

ORDINANCE NO. 20220901-120

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 803 AND 803 1/2 WEST AVENUE FROM MULTIFAMILY RESIDENCE MODERATE - HIGH DENSITY (MF-4) 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 multifamily residence moderate – high density (MF-4) district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-2022-0055, on file at the Housing and Planning Department, as follows:

Being 0.3085 acres of land out of LOTS 1, 2, and 3, BLOCK 104, ORIGINAL CITY OF AUSTIN, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat filed in the General Land Office of the State of Texas and being all that tract of land as described in a warranty deed recorded in Document No. 2010110539, Deed Records of Travis County, Texas, more particularly described in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 803 and 803 1/2 West Avenue 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.

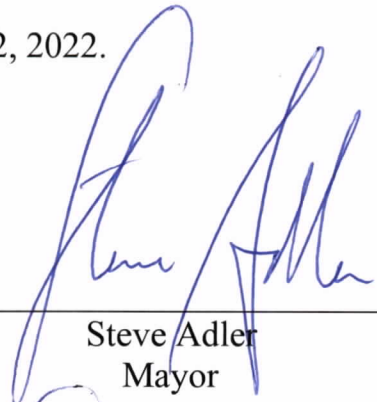
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) base district, and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on September 12, 2022.

PASSED AND APPROVED

____ September 1 _____, 2022

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§

A large, stylized blue ink signature of Steve Adler, written over a horizontal line.

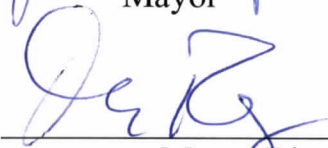
Steve Adler
Mayor

APPROVED:

A blue ink signature of Anne L. Morgan, written over a horizontal line.

Anne L. Morgan
City Attorney

ATTEST:

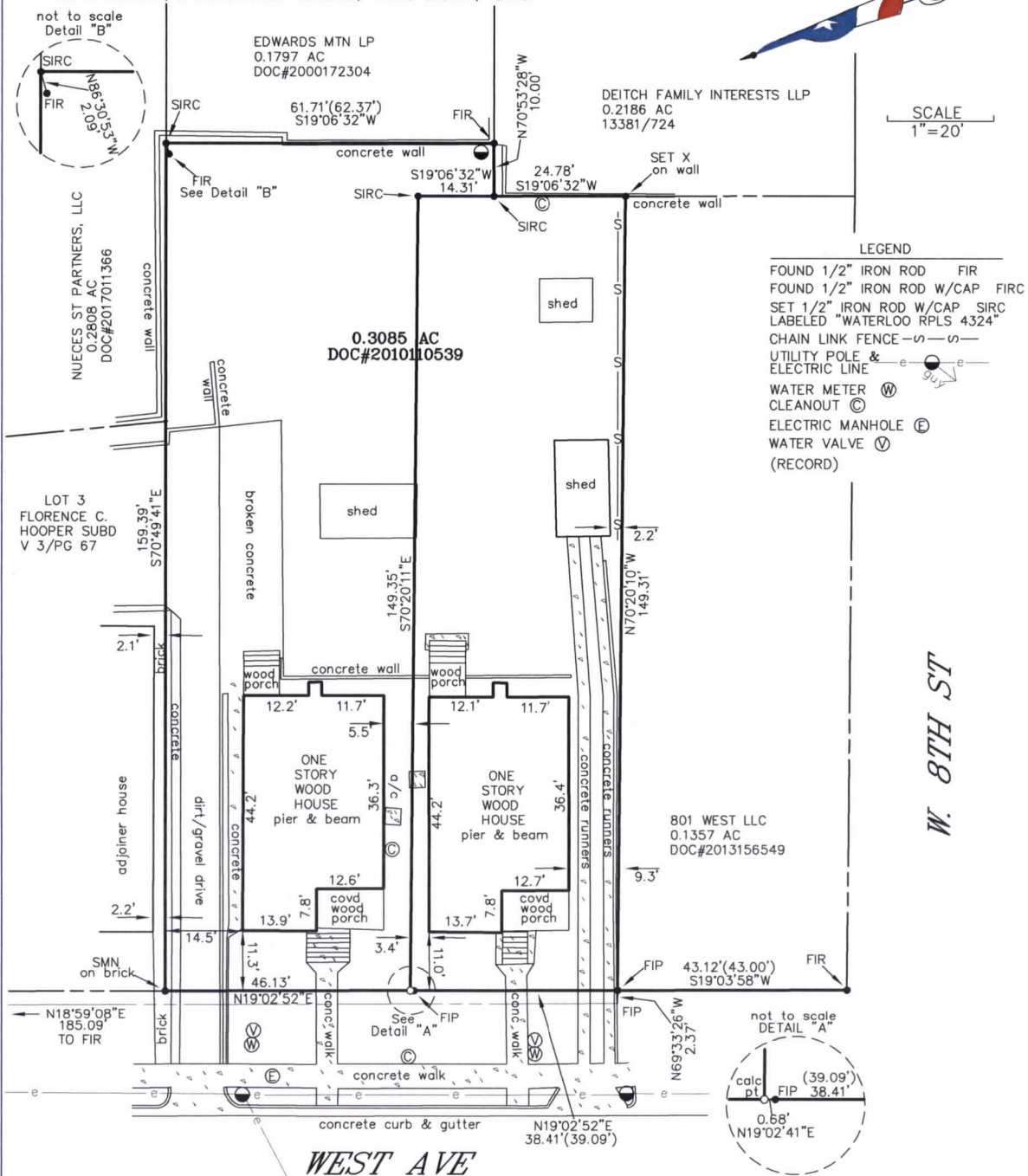
A blue ink signature of Myrna Rios, written over a horizontal line.

