

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1200 WEST 25TH STREET IN THE WEST UNIVERSITY NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-MU-CO-NP) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-MU-V-CO-NP) 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-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district to general office-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GO-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2016-0135, on file at the Planning and Zoning Department, as follows:

A 0.989 acre of land, being portions of Lots 1, 2, 3, 4, and 5, Block 4, Robard's Subdivision of Outlots 43, 44, 45, 54, and 55, Division D, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 12, of the Plat Records of the Travis County, Texas, and being all of that certain tract of land as conveyed to Littlefield Corporation by Special Warranty Deed recorded in Document No. 2001106999 of the Official Public Records of Travis County, Texas, said 0.989 acre more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1200 West 25th 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:

The maximum height of a building or structure on the Property shall be limited to 59.5 feet.

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

PART 4. The Property is subject to Ordinance No. 20040826-57 that established zoning for the West University Neighborhood Plan.

PART 5. This ordinance takes effect on _____, 2017.

PASSED AND APPROVED

_____, 2017

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Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

EXHIBIT A

HOLT CARSON, INC.

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
www.hciaustin.com

FIELD NOTE DESCRIPTION OF 0.989 ACRE OF LAND, BEING PORTIONS OF LOTS 1, 2, 3, 4, AND 5, BLOCK 4, ROBARD'S SUBDIVISION OF OUTLOTS 43, 44, 45, 54 AND 55, DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1 PAGE 12 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO LITTLEFIELD CORPORATION BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2001106999 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron rod found (marked "D. Seelig") at the point of intersection of the North right-of-way line of West 25th Street and the West right-of-way line of Longview Street for the Southeast corner of Lot 1, Block 4, Robard's Subdivision of Outlots 43, 44, 45, 54 and 55, Division D, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 1 Page 12 of the Plat Records of Travis County, Texas, and being the Southeast corner of that certain tract of land as conveyed to Littlefield Corporation by Special Warranty Deed recorded in Document No. 2001106999 of the Official Public Records of Travis County, Texas, and being the Southeast corner and **PLACE OF BEGINNING** of the herein described tract of land;

THENCE with the North right-of-way line of West 25th Street and with the South line of said Lot 1, N 83 deg. 58' 13" W 196.50 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Southwest corner of said Littlefield Corporation tract and for the Southeast corner of that certain tract of land as conveyed to the City of Austin by deed recorded in Volume 448 Page 86 of the Deed Records of Travis County, Texas, same being the Southwest corner of this tract;

THENCE leaving the North right-of-way line of West 25th Street and crossing the interiors of Lots 1, 2, 3, 4 and 5 in said Block 4 of Robard's Subdivision, and with the common line of said Littlefield Corporation tract and said City of Austin tract, the following two courses:

- 1) N 16 deg. 29' 23" E 220.19 ft. to a capped iron rod found (marked "D. Seelig");
- 2) N 29 deg. 56' 14" E 36.09 ft. to a round head bolt found in the common line of Lot and Lot 6 in said Block 4 of Robard's Subdivision, for the Northwest corner of said Littlefield Corporation tract and for the Southwest corner of that certain (0.6662 acre) tract of land as conveyed to Baustin Nob Hill, Ltd. by Warranty Deed recorded in Volume 13117 Page 1962 of the Real Property Records of Travis County, Texas, and being the Northwest corner of this tract;


EXHIBIT A

page 2 of 2
0.989 Acre tract

THENCE with the common line of said Lot 5 and Lot 6 and with the common line of said Littlefield Corporation tract and said Baustin Nob Hill (0.6662 acre) tract, S 84 deg. 10' 28" E 141.04 ft. to a 1/2" iron rod found in the West right-of-way line of Longview Street for the Northeast corner of said Lot 5 and the Southeast corner of said Lot 6 and for the Northeast corner of said Littlefield Corporation tract and for the Southeast corner of said Baustin Nob Hill (0.6662 acre) tract, same being the Northeast corner of this tract;

THENCE with the West right-of-way line of Longview Street and with the East line of said Littlefield Corporation tract, S 05 deg. 50' 00" W 250.03 ft. to the PLACE OF BEGINNING, containing 0.989 acre of land.

SURVEYED: January 4, 2016



Anne Thayer
Registered Professional Land Surveyor No. 5850

see accompanying map: B 972020



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

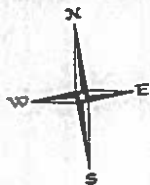


DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

June 20 2016 12:18 PM

FEE: \$ 38.00 2016096361

SCALE: 1" = 20'



Legend

- Iron Rod Found
- Iron Pipe Found
- Copper Iron Rod Found (marked 5.3000)
- Iron Rod Set with marker and inscribed with "Iron Rod, Inc."
- Round Head Bolt Found
- Wire Fence
- Wood Board Fence
- Overhead Utility Line
- HC - Horizontal Parking Space
- (Shaded) Bearing and Distance

100' 00" 100' 00"

City of Austin, Volume 448 Page 45

LONGVIEW STREET (100')

WEST 26th STREET (100')

DIVISION D

BLOCK 3

BLOCK 2

SURVEY MAP OF

0.989 ACRE OF LAND, BEING PORTIONS OF LOTS 1, 2, 3, 4 AND 5, BLOCK 4 ROBERT'S SUBDIVISION OF OUTLOTS 43, 44, 45, 54 AND 55 DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1 PAGE 12 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO LITTLEFIELD CORPORATION BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2001100090 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED ON LONGVIEW STREET AND WEST 26th STREET IN AUSTIN, TEXAS.

see accompanying Field Note Description

THE STATE OF TEXAS

THE COUNTY OF TRAVIS
The undersigned does hereby certify that a survey was this day made on the ground of the property herein described herein and is returned to the book of my records and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown herein, and said property, under a dedicated roadway.
This property is under a lease to be returned to the owner of the 100 Year Flood Flood according to the Flood Management Agency Flood Insurance Rate Map Panel No. 48453C, dated 11/14/04, dated September 28, 2006.
This is the day of JANUARY, A.D. 2006.

BY:

Mark Carson
Mark Carson
Registered Professional Land Surveyor No. 5108
MCLT CARSON, INC.
1604 Parkway Road Austin, Texas 78704
(512) 442-2000
Firm Registration Number 16080700



OUTLOT 43

WEST 24th STREET

11/07/2005

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.