

ORDINANCE NO. 20200604-039

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 827 WEST 12TH STREET FROM DOWNTOWN MIXED USE-CONDITIONAL OVERLAY (DMU-CO) COMBINING 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 downtown mixed use-conditional overlay (DMU-CO) combining district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-2020-0036, 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 90 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.

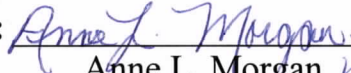
PART 4. This ordinance takes effect on June 15, 2020.

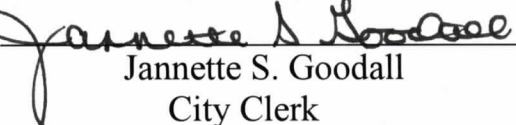
PASSED AND APPROVED

June 4, 2020

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Steve Adler
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

ATTEST: 
Jannette S. Goodall
City Clerk


by:


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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FROM: DECOMMISSION USSS AGENT OUT OF BUILT 3, DIVISION 10, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAN OF RECORD IN THE GENERAL LANDS OFFICE OF THE STATE OF TEXAS
AND BEING ADDITIONALLY DESCRIBED IN ACCOMPANYING FIELD NOTES

S 70°26'00" E 130.95'

9 1071 001 1 0 12
13 1071 001 1 0 12
14 1071 001 1 0 12

SCALE 1" = 20'



BEARING BASIS
DOCUMENT NO. 8004078325
O.P.R.I.C.7c.

- 4 1/2" IRON PIN FOUND
- ② 5/8" NODI PIN FOUND
- ③ HILTY NAIL FOUND
- ④ 1/2" IRON PIN SET STAMPER
"TEMPERATURE W/3 4772"
- ⑤ "X" CUT IN CONCRETE FOUND
POWER POLE
- ⑥ TELEPHONE BOX
- ⑦ GAS METER
- ⑧ ELECTRICAL HANDHOLE
- ⑨ SANITARY SEWER HANDHOLE
- ⑩ WATER METER
- ⑪ ELECTRIC METER
- ⑫ RECORD INFORMATION
- E— ASPHAL UTILITIES LINE

SYMBOLS SET OUT IN THE 'LEGEND'
ARE NOT TO SCALE AND ARE SHOWN
IN THE APPROXIMATE LOCATION TO
INDICATE THEIR PRESENCE

FENCE LINES SHOWN REPRESENT THE
AVERAGE CENTERLINE OF THE POSTS

JOHNSON AND BULLING
COOL ISSUES NOT ADDRESSED.

SUBJECT TO ANY AND ALL
APPLICABLE ORDINANCES, REGULATIONS,
RESTRICTIVE CONDITIONS & COVENANTS

SUPERVISOR'S NOTES

① AGREEMENTS & PACTS AMONGST OWNERS UNDER THE 1954 ACT

MARCH 7 1936

EXCLUSIVELY TO DAN A. WILSTROCK & CHRISTA WILSTROCK AND IN SUCH MOUNTS PAID TO LAWYERS FILL INSURANCE CORPORATION
PER FILE NO. 7-21038508 EFFECTIVE DATE AUG 16 2005

THE UNDERSIGNED HEREBY STATES THAT THIS PLAT REPRESENTS A SURVEY MADE UP
OF THE GRADING OF THE HIGHWAYS LEGALLY DEEMED NECESSARY THAT THERE ARE NO
APPARENT SIGNIFICANT INSUFFICIENCIES OR OVERLAPPEMS OF IMPROVEMENTS, EXCEPT
AS SHOWN HEREON; AND THAT SAID PROPERTY ABOVE A MEDIATED BY THIS
PLAT SUBSTANTIALLY SHOWS THE LOCATION OF THE TITLE CONTINGENT SCHEDULE D, ILL.
MAYNARD COMPANY EFFECTIVE AUG. 16, 1908; ISSUED JULY AUG. 6, 1907 SURVEY
HAS BEEN OPEN CASE FOR ENTRY IN THE NATURE AND LOCATION OF IMPROVEMENTS
VOID ONLY FOR RECORD, IN LIEU OF PAYMENT WITH THE SURVEYOR AND LOCAL



ROBERT M. BARON, RFLS MD. 497.

↓ ARPENTEURS
PROFESSIONNELS, SÉRIEUX

4808 WAI STREET, SUITE 312
AUSTIN, TEXAS 78754
(512) 832-1232

THEY'RE ALL ABOUT THE NEW

540 P. 20



Created: 3/13/2020

$$1'' = 400'$$