

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 503 WEST 14<sup>TH</sup> 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. C14-2019-0091, on file at the Planning and Zoning Department, as follows:

3,300 square feet of land, being all of that portion of Lot 6, Block 155, Original City of Austin, according to the map or plat thereof filed in the General Land Office of the State of Texas, said 3,300 square of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 503 West 14th 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 \_\_\_\_\_, 2019.

**PASSED AND APPROVED**

\_\_\_\_\_, 2019      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_  
Steve Adler  
Mayor

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

**HOLT CARSON, INC.**

**1904 FORTVIEW ROAD**

**AUSTIN, TEXAS 78704**

hci@austin.rr.com

Texas Licensed Surveying Firm No. 10070700

May 30, 2018

**FIELD NOTE DESCRIPTION OF 3,300 SQUARE FEET OF LAND, BEING ALL OF THAT PORTION OF LOT 6, BLOCK 155, ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT THEREOF FILED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, WHICH WAS CONVEYED TO THE ROY A. POLLACK AND PAUL T. MORIN PARTNERSHIP BY DEED RECORDED IN VOLUME 13038 PAGE 317 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING FOR REFERENCE at a recessed City of Austin monument found at the intersection of the centerline of West 12<sup>th</sup> Street and the centerline of Nueces Street;

THENCE with the centerline of Nueces Street, N 18 deg. 52' 07" E 827.00 ft. to a recessed City of Austin monument found at the intersection at the centerline of Nueces Street and the centerline of West 14<sup>th</sup> Street, and from which a recessed City of Austin monument found at the intersection of the centerline of West 14<sup>th</sup> Street and the centerline of Rio Grande Street bears N 70 deg. 44' 00" W 349.13 ft.;

THENCE with the centerline of West 14<sup>th</sup> Street, S 70 deg. 42' 00" E 357.06 ft. to a recessed City of Austin monument found at the intersection of the centerline of West 14<sup>th</sup> Street and the centerline of San Antonio Street;

THENCE with the centerline of San Antonio Street, S 18 deg. 53' 58" W 40.00 ft. to a calculated point on the south right-of-way line of West 14<sup>th</sup> Street;

THENCE with the south right-of-way line of West 14<sup>th</sup> Street. N 70 deg. 42' W 40.00 ft. to a calculated point at the northeast corner of Lot 5, Block 155, Original City of Austin, according to the map thereof filed in the General Land Office of the State of Texas, and being at the northeast corner of that certain tract conveyed to Christopher John Riley by deed recorded in Document No. 2002022075 of the Official Public Records of Travis County, Texas, which tract was previously described in Volume 12259 Page 1756 of the Real Property Records of Travis County, Texas;

THENCE continuing with the south right-of-way line of West 14<sup>th</sup> Street, N 70 deg. 42' 00" W at 69 ft. passing the north common corner of Lots 5 and 6, of said Block 155, Original City of Austin and continuing on 19 ft. more, for a total distance on this course of 88.00 ft., to a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc." at the northwest corner of said Riley tract, and being at the northeast corner of that certain tract conveyed to the Roy A. Pollack and Paul T. Morin Partnership by deed recorded in Volume 13038 Page 317 of the Real Property Records of Travis County, Texas, and being at the northeast corner and **PLACE OF BEGINNING** of the herein described tract of land;

**EXHIBIT "A"**

page 2 of 2  
3,300 square feet.


THENCE leaving the south right-of-way line of West 14<sup>th</sup> Street and crossing the interior of said Lot 6 with the east line of said Pollack and Morin Partnership tract, S 18 deg. 53' 58" W at 64 feet passing the southwest corner of said Riley tract, and being an angle corner of that certain tract conveyed to the Texas Association of Community Colleges by deed recorded in Document No. 2004169854 of the Travis County Official Public Records, and continuing on 2.00 ft. more, for a total distance on this course of 66.00 ft., to a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc." at the southeast corner of said Pollack and Morin tract, and being at an angle corner of said Texas Association of Community Colleges tract, and being at an angle corner of this tract;

THENCE with the south line of said Pollack and Morin Partnership tract, N 70 deg. 42' 00" W 50.00 ft. to a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc." in the west line of said Lot 6, and being at the southwest corner of said Pollack and Morin Partnership tract, and being at the northwest corner of said Texas Association of Community Colleges tract, and being at the southwest corner of this tract;

