

**ORDINANCE NO. 20171005-044**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1218 WEST AVENUE FROM FAMILY RESIDENCE (SF-3) DISTRICT AND PUBLIC (P) 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 family residence (SF-3) district and public (P) district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-2017-0077, on file at the Planning and Zoning Department, as follows:

A 0.8803 of an acre, being a portion of Outlot 6, Division "E" of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to a plat of said Government Outlots on file in the General Land Office of the State of Texas, said 0.8803 of an acre also being all that certain tract of land described as Tract 2 (0.8803 of an acre) in a special warranty deed to Austin Community College District executed on March 29, 2004, and recorded in Document Number 2004059329, Official Public Records of said County and State and being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1218 West Avenue 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. 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 shall be limited to 60 feet.
- C. The following uses are prohibited uses for the Property:

Automotive repair services  
Automotive washing (of any type)  
Cocktail lounge  
Liquor sales  
Residential treatment

Automotive sales  
Bail bond services  
Exterminating services  
Outdoor entertainment  
Service station

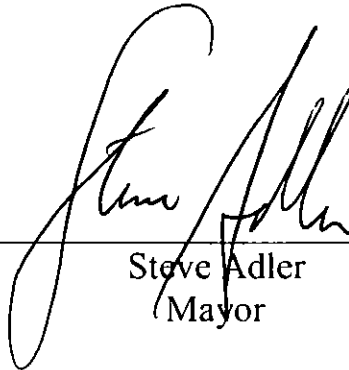
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on October 16, 2017.

**PASSED AND APPROVED**

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

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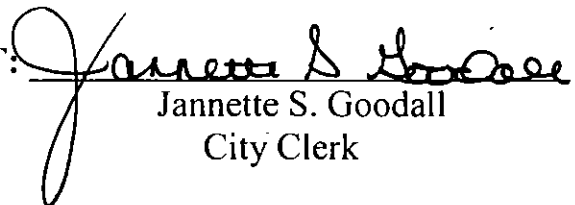
  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**



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

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

DESCRIPTION

DESCRIBING A TRACT OF LAND CONTAINING 0.8803 OF AN ACRE, BEING A PORTION OF OUTLOT 6, DIVISION "E" OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO A PLAT OF SAID GOVERNMENT OUTLOTS ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, SAID 0.8803 OF AN ACRE ALSO BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 2 (0.8803 OF AN ACRE) IN A SPECIAL WARRANTY DEED TO AUSTIN COMMUNITY COLLEGE DISTRICT EXECUTED ON MARCH 29, 2004 AND RECORDED IN DOCUMENT NUMBER 2004059329, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at the eastern most southeast corner of said 0.8803 of an acre tract, same being the northeast corner of that tract of land described in a deed to Louise Hartman Trull and in the west right-of-way line of West Avenue (80' R.O.W.);

THENCE, with a south line of said 0.8803 of an acre tract, same being the north line of said Trull tract, N73°35'23"W, 198.25 feet to an interior corner of said 0.8803 of an acre tract, same being the northwest corner of said Trull tract and in the east line of Park Row Street vacated by City Ordinance No. 810226-N, dated February 26, 1981;

THENCE, with an east line of said 0.8803 of an acre tract, same being the west line of said Trull tract and the east line of said vacated Park Row Street, S16°54'43"W, 5.28 feet to the western most southeast corner of said 0.8803 of an acre tract;

THENCE, with a south line of said 0.8803 of an acre tract, same being the centerline of said vacated Park Row Street, N73°06'00"W, 49.99 feet to the southwest corner of said 0.8803 of an acre tract;

THENCE, with the west line of said 0.8803 of an acre tract, same being through the interior of said vacated Park Row Street and with the common line of Lot 1 and Lot 2, Gregg Addition, a subdivision recorded in Book 2, Page 207, Plat Records of said County and State and with the east line of that certain tract of land described in an instrument to the Board of Trustees of the Austin Public Free Schools as recorded in Volume 352, Page 338, Deed Records of said County and State, N16°54'00"E, 159.28 feet to the northwest corner of said 0.8803 of an acre tract, same being in the south line of that certain tract of land described in a deed to the City of Austin as recorded in Volume 180, Page 139, Deed Records of said County and State;

