

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1108 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. C14-2017-0037, on file at the Planning and Zoning Department, as follows:

A tract or parcel of land containing 0.254 acre (11,041 sq. ft.) being the south 80 feet of Lots 5 and 6, Block 131, Original City of Austin, according to the map or plat of said city on file in the General Land Office of the State of Texas, and being that same tract of land conveyed to Burrell D. Johnston by deed recorded in Volume 6204, Page 1163, T.C.D.R., and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1108 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 maximum height of a building or structure on the Property shall be limited to 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 \_\_\_\_\_, 2017.

**PASSED AND APPROVED**

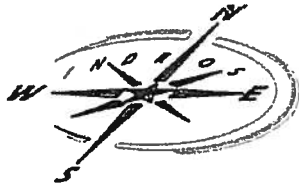
\_\_\_\_\_, 2017      §  
   §  
   §

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Jannette S. Goodall  
City Clerk



**Windrose Land Services Austin Ltd**

4120 Commercial Center Dr., Suite 300

Austin, Texas 78744

Phone (512) 326-2100 Fax (512) 326-2770

FIRM REGISTRATION NO. 10110400

**Professional Surveying Services**

**LEGAL DESCRIPTION**

BEING A TRACT OR PARCEL OF LAND CONTAINING 0.254 ACRE (11,041 SQ. FT.) BEING THE SOUTH 80' OF LOTS 5 AND 6, BLOCK 131, ORIGINAL CITY OF AUSTIN, ACCORDING THE MAP OR PLAT OF SAID CITY ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO BURRELL D. JOHNSTON BY DEED RECORDED IN VOLUME 6204, PAGE 1163, T.C.D.R., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL BEARINGS ARE BASED ON AN ASSUMED BEARING OF SOUTH 20°00'00" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF NUECES STREET:

COMMENCING FOR REFERENCE AT A FOUND ½" IRON ROD AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST 11<sup>TH</sup> STREET (80' R.O.W.) AND THE WEST RIGHT-OF-WAY LINE OF NUECES STREET (80' R.O.W.) FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED SOUTH 59' OF LOT 4 BEING CALLED 59' BY 69' AS CONVEYED TO J.D. WEAVER / BASTROP, LTD. BY DEED RECORDED IN DOCUMENT NO. 2009051809, T.C.O.P.R. SAME BEING THE SOUTHEAST CORNER OF SAID BLOCK 131;

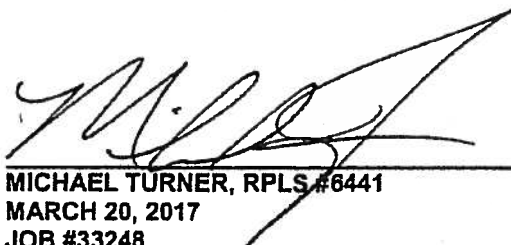
THENCE NORTH 20°00'00" EAST WITH THE WEST RIGHT-OF-WAY LINE OF SAID NUECES STREET AND THE EAST LINE OF SAID BLOCK 131, AT A DISTANCE OF 59.52' PASSING A FOUND ½" IRON ROD FOR THE NORTHEAST CORNER OF SAID "WEAVER / BASTROP TRACT", SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED NORTH PORTION OF LOT 4 CONVEYED TO 1104 NUECES LTD. BY DEED RECORDED IN DOCUMENT NO. 1999070896, T.C.O.P.R., AND CONTINUING IN ALL A TOTAL OF 122.80' TO A SET "X" CUT IN CONCRETE CURB IN THE NORTH LINE OF A CALLED 20' ALLEY, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 69°46'55" WEST WITH THE NORTH LINE OF SAID ALLEY SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 138.01' TO A SET ½" IRON ROD CAPPED "WLSA" IN THE NORTH LINE OF SAID ALLEY FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED PART OF LOTS 6 AND 7 CONVEYED TO THREADGILL PROPERTIES, LLC BY DEED RECORDED IN DOCUMENT NO. 2008005689, T.C.O.P.R., SAME BEING THE SOUTHWEST CORNER OF SAID LOT 6 AND THE HEREIN DESCRIBED TRACT; FROM WHICH A FOUND IRON BOLT FO THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 0.4807 ACRE TRACT BEING THE WEST 60' LOT 7 AND ALL OF LOT 8 CONVEYED TO CITY OF AUSTIN BY DEED RECORDED IN VOLUME 11018, PAGE 879, T.C.R.P.R. BEARS NORTH 69°46'36" WEST, A DISTANCE OF 11.39';

