

**ORDINANCE NO. 20131212-106**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1402 WEST AVENUE FROM LIMITED OFFICE-HISTORIC LANDMARK (LO-H) COMBINING DISTRICT TO DOWNTOWN MIXED USE-HISTORIC LANDMARK-CONDITIONAL OVERLAY (DMU-H-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 limited office-historic landmark (LO-H) combining district to downtown mixed use-historic landmark-conditional overlay (DMU-H-CO) combining district on the property described in Zoning Case No. C14-2013-0087, on file at the Planning and Development Review Department, as follows:

0.88 acre tract of land, more or less, out of Outlot No. 8, Division "E" of the Original City of Austin the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1402 West Avenue 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. The maximum height, as defined by City Code, of a building or structure on the Property may not exceed 40 feet.
- C. Development of the Property shall comply with the following regulations:
  - 1. The maximum impervious cover is 70 percent.
  - 2. The minimum setbacks are: 25 feet for front yard

5 feet for rear yard  
5 feet for interior side yard.

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 3.** This ordinance takes effect on December 23, 2013.

**PASSED AND APPROVED**

December 12, 2013 §  
Lee Leffingwell  
Mayor  
APPROVED: Karen M. Kennard  
City Attorney  
ATTEST: Jannette S. Goodall  
City Clerk

**AUSTIN SURVEYORS**

P.O. BOX 180243  
AUSTIN, TEXAS 78718

2105 JUSTIN LANE #103  
(512) 454-6605

**FIELD NOTES FOR 0.882 ACRES**

All that certain tract or parcel of land situated in Outlot No. 8 Division "E" of the City of Austin, Travis County, Texas and being all of that tract conveyed to Saleem Tawil et ux in Document #2002112460 of the Official Public Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe found on the Northwest line of West Avenue, in the South corner of a tract of land conveyed to the Austin Junior League in Volume 8343, Page 427, for the East corner of the above mentioned 0.882 acre tract, for the East corner of this tract

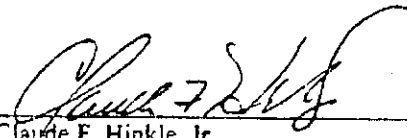
THENCE S 18°41'07" W with the Northeast line of West Avenue 132.95 feet to an iron pipe found in the South corner of the said 0.882 acre tract for the South corner of this tract.

THENCE N 70°48'04" W 298.53 feet to an iron pipe found in the South corner of a tract of land conveyed to Austin Independent School District for the West corner of the said 0.882 acre tract and the West corner of this tract.

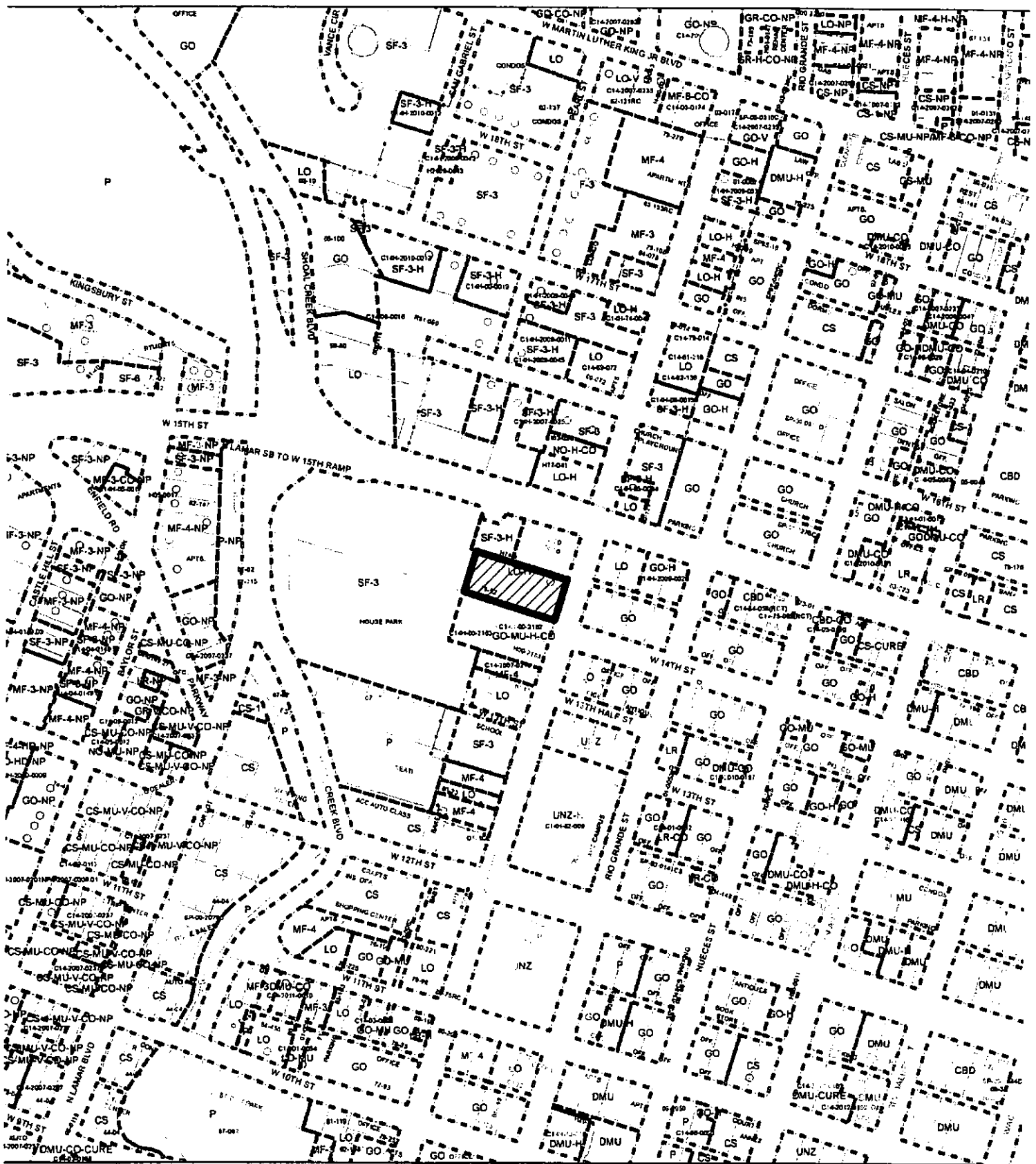
THENCE N 18°55'49" E 131.91 feet to an iron pipe found on the Southwest line of the above mentioned Junior League tract for the North line of the said 0.882 acre tract and the North corner of this tract.

THENCE S 71°00'00" E 297.96 feet to the POINT OF BEGINNING containing 0.882 acres of land, more or less.

I, Claude F. Hinkle, Jr., a Registered Professional Land Surveyor, do hereby certify that these field notes were prepared from an on-the-ground survey made under my supervision during March of 2008 and are correct to the best of my knowledge and belief. These field notes were prepared for an exhibit for the City of Austin. Any use of this description by any person for any other purpose is expressly prohibited.

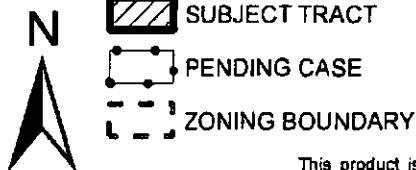
  
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Claude F. Hinkle, Jr.  
R.P.L.S. No. 4629

JUN 04 2013  
Date 1628.doc



# ZONING

ZONING CASE#: C14-2013-0087



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 CTM for the sole purpose of geographic referer by the City of Austin regarding specific accuracy or completeness.



Exhibit B