THENCE, with the north line of said 0.8803 of an acre tract, same being the south line of said City of Austin tract and the south line of West 13<sup>th</sup> Street, S73°16'09"E, 247.35 feet to the northeast

**EXHIBIT A**

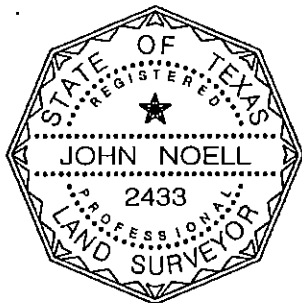
EXHIBIT " "  
FN #1406  
UDG #15-865  
Page 2 of 2

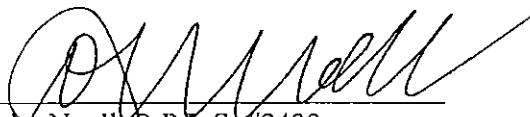
Outlot 6, Division "E"  
City of Austin, Travis County, Texas  
(Zoning)

corner of said 0.8803 of an acre tract, same being in the west right-of-way line of said West Avenue;

THENCE, with an east line of said 0.8803 of an acre tract, same being the west line of said West Avenue, S16°34'07"W, 153.04 feet to the POINT OF BEGINNING and containing 0.8803 of an acre of land.

Field Notes Prepared by:  
URBAN DESIGN GROUP PC  
3660 Stoneridge Road, # E101  
Austin, Texas 78746  
(512) 347-0040  
TBPLS NO. 10065900



  
John Noell, R.P.L.S. #2433  
9/7/17  
Date:

References: TCAD: 02 1000 0308 & 02 1000 0324

Austin Grid: J-23

Basis of Bearings: Document Number 2004059329, Official Public Records, Travis County, Texas.

CITY OF AUSTIN  
VOL. 180, PG. 139

WEST 13TH STREET

S73° 16'09"E 247.35'

GREGG ADDITION  
BK. 2, PG. 207

LOT 2

LOT 1

BOARD OF TRUSTEES OF THE  
AUSTIN PUBLIC FREE SCHOOLS  
VOL. 352, PG. 338

N16° 54'00"E 159.28'

AUSTIN COMMUNITY COLLEGE DISTRICT  
DOC. NO. 2004059329  
0.8803 OF AN ACRE

POINT OF BEGINNING  
FIELD NOTE #1406

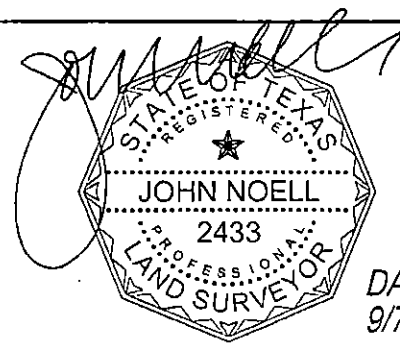
S16° 54'43"W  
5.28'

N73° 06'00"W  
49.99'

N73° 35'23"W 198.25'

