

**ORDINANCE NO. 20221013-055**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 607 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. C14-2022-0080, on file at the Housing and Planning Department, as follows:

Being 0.193 acres of land, being a portion of LOT 7, BLOCK 154, ORIGINAL CITY OF AUSTIN, a subdivision in the City of Austin, Travis County, Texas, being that same land as recorded in Document No. 2011042908, of the Official Public Records of Travis County, Texas, said 0.193 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

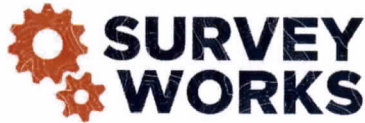
locally known as 607 West 14<sup>th</sup> Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**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.





## FIELD NOTE DESCRIPTION

Being a 0.193 acre tract of land, being a portion of Lot 7, Block 154, Original City of Austin, Travis County, Texas, according to the plat on file at the General Land Office of the State of Texas, being that same land as described in Document No. 2011042908 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

**BEGINNING** at a mag nail and washer set on the south right of way line of West 14th Street and the north line of said Lot 7, from which the northwest corner of Lot 7 bears N 73°01'40" W, 2.05 feet for the northwest corner of the herein described tract;

**Thence, S 73°01'40" E** along said right of way line and the north line of Lot 7, for a distance of **65.54 feet** to a mag nail found marking the northeast corner of the herein described tract;

**Thence, S 16°32'25" W** departing said right of way line and the north line of Lot 7, over and across Lot 7, for a distance of **127.96 feet** to a mag nail and washer set on the south line of Lot 7 and the north line of a 20' wide alley for the southeast corner of the herein described tract;

**Thence, N 73°16'39" W** along the south line of Lot 7 and the north line of said alley for a distance of **65.43 feet** to an iron rod found (1/2" diameter) for the southwest corner of the herein described tract;

**Thence, N 16°29'34" E** departing said alley and the south line of Lot 7, over and across Lot 7, for a distance of **128.24 feet** to the **POINT OF BEGINNING**, in all containing 0.193 of an acre of land, more or less.

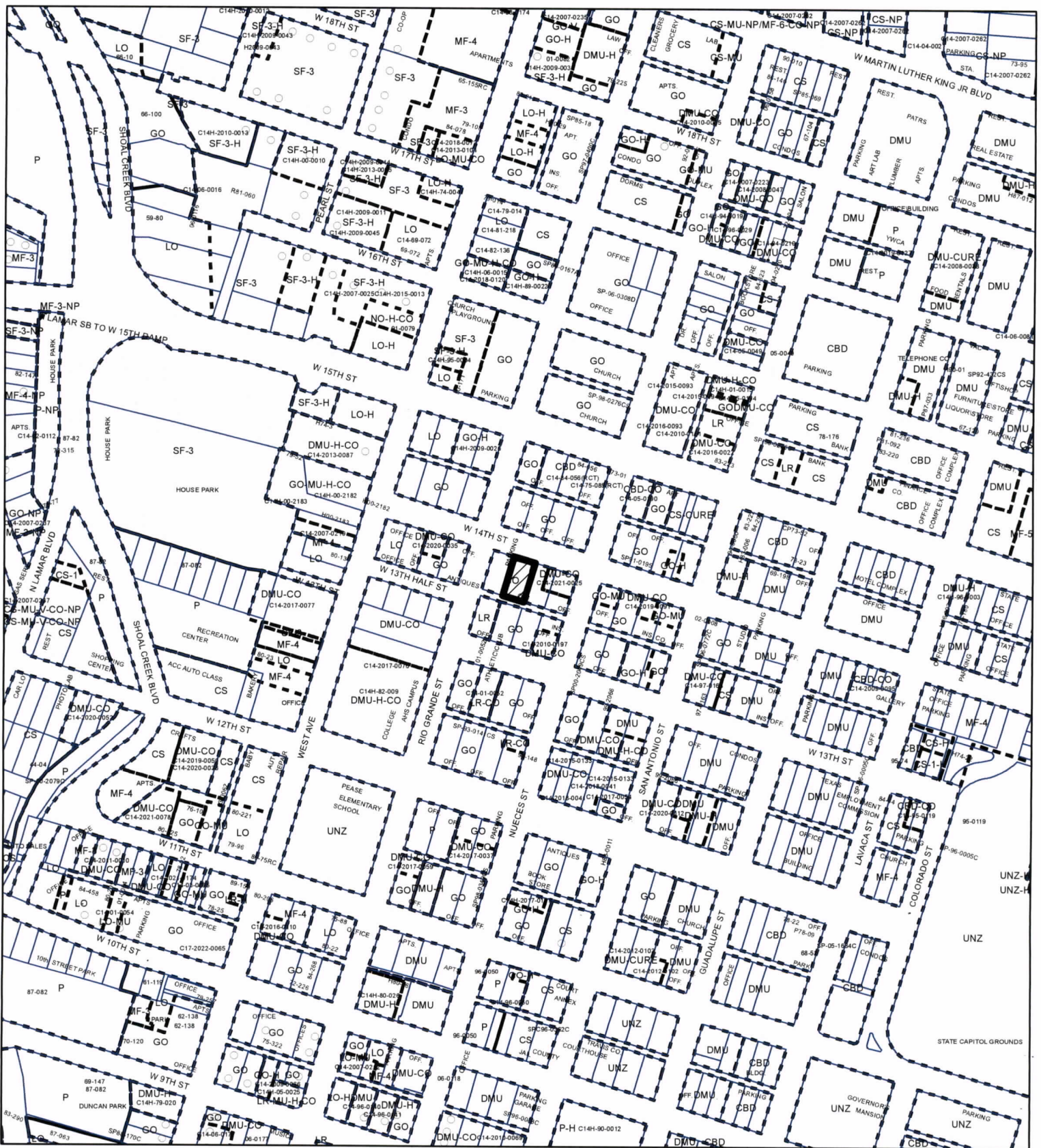
All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.

September 23, 2022

Derek Kinsaul  
RPLS No. 6356  
Job #21-0391.02







**N**

SUBJECT TRACT

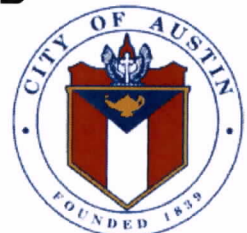
PENDING CASE

ZONING BOUNDARY

## ZONING

### ZONING CASE#: C14-2022-0080

## EXHIBIT B



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: 6/23/2022