THENCE NORTH 20°00'00" EAST WITH THE WEST LINE OF SAID LOT 6, A DISTANCE OF 80.00' TO A SET ½" IRON ROD CAPPED "WLSA" FOR AN INTERIOR ANGLE POINT OF SAID "THREADGILL TRACT", SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

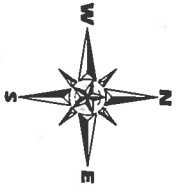
THENCE SOUTH 69°46'55" EAST WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 138.01' TO A FOUND 3/8" IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF SAID NUECES STREET FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED EAST 46' OF THE NORTH 80' OF LOT 5 AS CONVEYED TO JASON BLAKE TOLLETT REVOCABLE PROPERTY TRUST HAVING A TRAVIS COUNTY PROPERTY ID NO. 196702, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 20°00'00" WEST WITH THE WEST RIGHT-OF-WAY LINE OF SAID NUECES STREET AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 80.00' TO THE POINT OF POINT OF BEGINNING AND CONTAINING 0.254 ACRE (11,041. SQ. FT.) OF LAND AS SURVEYED ON THE GROUND ON MARCH 6, 2017.

  
MICHAEL TURNER, RPLS #6441  
MARCH 20, 2017  
JOB #33248  
GF# 113289



**EXHIBIT A**

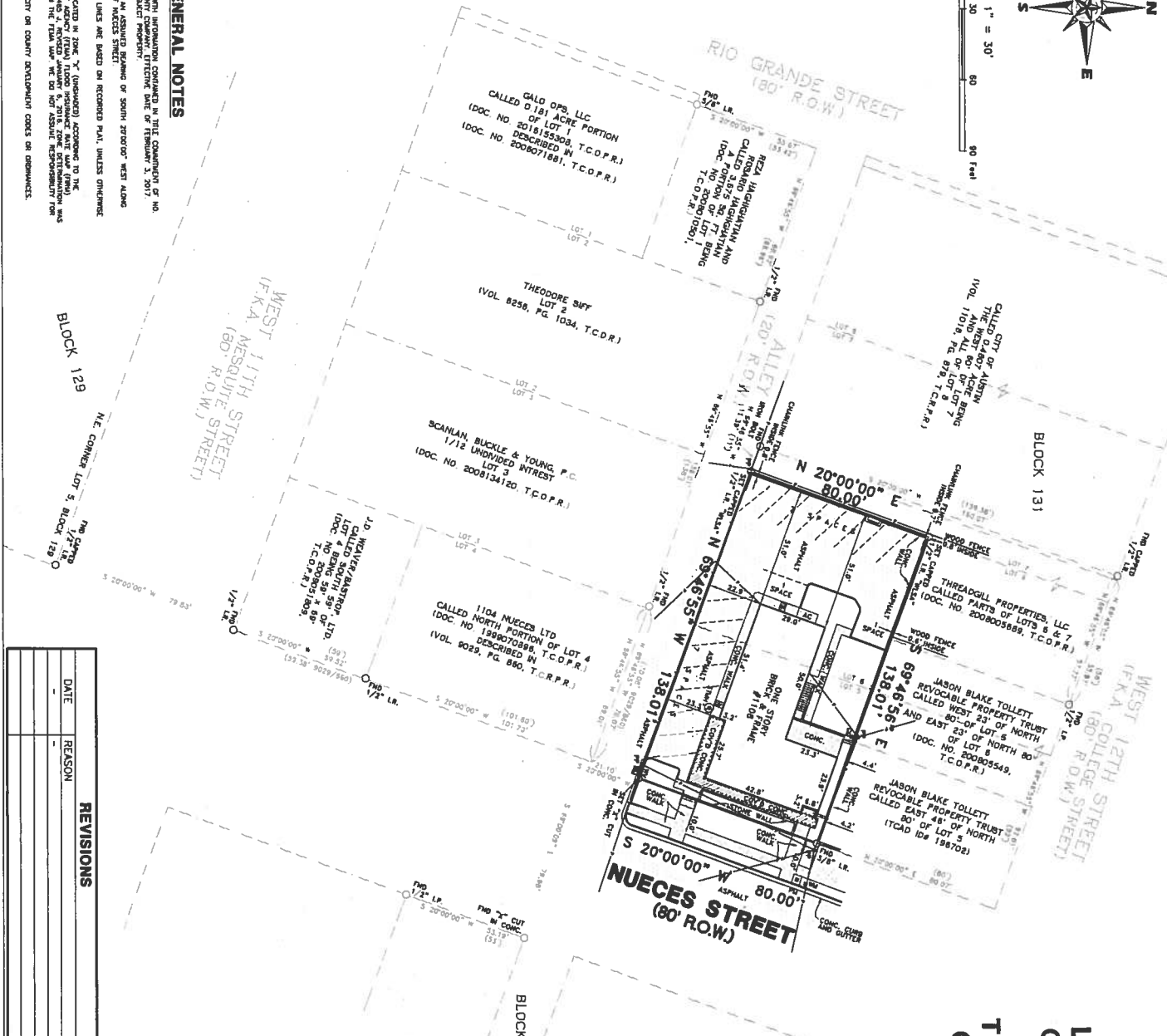


SCALE: 1" = 30'

# SURVEY OF THE SOUTH 80 FEET OF LOTS 5 AND 6, BLOCK 131 ORIGINAL CITY OF AUSTIN AS FILED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS TRAVIS COUNTY, TEXAS

## GENERAL NOTES

- 1) THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN THE COMMISSION OF NO SURVEY, AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER SURVEYS THAT MAY AFFECT THIS SURVEY.
- 2) ALL BEARINGS ARE BASED ON AN ASSUMED BEARING OF SOUTH 27°00'00" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF NUECES STREET.
- 3) ALL EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLATS, UNLESS OTHERWISE NOTED.
- 4) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (UNINSURED) ACCORDING TO THE TRAVIS COUNTY ZONING ORDINANCE, CHAPTER 21C, SECTION 21C.04, AS AMENDED BY ORDINANCE NO. 2011-01, PASSED JANUARY 18, 2011. THE ZONING DETERMINATION FOR EACH DETERMINATION.
- 5) SUBJECT TO ALL APPLICABLE CITY OR COUNTY DEVELOPMENT CODES OR ORDINANCES.