THENCE with the west line of said Lot 6, N 18 deg. 53' 58" E at 2.20 ft. passing a ½ inch iron rod found at the northeast corner of that certain tract conveyed to 1307 Nueces Realty, LLC by deed recorded in Document No. 2006034102 of the Official Public Records of Travis County, Texas, and being at the southwest corner of that certain tract conveyed to 505 West 14th Street, LLC by deed recorded in Volume 12030 Page 875 of the Real Property Records of Travis County, Texas, and continuing on 63.80 ft. more, for a total distance on this course of 66.00 ft., to a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc." in the south right-of-way line of West 14<sup>th</sup> Street, and being at the northwest corner of said Lot 6, and being at the northwest corner of said Pollack and Morin Partnership tract, and being at the northwest corner of this tract, and from which a ½ inch iron pipe found at the northwest corner of Lot 8 of said Block 155, Original City of Austin bears N 70 deg. 43' 26" W 139.00 ft.;

THENCE with the south right-of-way line of West 14<sup>th</sup> Street, S 70 deg. 42' 00" E 50.00 ft. to the Place of Beginning, containing 3,300 square feet of land;

SURVEYED: May 30, 2018  
BY:



Anne Thayer  
Registered Professional Land Surveyor No. 5850  
see map 1017100

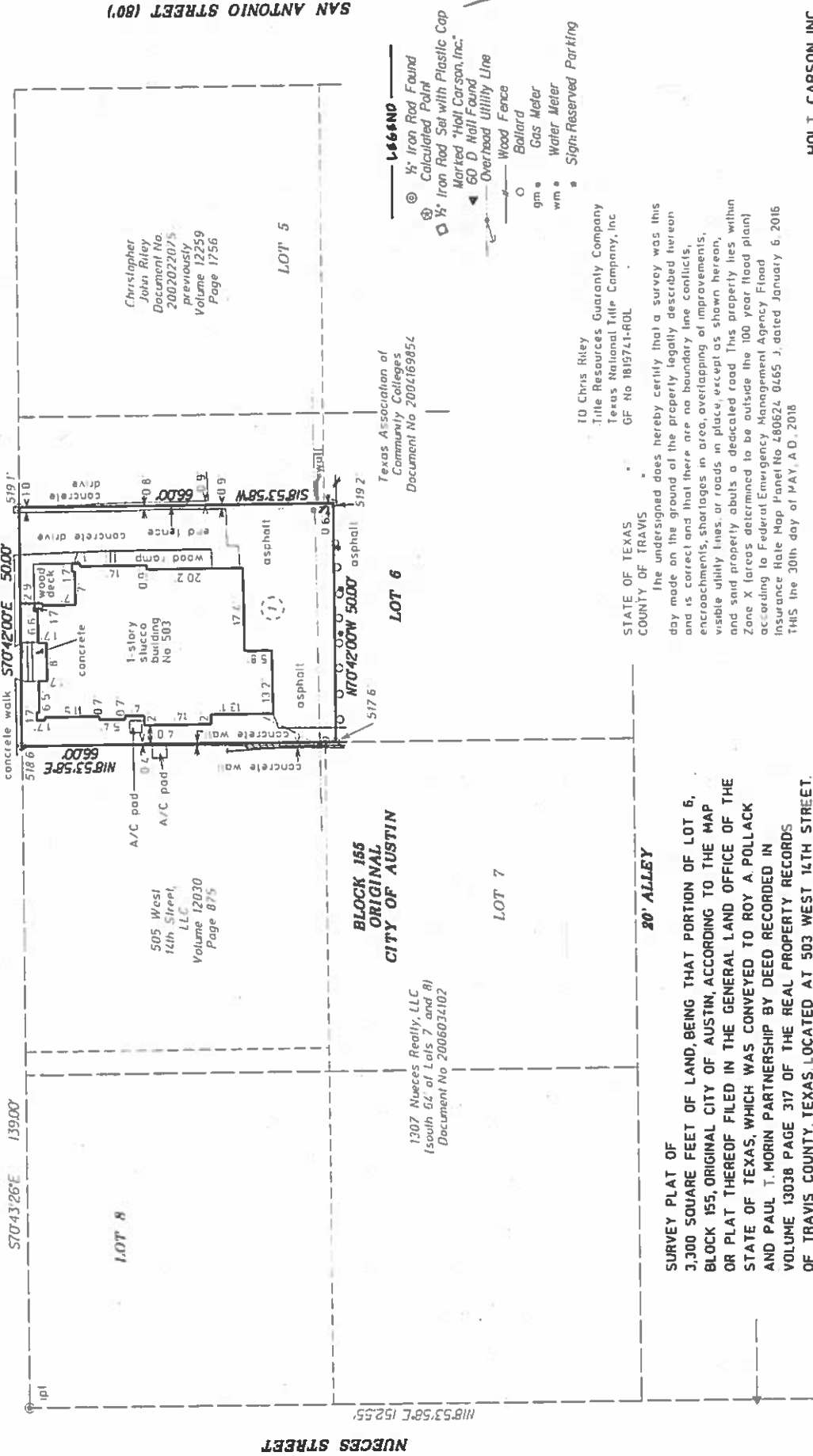


SCALE 1"=20'

Roy A. Pollock and  
Paul T. Morin Partnership  
