

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 827 WEST 12TH STREET FROM GENERAL COMMERCIAL SERVICES (CS) 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 commercial services (CS) district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-2019-0050, on file at the Planning and Zoning Department, as follows:

Being 0.555 of an acre of land, more or less, out of and a part of Outlot No. 5, in Division "E", in Travis County, Texas, said 0.555 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 827 W. 12th 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 not exceed 60 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 downtown mixed use (DMU) base district and other applicable requirements of the City Code.

EXHIBIT "A"

Being 0.555 of an acre of land more or less, out of and a part of, OUTLOT NO. FIVE (5) IN DIVISION "E", in Travis County, Texas. Said tract being more particularly described in field note Exhibit "A".

Being 0.555 acre out of Outlot 5, Division "E", in the City of Austin, Travis County, Texas, according to the map or plat of record in the General Land Office of the State of Texas, as shown on accompanying survey plat and being more particularly described as follows (Bearings for this survey obtained from Document No. 2004028529, Official Public Records, Travis County, Texas):

BEGINNING at an "x" cut in concrete found in the south line of West 12th Street (80' R.O.W.), at the most northerly northwest corner of a tract described in a deed to C. M. Dachis, recorded in Volume 5919, Page 2085, Deed Records, Travis County, Texas, for the northeast corner of this tract, from said point, a hilly nail found bears, S 70°26'00" E, 61.12'; and an "x" cut in concrete found bears, N 70°26'00" W, said course constitutes directional control for this survey, 201.25'.

THENCE, with the west line of said Dachis tract and the east line of this tract, S 19°15'04" W, 184.73', to a 1/2" iron pin set with plastic cap stamped "ARPENTEUR RPLS 4772", at an interior all corner in said Dachis tract, for the southeast corner of this tract.

THENCE, with the north line of said Dachis tract and the south line of this tract, N 70°11'21" W, 130.96', to a 1/2" iron pin found at the most westerly northwest corner of said Dachis tract, at the southeast corner of a tract described as 0.66 acre in a deed to Gilbert Cuadra, et ux, recorded in Volume 6372, Page 519, Deed Records, Travis County, Texas, currently owned by Cuadra Financial Group, Inc., for the southwest corner of this tract.

THENCE, with the east line of said Cuadra tract and the west line of this tract, N 19°15'04" E, passing at 84.70', a 5/8" iron pin found at the northeast corner of said Cuadra tract and the southeast corner of a tract described in a deed to Elmiger Family, Ltd., recorded in Volume 12837, Page 2306, Real Property Records, Travis County, Texas, in all, 184.17', to a 1/2" iron pin set with plastic cap stamped "ARPENTEUR RPLS 4772", in the south line of West 12th Street, at the northeast corner of said Elmiger tract, for the northwest corner of this tract.

THENCE, with the south line of West 12th Street and the north line of this tract, S 70°26'00" E, 130.95', to the **PLACE OF BEGINNING** and containing 0.555 acre of land, more or less.