LOUISE HARTMAN TRULL  
VOL 1711, PG. 350

PARK ROW STREET  
VACATED CITY ORD.  
NO. 810226-N

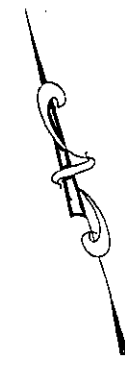


DATE:  
9/7/17

URBAN DESIGN GROUP  
TBPLS 10065900

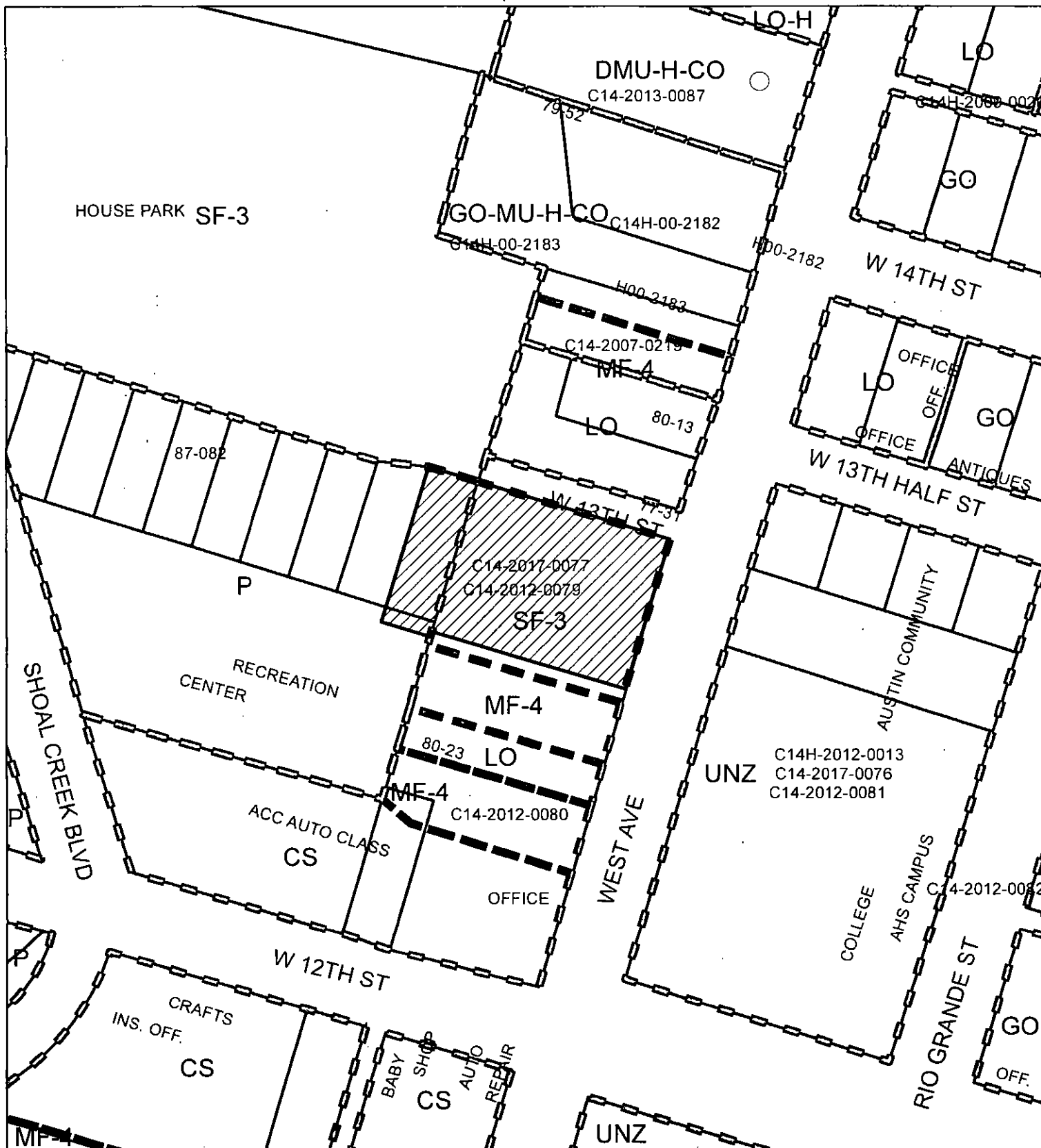
WEST AVENUE  
(80' R.O.W.)

AUSTIN COMMUNITY COLLEGE DISTRICT  
DOC. NO. 2004059329  
3.247 ACRES



SCALE: 1"=40'

FIELD NOTE #1406 TO ACCOMPANY THIS MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

Zoning Case: C14-2017-0077

## EXHIBIT B



1" = 125'

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.