ORDINANCE NO. 20190620-124

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.

PART 4. This ordinance takes effect on	July 1, 2019.
PASSED AND APPROVED	
, 2019	§ Steve Adler
APPROVED:	ATTEST: ATTEST
Anne L. Morgan City Attorney	Jannette S. Goodall City Clerk

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

Being 0.555 sore out of Outlot 5, Division "B", in the City of Austin, Travis County, Texas, according to the map of 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 12^h 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, Toxas, for the northeast corner of this tract, from said point, a hilty nail found bears, S 70°26'00" B, 61.12'; and an "x" cut in concrete found hears, 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, 8 19°15'04" W, 184.73°, to a 1/2" iron pin set with plastic cap stamped "ARPHNIEUR RPLS 4772", at an interior ell 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 '/' iron pin found at the most westerly northwest corner of said Dachis tract, at the southeast corner of a tract described as 0.66 sore 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'D4" R, 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 Elmigor Family, Ltd., recorded in Volume 12837. Page 2306, Real Property Records, Travis County, Texas, in all, 184.17', to a ½" 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: Arpenteurs 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

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LEGAL DESCRIPTION 0355 AGRE OUT OF DUILOTS, NIVISION IT, IN THE CITY OF AUSTIN, TRANS EDUNCY, TEXAS ACCORDING TO THE MAP OF PLAT OF RECORD IN THE GENERAL LAND EFFICE OF THE STATE OF TEXAS

ALSO LOCALLY KNOWN AS GRO & DRO MOST TETH CTREET, AUSTIN, TO AS AND BOING ADSITIONALLY DESCRIBED IN ACCOMPANYING FIRED TOTES

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

/5 70'26'00" E 130,95'

(0.555 ACRE)

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N 70"11"21" W 130.96"

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ANTER CREA

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SCALE 1" = 20"

BEARING BASIS LIOCUMENT NO. 2004028529 O.P.R.T.C.Tx.

LECEND

2/8. ISON SIN LONNO

HILTY NATL FOUND

"ARPENTEUR NPLS 4772"

"X" CUT IN CONCRETE FOUND

POVER POLE

0 TELEPHONE BOX 0 GAS METER

ELECTRICAL NANHOLE

(3) SANITARY SEVER MANHOLE

WATER HETER ELECTRIC METER

RECORD INFORMATION

-E- ACRIAL UTILITY LINE

SYMBOLS SET OUT IN THE "LEGENT" ARE NOT TO SCALE AND ARE SHOWN IN THE APPROXIMATE LOCATION TO MADICATE THEM PRESENCE.

TENCE LINES SHOWN REPRESENT THE AVERAGE CENTERLINE OF THE POSTS

ZONING AND BUILDING CODE ISSUES NOT ADDRESSED.

SUBJECT TO ANY AND ALL ENTORCHABLE ONDITIONS, RECULATIONS, RESTRICTIVE CONDITIONS & COVEHANTS

SURVEYOR'S NOTES

O MONTHS AND PROTUDES OVER PROPERTY LINE O.

MARCH 7- 2006

EXCLUSIVELY TO DAN A WESTEROOK & CHRISTEN WISHIROOK AND THE LIEN HOLDERS AND TO LAWYERS THEE BESTRANGE CORPORATION PER FRE NO 2421004506 EFFECTIVE DATE AND 16 2006

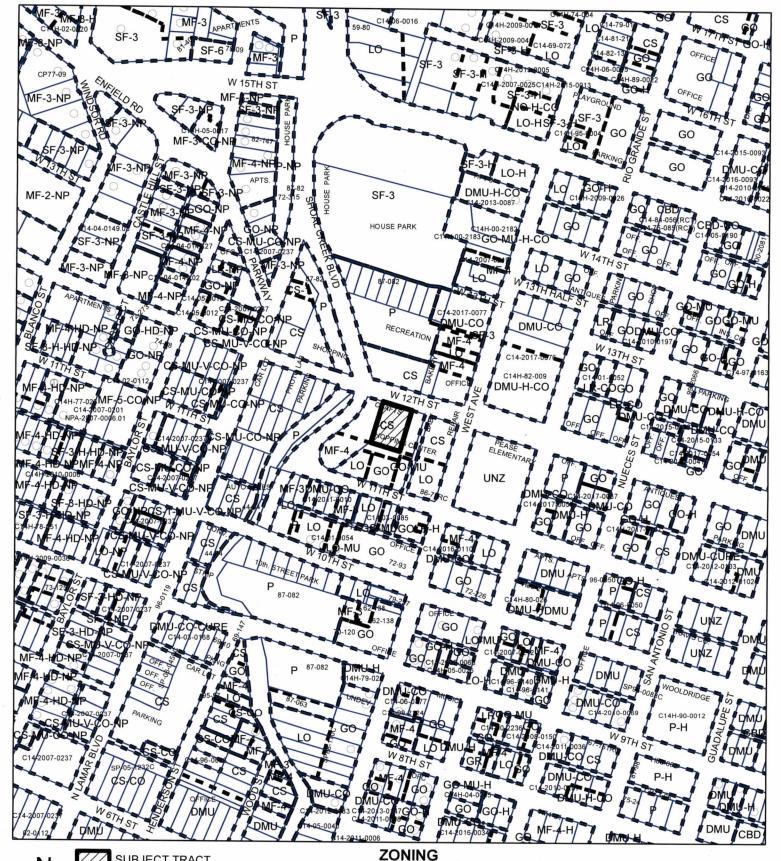
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CONTINUES AND ADDRESS OF ADVANCES OF ADVAN

Arpenteurs PROFESSIONAL STEVENCE

MOOR WALL STREET, SUITE 30: AUSTIN, TEXAS 78754 (512) 632-1232

HUE O AL MONE HEALTHED ____





ZONING CASE#: C14-2019-0050

PENDING CASE ZONING BOUNDARY

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