Myrna Rios
City Clerk

OWNER:
EDSAM INGRAM AND HELEN INGRAM
ADDRESS:
803 AND 803 1/2 WEST AVE

Waterloo Surveyors SURVEY PLAT

LEGAL DESCRIPTION:
BEING 0.3085 ACRE, (0.308 AC) OF LAND OUT OF LOTS 1, 2 AND 3,
BLOCK 104, ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR
PLAT FILED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS
AND BEING ALL OF THAT TRACT CONVEYED TO EDSAM INGRAM AND
HELEN INGRAM BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT
NO. 2010110539, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.



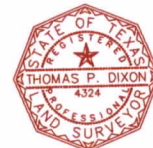
State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

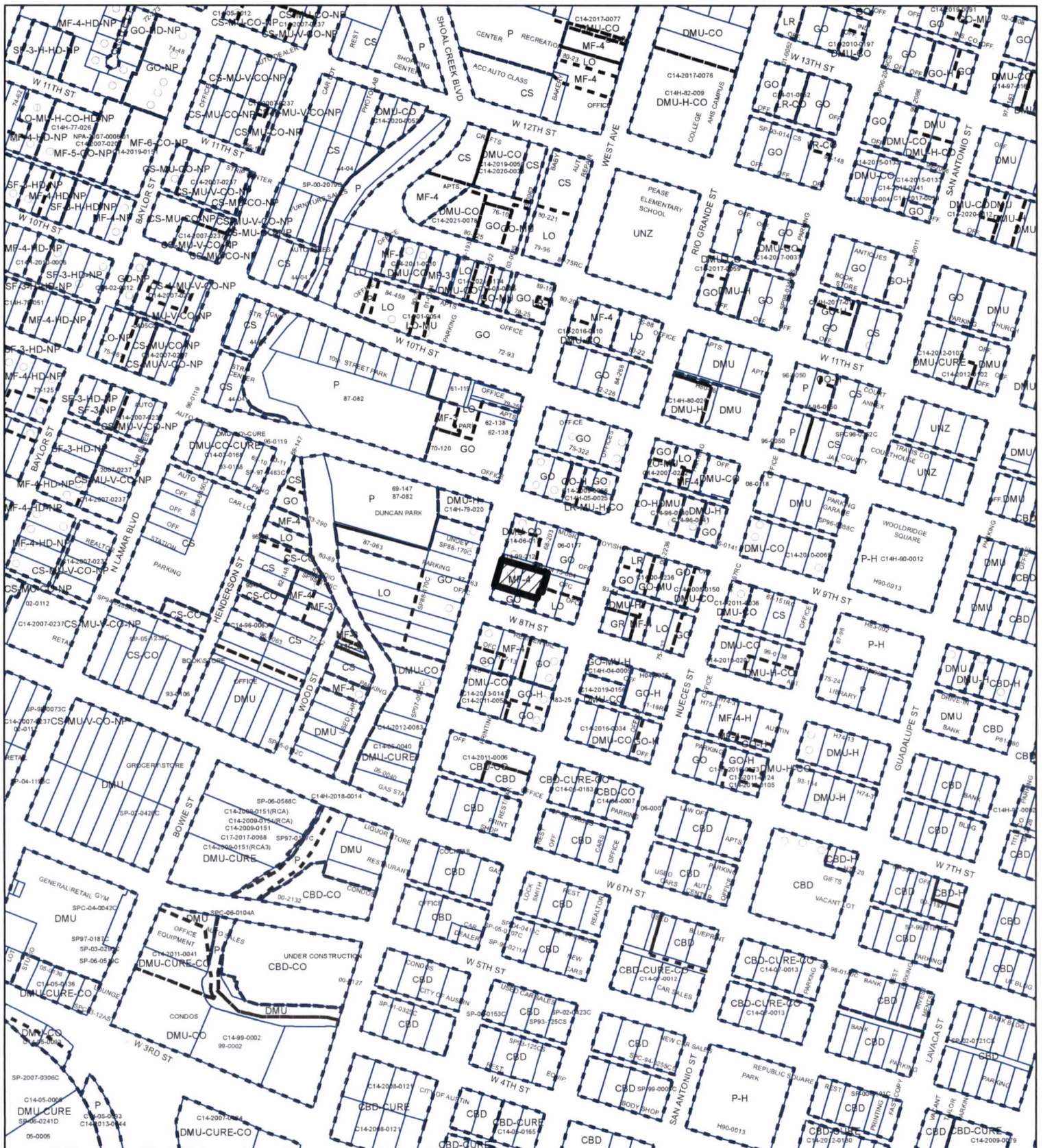
And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD flood hazard boundary map revised as per Map Number: 48453C0465K

Zone: X Dated: JANUARY 21, 2020

Survey Dated this the 25TH day of JANUARY, 202 2.



Thomas P. Dixon R.P.L.S. 4324
FIRM#10124400



ZONING

Exhibit B

ZONING CASE#: C14-2022-0055



- 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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 5/2/2022