

ORDINANCE NO. 20230504-050

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 707 WEST 10TH 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. C14-2022-0177, on file at the Planning Department, as follows:

A 0.232 acre (10,095 square feet) tract of land situated in the City of Austin, Travis County, Texas, being comprised of the following tracts of land: LOT 8, BLOCK 105, Original City of Austin, Travis County, Texas, according to the map or plat on file in the General Land Office of the State of Texas, and the west 10 feet of LOT 7, BLOCK 105, Original City of Austin, Travis County, Texas, according to the map or plat on file in the General Land Office of the State of Texas, said 0.232 acre tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 707 West 10th Street in the City of Austin, Travis County, Texas, and 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:

- (A) The maximum height of a building or structure on the Property shall not exceed 60 feet.
- (B) Cocktail lounge use shall be limited to a maximum of 1,000 square feet.
- (C) The following uses are prohibited uses of the Property:

Bail bond services
Off-site accessory parking
Pawn shop

Liquor sales
Outdoor entertainment

Page 2 of 2

EXHIBIT "A"

TRAVIS COUNTY, TEXAS
707 W 10 STREET
BOUNDARY DESCRIPTION

November 14, 2022
FN NO. 22-033
WG #0108-031

EXHIBIT "A"

DESCRIPTION

OF A 0.232 ACRE (10,095 SQUARE FEET) TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING COMPRISED OF THE FOLLOWING TRACTS OF LAND: LOT 8, BLOCK 105, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND THE WEST 10 FEET OF LOT 7, BLOCK 105, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, SAME BEING; SAID LOT 8, BLOCK 105, AND THE WEST 10 FEET OF LOT 7, BLOCK 105 BEING DESCRIBED IN THAT CERTAIN BOUNDARY LINE AGREEMENT EXECUTED ON JUNE 15TH, 1982 AND RECORDED ON JUNE 22, 1982 IN VOLUME 7782, PAGE 201, DEED RECORDS, TRAVIS COUNTY, TEXAS AND BEING CONVEYED TO MARTIN FAMILIA LIMITED PARTNERSHIP IN VOLUME 13061, PAGE 295, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.232 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the south right-of-way (R.O.W.) line of West 10th Street (80' R.O.W.), being the north line of said Lot 7, Block 105, same being the northeast corner of said west 10 feet of Lot 7, Block 105, and also being the north point of said Boundary Line Agreement of record, for the northeast corner of the herein described tract;

THENCE, S 16°24'10" W, leaving the south line of West 10th Street, along the east line of said west 10 feet of Lot 7, Block 105, being the agreed upon boundary line as described in said Boundary Line Agreement of record, a distance of 128.08 feet to a calculated point in the north line of a 20 foot wide City of Austin Alley lying within said Block 105, being the south line of said Lot 7, Block 105, same being the southeast corner of said west 10 feet of Lot 7, Block 105, and also being the south point of said Boundary Line Agreement of record, for the southeast corner of the herein described tract;

THENCE, N 73°18'33" W, along the northerly line of said 20 foot wide Alley, being the southerly line of said Lot 8, Block 105, and said west 10 feet of Lot 7, Block 105, for the southerly line of the herein described tract, passing at a distance of 10.03 feet, a calculated point, for the common south corner of said Lot 8, Block 105 and said west 10 feet of Lot 7, Block 105, and continuing for a total distance of 79.00 feet to a cut "X" in concrete found at the intersection of the north line of said City of Austin Alley with the east R.O.W. line of West Avenue (80' R.O.W.), being the southwest corner of said Lot 8, Block 105, for the southwest corner of the herein described tract;

THENCE, N 16°32'27" E, leaving said intersection, along the east R.O.W. line of West Avenue, being the west line of said Lot 8, Block 105, for the west line of the herein described tract, a distance of 128.00 feet to a 1/2-inch iron rod with cap stamped "Wuest Group" set for the northwest corner of the herein described tract, being the intersection of the east R.O.W. line of West Avenue with the south R.O.W. line of West 10th Street, same being the northwest corner of said Lot 8, Block 105;



THENCE, S 73°22'03" E, leaving said intersection, along the south R.O.W. line of West 10th Street, being the north line of said Lot 8, Block 105 and said west 10 feet of Lot 7, Block 105, for the north line of the herein described tract, passing at a distance of 68.97 feet, a nail in asphalt found at the common north corner of said Lot 8, Block 105 and said west 10 feet of Lot 7, Block 105, and continuing for a total distance of 78.69 feet to the **POINT OF BEGINNING** and containing 0.232 acre (10,095 square feet) of land, more or less, within these metes and bounds.

