

**ORDINANCE NO. 20110818-098**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6104 SOUTH 1<sup>ST</sup> STREET FROM LIMITED OFFICE (LO) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-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 limited office (LO) district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2011-0051, on file at the Planning and Development Review Department, as follows:

Tract One: Lot 1, Wesleyan Church Subdivision No. 2, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 82, Page 10, of the Plat Records of Travis County, Texas, Save and Except the property identified as Tract Two in this ordinance; and

Tract Two: A 1,695 square foot tract of land out of Lot 1, Wesleyan Church Subdivision No. 2, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 6104 South 1<sup>st</sup> 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. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

B. A guidance services use is a prohibited use of Tract One.

Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 29, 2011.

**PASSED AND APPROVED**

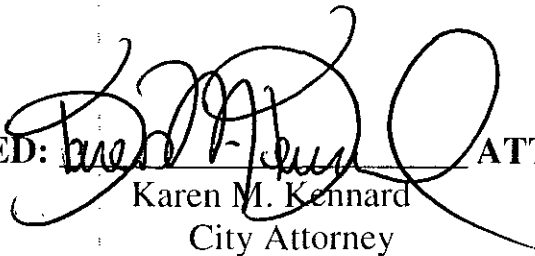
August 18, 2011

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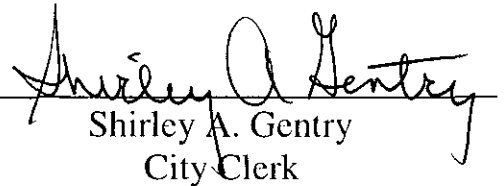
Lee Jeffingwell  
Mayor

APPROVED:



Karen M. Kennard  
City Attorney

ATTEST:



Shirley A. Gentry  
City Clerk

## EXHIBIT "A"

Field notes describing 1695 square feet of land out of a portion of Lot 1 of Wesleyan Church Subdivision No. 2 a subdivision in Travis County, Texas, recorded in Volume 82 Page 10 of the Plat Records of said County and being more particularly described by metes and bounds as follows:

Commencing at a ½ inch iron rod found in the west right of way line of South 1<sup>st</sup> Street same being the northeast corner of Lot 1 and the southeast corner of Lot 2 of the above referenced subdivision;

THENCE along the north line of Lot 1 and the south line of Lot 2 North 66°12'33" West (Bearing Basis) 190.01 feet to an "X" found for an interior corner;

THENCE South 23°46'48" West 56.37 feet to a point;

THENCE through said Lot 1 South 66°13'12" East 15.88 feet to a point for the beginning of this description;

THENCE South 65°50'49" East 35.30 feet to a point for the northeast corner hereof;

THENCE South 24°23'04" West 48.03 feet to a point for the southeast corner hereof;

THENCE North 65°49'20" West 35.30 feet to a point for the southwest corner hereof;

THENCE North 24°23'04" East 48.02 feet to the Place of Beginning and containing 1695 square feet of land more or less;

This description is to be used with the attached survey only.



