

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 950525- L

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: 0.144 ACRE TRACT OF LAND, FROM "MF-3" MULTIFAMILY RESIDENCE (MEDIUM DENSITY) DISTRICT, "MF-4" MULTIFAMILY RESIDENCE (MODERATE-HIGH DENSITY) DISTRICT, AND "LO" LIMITED OFFICE DISTRICT TO "CS-CO" GENERAL COMMERCIAL SERVICES DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 707 HENDERSON STREET, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district from "MF-3" Multifamily Residence (Medium Density) district, "MF-4" Multifamily Residence (Moderate-High Density) district, and "LO" Limited Office district to "CS-CO" General Commercial Services district-Conditional Overlay combining district on the property described in File C14-95-0057, as follows:

0.144 acre tract of land, said 0.144 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes,
[hereinafter referred to as the "Property"]

locally known as 707 Henderson Street, in the City of Austin, Travis County, Texas.

PART 2. That the Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following condition:

Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, shall be approved or released, and no building permit for construction of a building on the Property, shall be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.

Except as specifically restricted pursuant to this ordinance, the Property may be developed and used in accordance with the regulations established for the "CS" General Commercial Services base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. That the requirements imposed by Sections 2-2-3, 2-2-5, and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

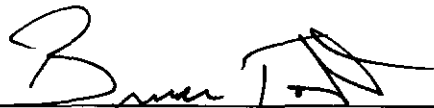
PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.

CITY OF AUSTIN, TEXAS

PASSED AND APPROVED:

____ May ____ 25 ____ , 1995

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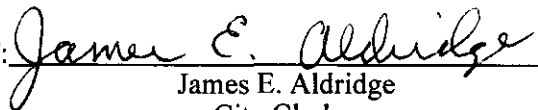
Bruce Todd
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

25May95
ME/ij

0.144 ACRES
PORTION OF LOT 4, BLOCK "F"
RAYMOND SUBDIVISION

FN NO. 95-083 (JMB)
APRIL 5, 1995
BPI JOB NO. 706-01.90

DESCRIPTION

OF A 0.144 ACRE TRACT OR PARCEL OF LAND OUT OF OUTLOT 2, DIVISION "Z", ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT CONVEYED TO ROY A. BUTLER BY SPECIAL WARRANTY DEED OF RECORD IN VOLUME 11450, PAGE 2115 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.144 ACRES BEING A PORTION OF LOT 4, BLOCK "F", THE RAYMOND SUBDIVISION OF PART OF OUTLOT 2 IN DIVISION "Z", A SUBDIVISION OF RECORD IN BOOK 2, PAGE 129 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.144 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail found in the easterly right-of-way line of Henderson Street (R.O.W. varies), being the northwesterly corner of said Lot 4, also being the southwesterly corner of Lot 3, Block "F" of said Raymond Subdivision, and from which a 1/2 inch iron rod found for the northwesterly corner of said Lot 3 bears N25°08'00"E, a distance of 49.82 feet;

THENCE, S64°38'37"E, along the northerly line of said Lot 4, being the southerly line of said Lot 3, a distance of 169.09 feet to the middle of (2) - 1/2 inch iron rods found for the northeasterly corner of said Lot 4, being the southeasterly corner of said Lot 3;

THENCE, S28°37'38"E, along the easterly line of said Lot 4, a distance of 85.23 feet to a 1/2 inch iron rod set for the southeasterly corner of said Lot 4, being the northeasterly corner of Lot 12, Block "F" of said Raymond Subdivision, also being the northeasterly corner of that certain tract conveyed to Robert P. Vasquez, et al, by deed of record in Volume 5374, Page 91 of said Real Property Records;

THENCE, N64°47'28"W, along the southerly line of said Lot 4, being the northerly line of said Lot 12 and Lot 5, Block "F" of said Raymond Subdivision, also being the northerly line of said "Vasquez" tract, passing at a distance of 14.09 feet a 1/2 inch iron rod found for the northwesterly corner of said "Vasquez" tract, being the northeasterly corner of that certain tract conveyed to Paul E. Hernandez by deed of record in Volume 11989, Page 271 of said Real Property Records, again passing at a distance of 88.00 feet a 1/2 inch iron rod found for the northwesterly corner of said Lot 12, being the northwesterly corner of said "Hernandez" tract, also being the northeasterly corner of said Lot 5, and continuing for a total distance of 149.83 feet to a point, being the southeasterly corner of that certain portion of said Lot 4 conveyed to Roy A. Butler by deed of record in Volume 3590, Page 347 of said Real Property Records;

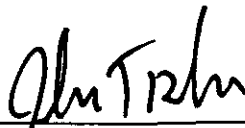
THENCE, leaving the southerly line of said Lot 4, over and across said Lot 4, along the common line of said Butler tract recorded in Volume 11450, Page 2115 and said Butler tract recorded in Volume 3590, Page 347, the following two (2) courses and distances:

- 1) N25°08'00"E, a distance of 45.49 feet to a point, being the northeasterly corner of said Butler tract recorded in Volume 3590, Page 347;
- 2) N64°38'37"W, passing at a distance of 83.00 feet a 60d nail found for the northeasterly corner of that certain tract conveyed to the City of Austin for right-of-way purposes by deed of record in Volume 3922, Page 1569 of said Real Property Records, and continuing for a total distance of 88.00 feet to a 60d nail found in the westerly line of said Lot 4, being the northwesterly corner of said City of Austin tract, also being in the easterly line of Henderson Street, and from which a 2" iron pipe found in the original easterly line of Henderson Street bears S25°08'00"W, a distance of 45.94 feet;

THENCE, N25°08'00"E, along the easterly line of Henderson Street, being the westerly line of said Lot 4, a distance of 5.01 feet to the **POINT OF BEGINNING**, containing an area of 0.144 acres (6,256 sq. ft.) of land, more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY & PITTMAN, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746


JOHN T. BILNOSKI, R.P.L.S. 4/7/95
NO. 4998 DATE
STATE OF TEXAS



HENDERSON STREET

(R.O.W. VARIES)

N25°08'00"E

5.01'

P.O.B.