BEARING BASIS: Texas Coordinate System, Central Zone (4203), NAD83, Grid.

That I, Mark A. Mercado, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying survey map are true and correct to the best of my knowledge and belief and was prepared from an actual on-the-ground survey under my direction and supervision.



11/14/2022

Mark A. Mercado
RPLS No. 6350
State of Texas

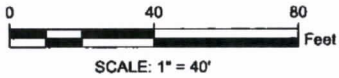
Date



TRAVIS COUNTY, TEXAS
T. J. CHAMBERS SURVEY, A-7

EXHIBIT " "

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION



BEARING BASIS & HORIZONTAL DATUM:

TEXAS COORDINATE SYSTEM, GRID
NAD '83 (CENTRAL ZONE 4203)

LEGEND

- IRON ROD FOUND (SIZE NOTED)
- ▲ MAG NAIL FOUND
- ✕ "X" CUT FOUND
- 1/2" IRON ROD WITH CAP STAMPED "WUEST GROUP"
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- [] RECORD INFORMATION PER VOL. 7782, PG. 201, D.R.T.C.T.

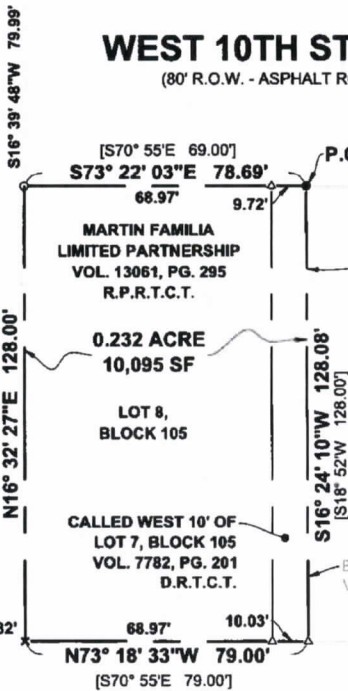
WEST 10TH STREET

(80' R.O.W. - ASPHALT ROAD)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N16° 43' 54"E	20.06'

WEST AVENUE

(80' R.O.W. - ASPHALT ROAD)



LOT A
VEANNIS M. PRESSLER ADDITION
VOL. 77, PG. 171
P.R.T.C.T.

VEANNIS M. PRESSLER TRUST
VOL. 6300, PG. 874 & VOL. 6300, PG. 877
D.R.T.C.T.

LOT 7,
BLOCK 105

LOT 6,
BLOCK 105

LOT 5,
BLOCK 105

ORIGINAL CITY OF AUSTIN
GENERAL LAND OFFICE
STATE OF TEXAS

BOUNDARY LINE AGREEMENT
VOL. 7782, PG. 201, D.R.T.C.T.

S73° 18' 33"E 128.92'

CITY OF AUSTIN ALLEY

(20' R.O.W.)

(CALLED 3,714 SF)

PRASHANT KABADE
DOC. #2019127765
P.P.R.T.C.T.

(CALLED 6,568 SF)

704 W 9TH, LLC
DOC. #2020156150
O.P.R.T.C.T.

LOT A, BLOCK 105
PAUL R. HAMILTON
ADDITION
VOL. 67, PG. 5
P.R.T.C.T.