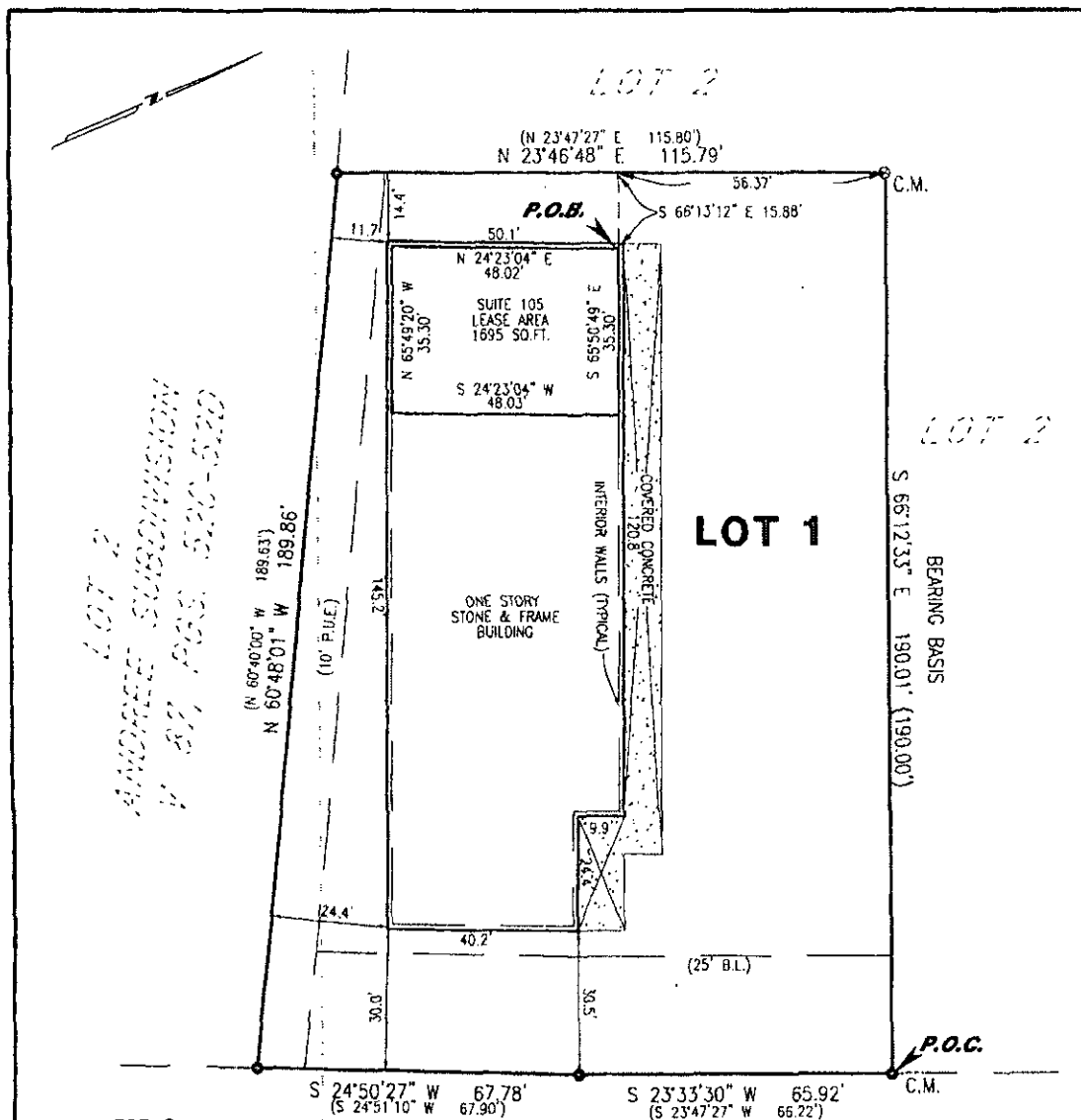
Victor M. Garza RPLS 4740  
B and G Land Surveying  
1404 West North Loop Blvd.  
Austin, TX 78756  
PH 512-458-6969

Date

8/11/11

B0802711





# LEGEND

- X — FOUND IN CONCRETE
- 1/2\" REBAR FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- WIRE FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

## **SOUTH FIRST STREET** (80' R.O.W.)



SUBDIVISION WESLEYAN CHURCH SUBDIVISION NO. 2

LOT: 1 BLOCK:        VOLUME 82 PAGE 10 PLAT RECORDS

COUNTY TRAVIS STATE OF TEXAS STREET ADDRESS 6104 SOUTH FIRST STREET

CITY AUSTIN REFERENCE NAME DANAE R. FALVO



**B&G Surveying, Inc.**  
Dewey H. Burris & Associates  
Surveyed by: B&G Surveying, Inc.

1404 West North Loop Blvd., Austin, Texas 78756  
Office 512-458-6969 — Fax 512-458-9845



### **IMPORTANT NOTICE**

This was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING, INC.

JOB # B0802711\_TA  
DATE 08/10/11  
SCALE 1" = 20'

TO THE LIENHOLDER AND / OR PRESENT OWNER OF THE PREMISES SURVEYED

## **LEASE AREA SURVEY**

FIELD WORK	WILLIAM	08/10/11
CALCULATIONS	TONI	08/10/11
DRAFTING	TONI	08/10/11
CORRECTIONS		
UP DATE		