45.94'

S25°08'00"W

2" IRON PIPE

N25°08'00"E

49.82'

5.00'

ROY A. BUTLER
VOL. 3590, PG. 347

N64°38'37"W 88.00'

ROY A. BUTLER
VOL. 11383, PG. 1462

R.O.W. DEDICATION
CITY OF AUSTIN
VOL. 3922, PG. 1569

BLOCK "F"

THE RAYMOND SUBDIVISION OF PART
OF OUTLOT 2 IN DIVISION "Z"

BK. 2, PG. 129

6

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ⊙ IRON PIPE FOUND
- ▲ 60d NAIL FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING

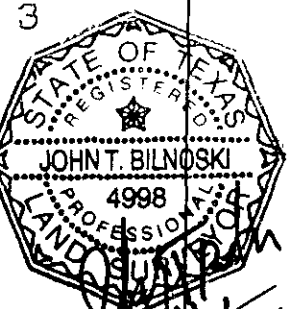
ROY A. BUTLER
VOL. 3691, PG. 1055

N25°08'00"E

45.49'

0.144 ACRES
(6,256 SQ. FT.)

S64°38'37"E 169.09'



2-1/2" IRON
RODS FOUND

ROY A. BUTLER
VOL. 11450, PG. 2115

N64°47'28"W 149.83'

73.91'

PAUL E. HERNANDEZ
VOL. 11989, PG. 271

12

GEORGE HUME COFER, JR.
& MINOR ESTY WILSON
VOL. 7277, PG. 313

13

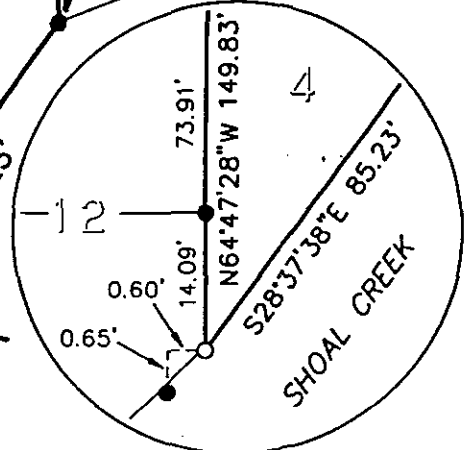
SEE DETAIL

ROBERT P. VASQUEZ, ET AL
VOL. 5374, PG. 91

14.09'

S28°37'38"E 85.23'

SHOAL CREEK



DETAIL
N.T.S.



Bury+Pittman, Inc.
Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0011 Fax 512/328-0325
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SKETCH TO ACCOMPANY DESCRIPTION
OF A 0.144 ACRE TRACT OF LAND, BEING ALL OF
THAT CERTAIN TRACT CONVEYED TO ROY A. BUTLER
BY DEED OF RECORD IN VOL. 11450, PG. 2115 OF
THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

**G & S
ASSOCIATES**

PO#: _____

Ad ID#: 6KK N00600

Acct #: 499-2499

Austin American-Statesman

Acct. Name: City of Austin
City Clerk's Office

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

ORDINANCE NO. 990625-L
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CODE OF 1992 AS FOLLOWS: 0.144
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SERVICES DISTRICT-CONDITIONAL
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CALLY KNOWN AS 707 HENDERSON
STREET, IN THE CITY OF AUSTIN, TRAV-
IS COUNTY, TEXAS; WAIVING THE
REQUIREMENTS OF SECTIONS 22-3,
22-5, AND 22-7 OF THE AUSTIN CITY
CODE OF 1992; AND PROVIDING
AN EFFECTIVE DATE.
Mayor Bruce Todd, Austin, Texas

Before me, the undersigned authority, a Notary Public in and for the County of
Travis, State of Texas, on this day personally appeared:

Patsy Ruth Alenik

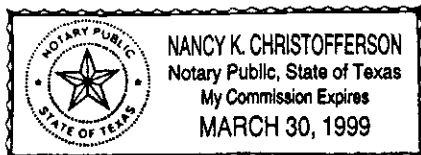
Classified Advertising Agent of the *Austin American-Statesman*, a daily
newspaper published in said County and State that is generally circulated in
Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me,
states that the attached advertisement was published in said newspaper on the
following dates, to wit:

Date (s): June 21st, 1995
Class: 9980 Lines: 23 Cost: \$51⁵²

and that the attached is a true copy of said advertisement.

Patsy Ruth Alenik

SWORN AND SUBSCRIBED TO BEFORE ME, this the 30th day of June, 1995.



Nancy K. Christofferson
Notary Public in and for
TRAVIS COUNTY, TEXAS

Nancy K. Christofferson
(Type or Print Name of Notary)

My Commission Expires: 3/30/99