Prepared from a survey made on the ground March 7, 2006, by:
Arpentours Professional Surveying
8906 Wall Street, Suite 302
Austin, Texas 78754
(512) 832-1232
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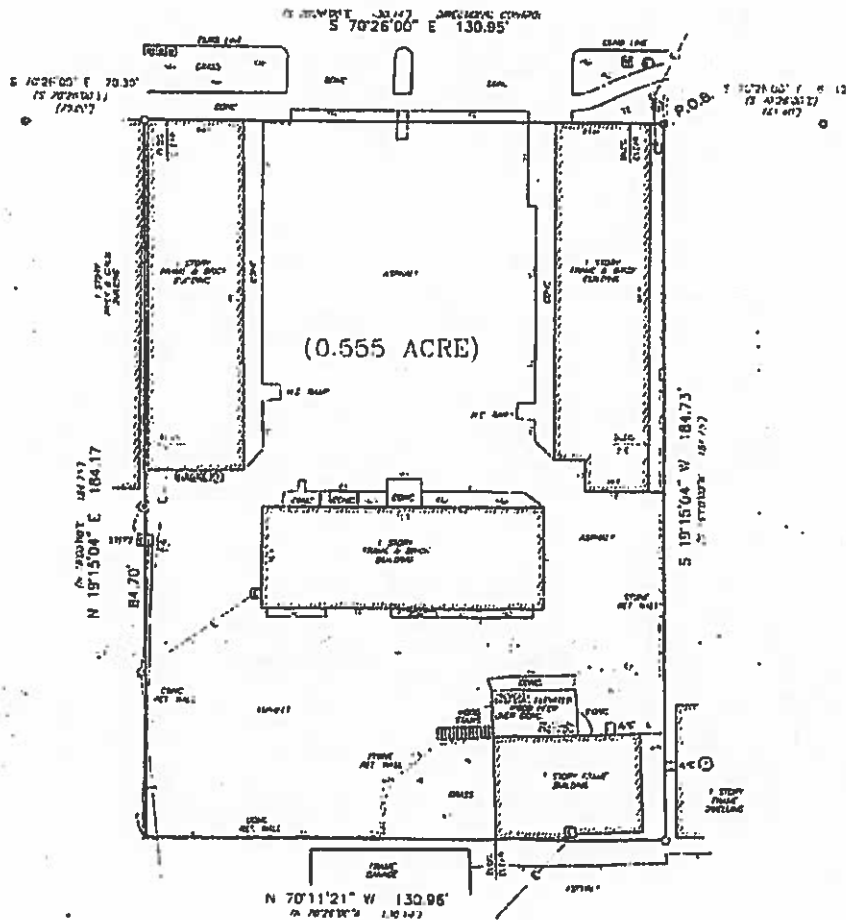


Robert M. Barcomb
R.P.L.S. No 4772

SURVEY PLAT

LEGAL DESCRIPTION BEARS ACRE OUT OF BUILDING 3, DIVISION 1, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT OF RECORD IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS
ALSO LOCALLY KNOWN AS 802 & 802 WEST 12TH STREET, AUSTIN, TEXAS
AND BEING ADDITIONALLY DESCRIBED IN ACCOMPANYING FIELD NOTES

WEST 12th STREET
(80' R.O.W.)



MARCH 7, 2006

EXCLUSIVELY TO DAN A. WILSTROCK & CHRISTA WILSTROCK AND TIM LEEH HOLDINGS AND TO LARNER TITLE INSURANCE CORPORATION
PER FEE NO. 2421004508 EFFECTIVE DATE AND 16, 2006

THE UNDERSIGNED HEREBY STATES THAT THIS PLAT REPRESENTS A SURVEY MADE BY THE SURVEYOR OF THE PROPERTY LEGALLY DESCRIBED HEREIN THAT THERE ARE NO APPARENT SIGNIFICANT DISCREPANCIES, OR OVERLAPPING OF INTERESTS, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY ADJACENT TO A NEARLY 80' R.O.W. THIS PLAT SUBSTANTIALLY SHOWS THE LOCATIONS OF EASEMENTS, RESTRICTIONS, AND MARKERS SET BACKS OF RECORD LISTED IN TITLE COMMITMENT SCHEDULE B, BUT NO PARTIALS EFFECTIVE AND 16, 2006, ISSUE DATE AND CL. THIS SURVEYOR HAS REVIEWED SAID COMMITMENT FOR THE NATURE AND LOCATION OF INTERESTS

