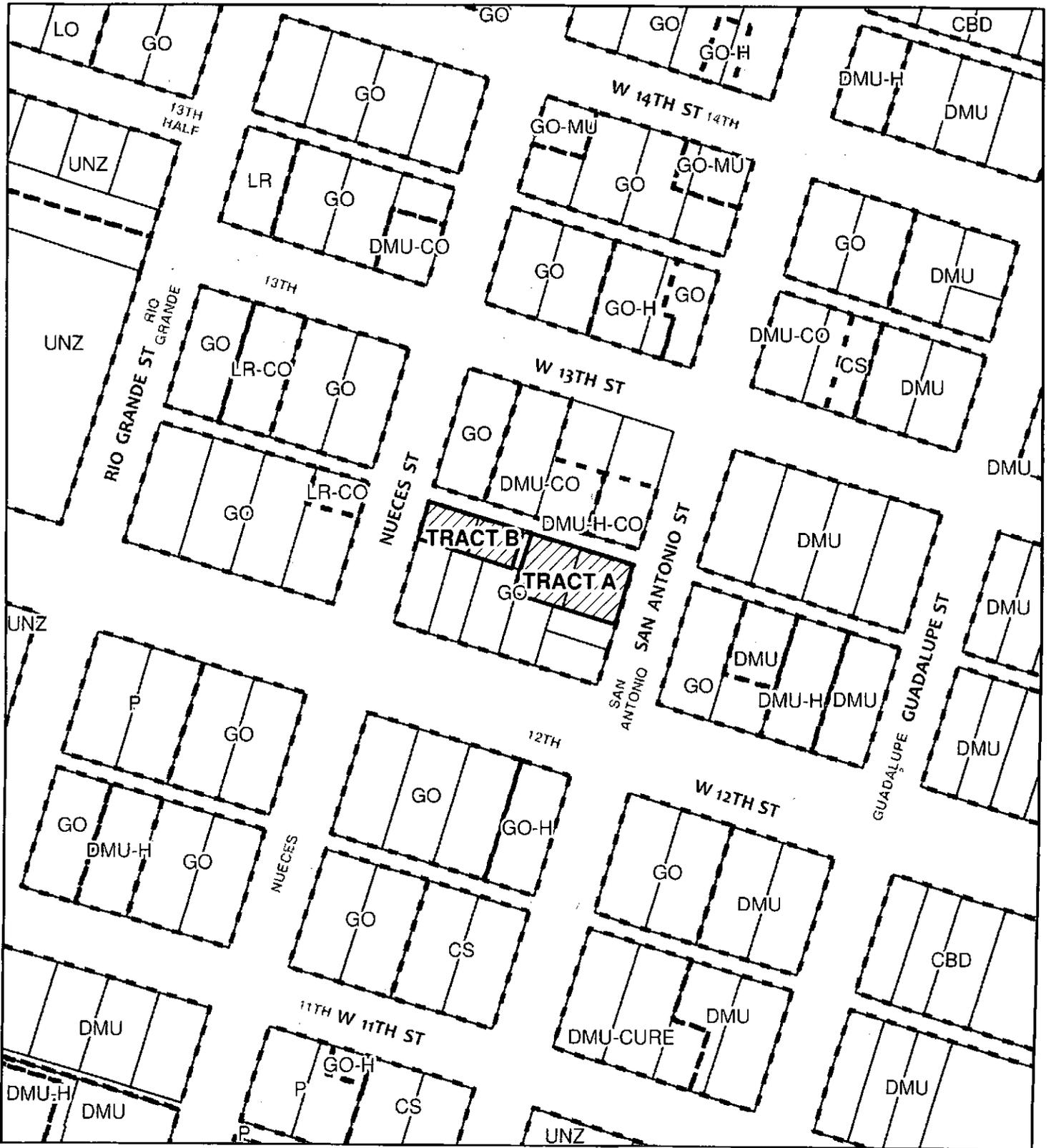
I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal October 9, 2015

Herman Crichton, R.P.L.S. 4046
JOB NO. 15_198_tract1

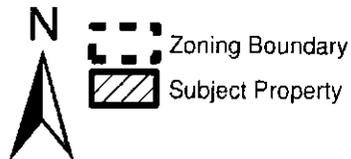


Exhibit A



ZONING

ZONING CASE#: C14-2015-0133 (A & B)
 ZONING CHANGE: GO to DMU
 LOCATION: 1204 San Antonio Street (A),
 1205 Nuces Street (B)



1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.