Volume 13038 Page 317

Temporary benchmark triangle on curb at 518.61 NAVD83

WEST 14th STREET (60')



SAN ANTONIO STREET (80')

Christopher  
John Riley  
Document No.  
20020220/5  
Previously  
Volume 12259  
Page 1756

LOT 5

BLOCK 155  
ORIGINAL  
CITY OF AUSTIN

1307 Nueces Realty, LLC  
(South 64' of Lots 7 and 8)  
Document No 2006032102

LOT 7

LOT 6

Texas Association of  
Community Colleges  
Document No 2004169854

LOT 5

LOT 5

- 1/2" Iron Rod Found
- Calculated Point
- 1/2" Iron Rod Set with Plastic Cap
- Marked "Holt Carson, Inc."
- 60 D Nail Found
- Overhead Utility Line
- Wood Fence
- Ballard
- Gas Meter
- Water Meter
- Signs Reserved Parking

10 Chris Riley  
Title Resources Guaranty Company  
Texas National Title Company, Inc  
GF No 1815741-ROL

STATE OF TEXAS  
COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct 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 hereon, and said property abuts a dedicated road. This property lies within Zone X (areas determined to be outside the 100 year flood plain) according to Federal Emergency Management Agency Flood Insurance Hale Map Panel No 480624 0465 J dated January 6, 2016 THIS the 30th day of MAY, A.D. 2018

BY

Aime Thayer  
Registered Professional Land Surveyor No 5850

1017100

Texas Licensed Surveying Firm No 10050700

HOLT CARSON, INC.  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
(512) 442-0990