DATE	REASON

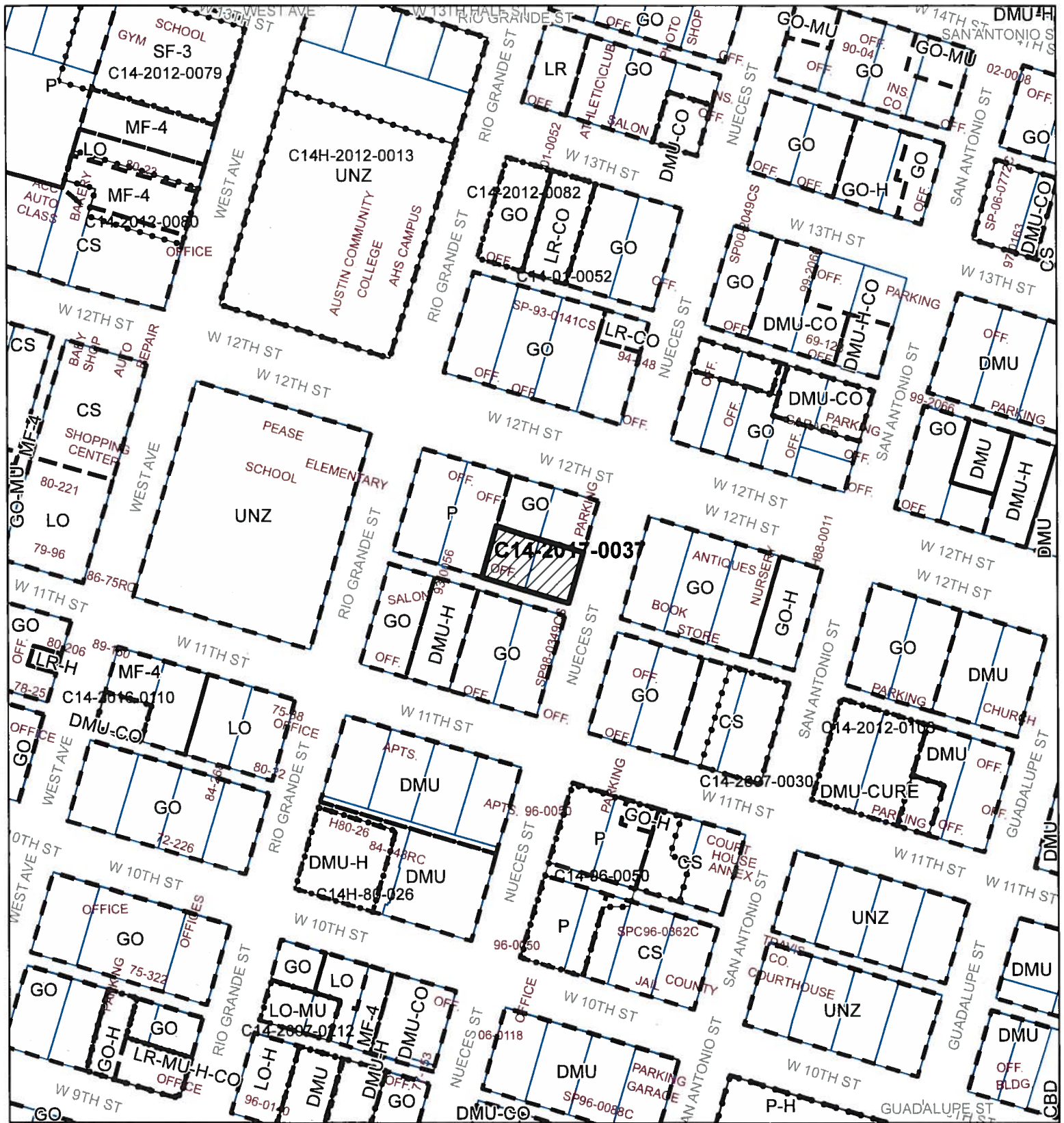
## REVISIONS

**Michael Turner**  
Surveyor  
3/26/17

STATE OF TEXAS  
COUNTY OF TRAVIS  
CITY OF AUSTIN  
THE SURVEYOR'S CERTIFICATE  
I, **Michael Turner**, a duly licensed Surveyor in the State of Texas, do hereby certify that I am the author of the foregoing plat, and that it was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Texas.

**Windrose**  
Services  
Land  
Austin

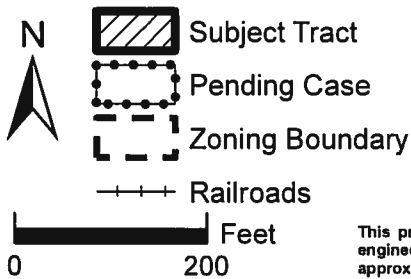
11300 Comstock Center Dr.  
Austin, Texas 78714  
Phone: (512) 318-2700  
Fax: (512) 318-2701  
www.windrosesurveying.com



## ZONING

## EXHIBIT B

Case#: C14-2017-0037



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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 4/10/2017