MARK A. MERCADO
RPLS NO. 6350 - STATE OF TEXAS
WUEST GROUP
(512)394-1900

DATE: 11/14/2022

707 W 10TH STREET
AUSTIN, TX 78701
NOVEMBER, 2022
PROJECT NO. 0108-031

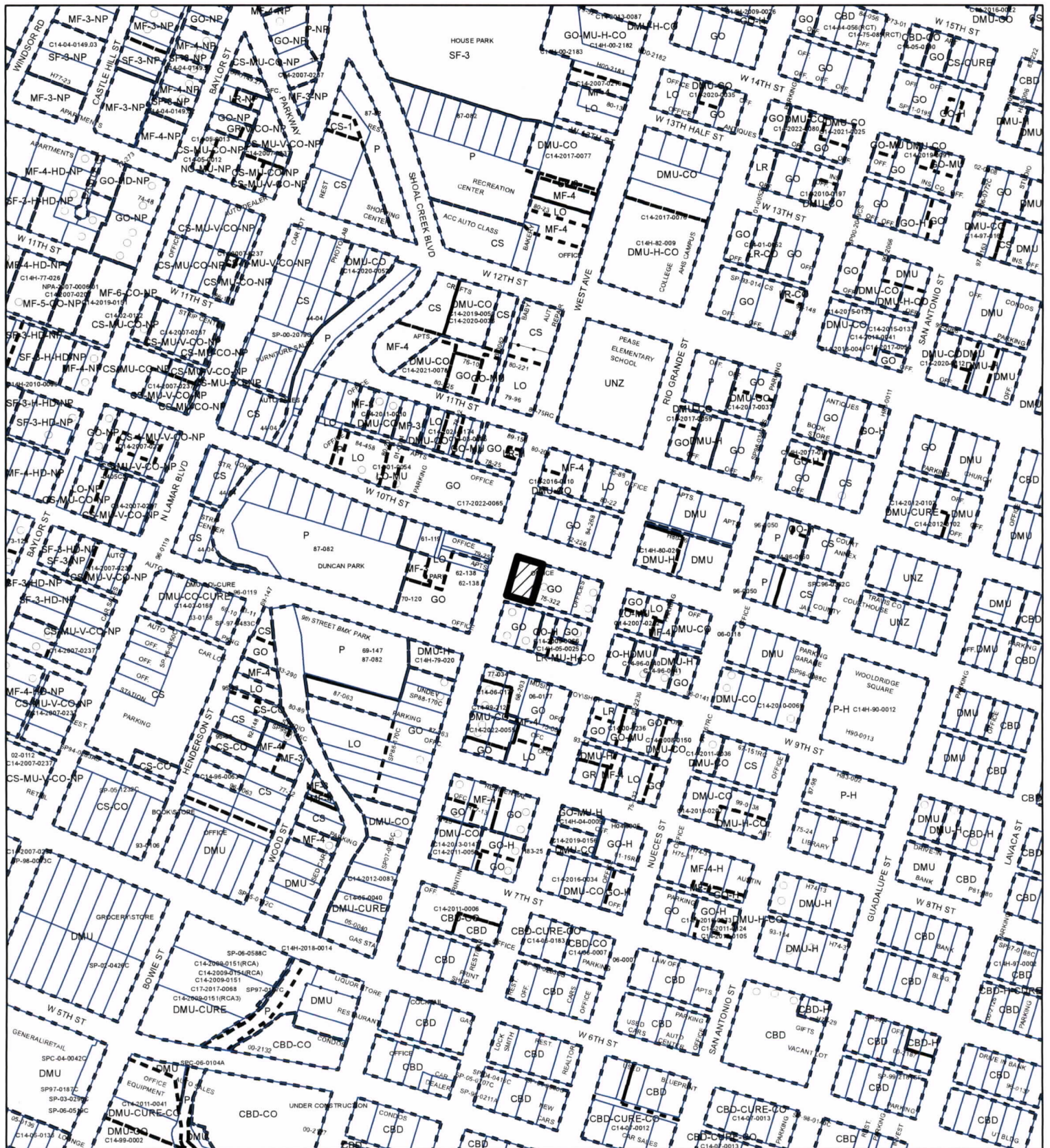


ENGINEERING
& SURVEYING

TBPELS FIRM # 10194507
AND FIRM # F-15324
5207 AIRPORT BOULEVARD
AUSTIN, TEXAS 78751
(512)394-1900

SHEET

3 OF 3






ZONING

EXHIBIT "B"

ZONING CASE#: C14-2022-0177



-  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: 12/21/2022