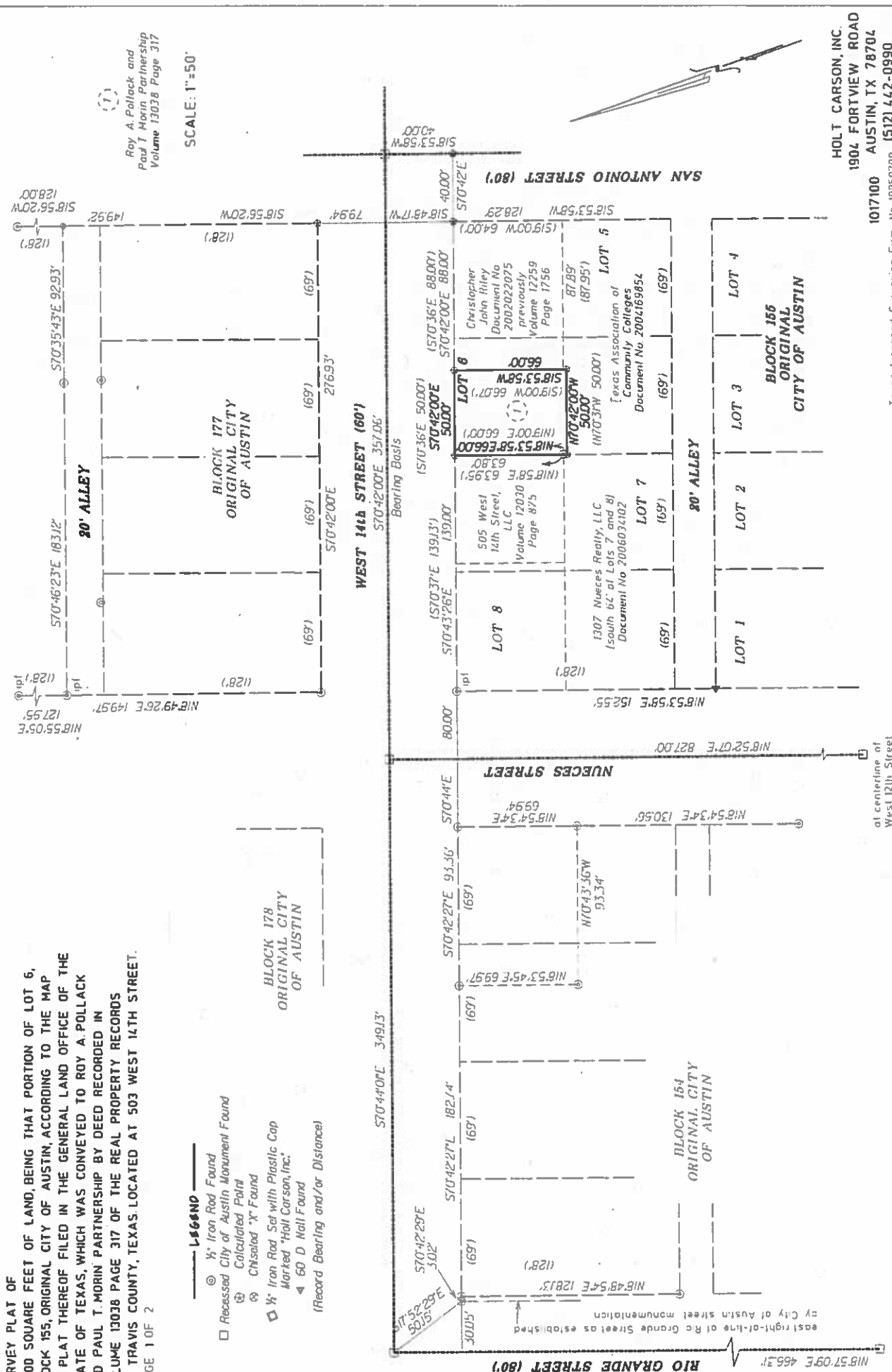
SURVEY PLAT OF  
3,300 SQUARE FEET OF LAND, BEING THAT PORTION OF LOT 6,  
BLOCK 155, ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP  
OR PLAT THEREOF FILED IN THE GENERAL LAND OFFICE OF THE  
STATE OF TEXAS, WHICH WAS CONVEYED TO ROY A. POLLACK  
AND PAUL T. MORIN PARTNERSHIP BY DEED RECORDED IN  
VOLUME 13038 PAGE 317 OF THE REAL PROPERTY RECORDS  
OF TRAVIS COUNTY, TEXAS, LOCATED AT 503 WEST 14TH STREET.  
PAGE 2 OF 2

**SURVEY PLAT OF**  
 3,300 SQUARE FEET OF LAND, BEING THAT PORTION OF LOT 6,  
 BLOCK 155, ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP  
 OR PLAT THEREOF FILED IN THE GENERAL LAND OFFICE OF THE  
 STATE OF TEXAS, WHICH WAS CONVEYED TO ROY A. POLLACK  
 AND PAUL T. MORIN PARTNERSHIP BY DEED RECORDED IN  
 VOLUME 13038 PAGE 317 OF THE REAL PROPERTY RECORDS  
 OF TRAVIS COUNTY, TEXAS, LOCATED AT 503 WEST 14TH STREET.  
 PAGE 1 OF 2

- LEGEND**
- Reclassified City of Austin Monument Found
  - ⊙ 1/2" Iron Rod Found
  - ⊙ Calculated Point
  - ⊙ Chiseled "X" Found
  - ⊙ 1/2" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
  - ⚡ 60 D Nail Found
- (Record Bearing and/or Distance)