VOID ONLY FOR ORIGINAL BUILDING PRINT WITH NEW SURVEYOR'S SEAL



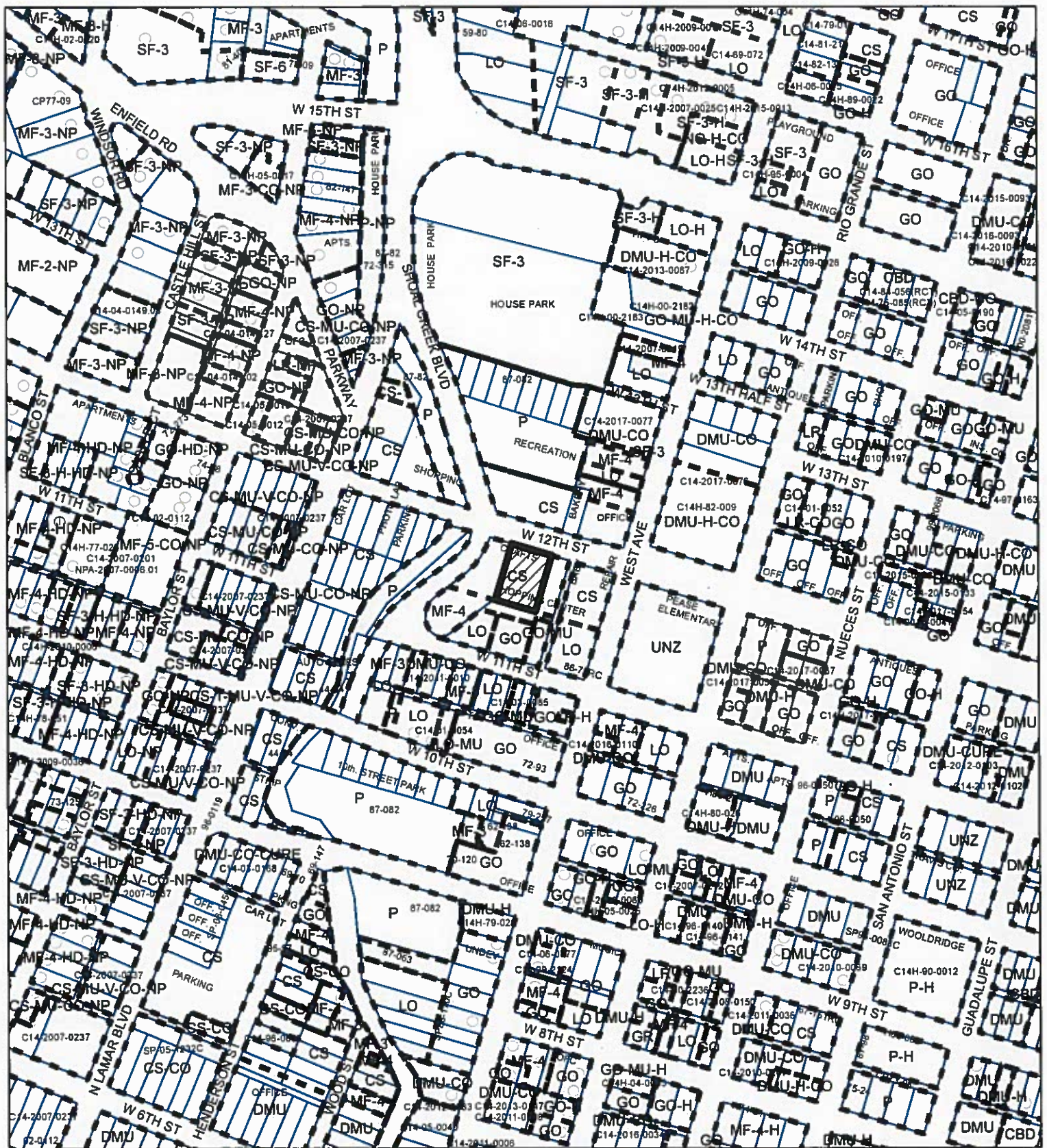
ROBERT M. BARCOMB, R.P.L.S. NO. 4772

ARPEITEURS
PROFESSIONAL SURVEYING

8008 N. 11th STREET, SUITE 302
AUSTIN, TEXAS 78754
(512) 832-1232

DATE 04/10/2006




END OF PLAT



ZONING

ZONING CASE#: C14-2019-0050

EXHIBIT "B"

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 400'

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.



Created: 3/5/2019