**BLOCK 178  
 ORIGINAL CITY  
 OF AUSTIN**

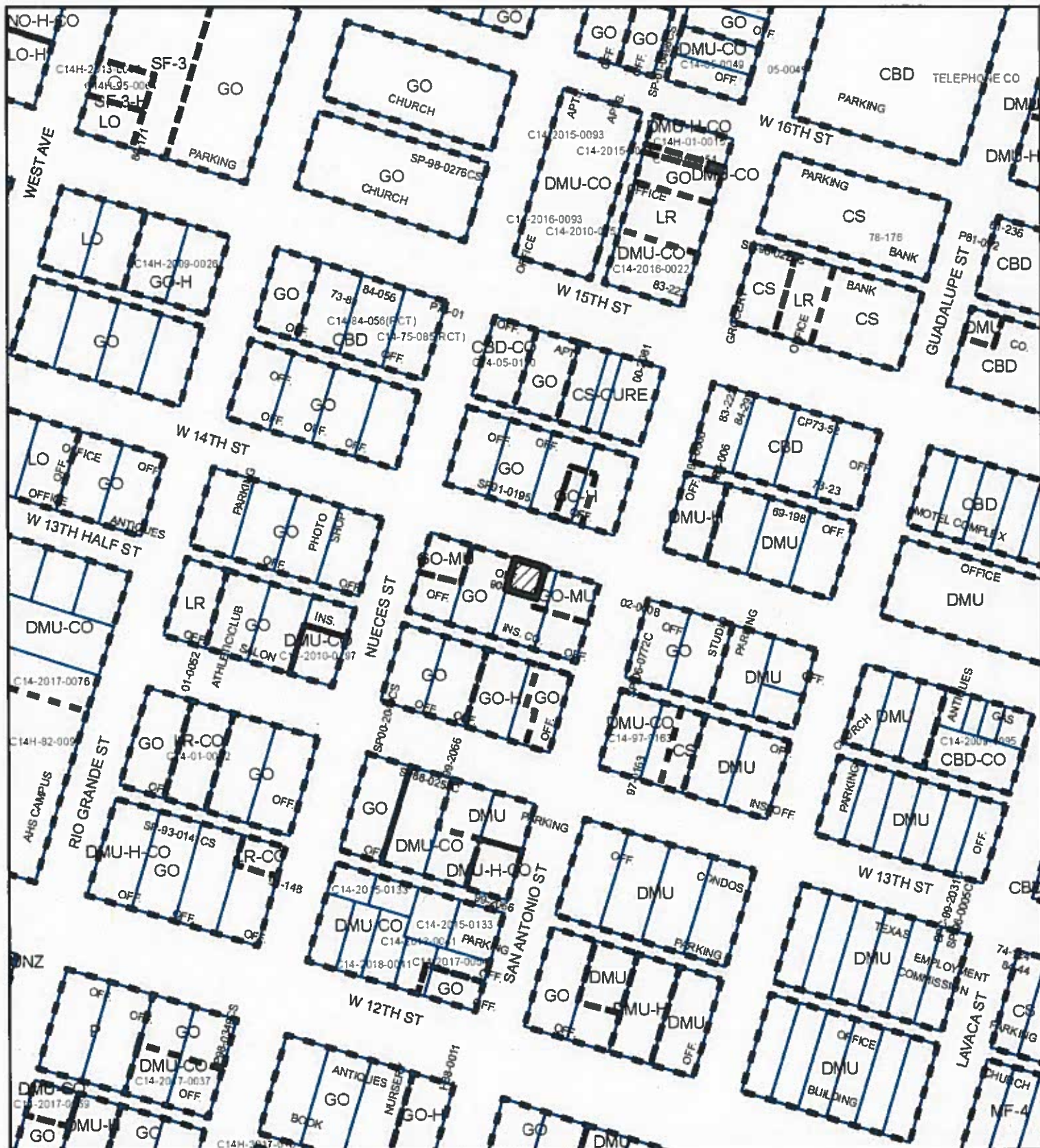
**BLOCK 154  
 ORIGINAL CITY  
 OF AUSTIN**



**HOLT CARSON, INC.**  
 1902 FORTVIEW ROAD  
 AUSTIN, TX 78704  
 512.442.0990

Texas Licensed Surveying Firm No. 100507000





## ZONING

ZONING CASE#: C14-2019-0091

## EXHIBIT "B"

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: 7/3/2019



1" = 200'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY