

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1204 SAN ANTONIO 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 (DMU-CO) combining district on the property described in Zoning Case No. C14-2015-0133A, on file at the Planning and Zoning Department, as follows:

11,043 sq. ft., tract of land, more or less, out of and a part of Lots 3 and 4, Block 151, of the Original City of Austin, according to the map or plat of the Original City files in the General Land Office of the State of Texas, and being the same property conveyed by Richard D. Hardin, Trustee, to Jay Johnson, Doyne Bailey, Margaret Barrett, Bobby Blake, Janet Brown, Ray Cornett, James Craddock, Elisha Demerson, Connie Nicholson, Homer Roberson and Mitch Shamburger, Trustees of the Texas Association of Counties Workers' Compensation Self Insurance Fund in that Deed of Record in Volume 10600, Page 908, of the Real Property Records of Travis County, Texas, said 11,043 sq. ft. tract being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1204 San Antonio 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:

A. The following uses are not permitted uses on the Property:

Cocktail lounge  
Liquor sales

Pawn shop services  
Outdoor entertainment

37 B. The maximum height of a building or structure for the Property may not exceed  
38 90 feet.  
39

40 Except as specifically restricted under this ordinance, the Property may be developed and  
41 used in accordance with the regulations established for the downtown mixed use (DMU)  
42 district and other applicable requirements of the City Code.  
43

44 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2016.  
45

46 **PASSED AND APPROVED**  
47

48  
49 §  
50 §  
51 \_\_\_\_\_, 2016 § \_\_\_\_\_  
52 Steve Adler  
53 Mayor  
54

55  
56 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
57 Anne L. Morgan Jannette S. Goodall  
58 City Attorney City Clerk

**CRICHTON AND ASSOCIATES**  
6448 HIGHWAY 290 EAST SUITE B-105  
AUSTIN, TEXAS 78723  
512-244-3395

**FIELD NOTES**

**FIELD NOTES FOR A 11,043 SQ. FT., TRACT OF LAND, MORE OR LESS, OUT OF AND A PART OF LOTS 3 AND 4, BLOCK 151, OF THE ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT OF THE ORIGINAL CITY FILED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEIN THE SAME PROPERTY CONVEYED BY RICHARD D. HARDIN, TRUSTEE, TO JAY JOHNSON, DOYNE BAILEY, MARGARET BARRETT, BOBBY BLAKE, JANET BROWN, RAY CORNETT, JAMES CRADDOCK, ELISHA DEMERSON, CONNIE NICHOLSON, HOMER ROBERSON AND MITCH SHAMBURGER, TRUSTEES OF THE TEXAS ASSOCIATION OF COUNTIES WORKERS' COMPENSTATION SELF INSURANCE FUND IN THAT DEED OF RECORD IN VOLUME 10600, PAGE 908, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 11,043 SQ. FT. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a cotton gin spindle found on the South line of a 20.00 foot alley way, at the Northeast corner of a 567 square foot tract described as Tract 2 by deed conveyed to Texas Retailers association in Volume 7872, Page 518 of the Deed Records of Travis County, Texas, same being the Northwest corner of this tract, for the **POINT OF BEGINNING**.

**THENCE S73°26'58"E** with the South line of said 20.00 foot alley way and the North line of this tract a distance of 138.00 feet to a ½" iron pin set at the intersection of the South line of said 20.00 foot alley way and the West R.O.W. line of San Antonio Street, for the Northeast corner of this tract.

**THENCE S16°25'32"W** with the West R.O.W. line of San Antonio Street and the East line of this tract a distance of 80.01 feet to a ½" iron pin set on the West R.O.W. line of San Antonio Street, at the Northeast corner of Lot 1, W.A. Harpers Resubdivision of part of the South one-half of Block 151, Original City of Austin, a subdivision recorded in Volume 3, Page 8 of the Plat Records of Travis County, Texas, for the Southeast corner of this tract.

**THENCE N73°27'28"W** with the North line of said Lot 1, same being the South line of this tract, passing the West line of Lot 1, same being the East line of Lot 3, of said W.A. Harpers Resubdivision, for a total distance of 138.00 feet to a Mag Nail found on the East line of Lot 4 of said W.A. Harper Resubdivision, at the Northwest corner of said Lot 3, for the Southwest corner of this tract.

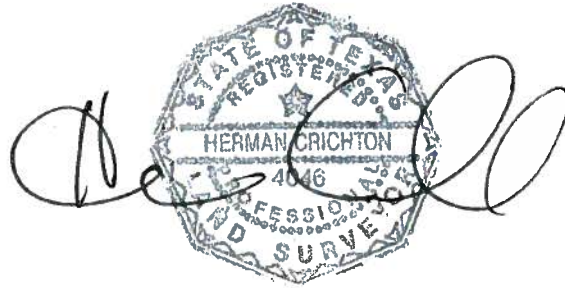
**THENCE N16°25'32"E** with the East line of said Lot 4 and the West line of this tract, pass the Southeast corner of said 567 square foot tract, same being the Northeast corner of said Lot 4, continuing for total distance 80.03 feet to the **POINT OF BEGINNING** and containing 11,043 square feet, more or less.

**BEARING BASIS IS TEXAS STATE PLANE COORDINATES (NAD83), TEXAS CENTRAL ZONE (4203)**

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal October 9, 2015

Herman Crichton, R.P.L.S. 4046  
JOB NO. 15\_198\_tract3



TRACT 1: 6,407 SQUARE FEET OF LAND, MORE OR LESS, OUT OF AND A PART OF LOTS 1 AND 2, BLOCK 151, OF THE ORIGINAL CITY OF AUSTIN, ACCORDING TO THE PLAN ON FILE WITH THE GENERAL LAND OFFICE FOR THE STATE OF TEXAS, AND BEING THE SAME PROPERTY CONVEYED BY NCMB TEXAS NATIONAL BANK TO THE TEXAS ASSOCIATION OF COUNTEYS WORKERS' COMPENSATION SELF INSURANCE FUND IN THA DEED OF RECORD IN VOLUME 11307, PAGE 693, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 21, 567 SQ. FT. TRACT OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF LOT 2, BLOCK 151, ORIGINAL CITY OF AUSTIN, TARRANT COUNTY, TEXAS, A SUBDIVISION OF RECORD IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; BEING THE SAME TRACT OF LAND DESCRIBED AS TRACT 2 BY DEED CONVERTED TO TEXAS RETAILERS ASSOCIATION IN VOLUME 7872, PAGE 518 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS

TRACT 3, 11.04 SQUARE FEET OF LAND, MORE OR LESS, OUT OF AND A PART OF LOTS 3 AND 4, BLOCK 151, OF THE ORIGINAL CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN OF THE ORIGINAL CITY FILED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING THE SAME PROPERTY CONVEYED BY RICHARD, HARDEN, TROSTLE, TO JAY GOSSET, DOYLE BAILEY, AND THE SAID PROPERTY CONVEYED BY RICHARD, HARDEN, TROSTLE, TO JAY GOSSET, DOYLE BAILEY, CONNIE NICHOLSON, HORNER ROBERTSON AND BERTH STAMMERD, TRUSTEES OF THE TEXAS ASSOCIATION OF COINTEGRATED WORKERS' COMPENSATION SELF INSURANCE FUND, IN THAT ORDER OF RECORD IN VOLUME 10600, PAGE 908, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 1  
STEWART TITLE GUARANTY COMPANY  
GF. NO. 709200, ISSUED: DECEMBER 31, 2001  
SCHEDULE "B" ITEMS:

6) SUBJECT TO: TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF LEASES, EXECUTED BY NCBN TEXAS NATIONAL BANK AND THE TEXAS ASSOCIATION OF COUNTIES WORKERS' COMPENSATION SELF INSURANCE FUND, RECORDED IN VOLUME 11307, PAGE 697, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (NOTED HEREON)

TRACT 2  
PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

**TRACT 3**  
STEWART TITLE GUARANTY COMPANY  
GF. NO. 709199, ISSUED: DECEMBER 31, 2007  
SCHEDULE "B" ITEMS:

1) SUBJECT-0: RESTRICTIVE COVENANTS RECORDED IN VOLUME 8521, PAGE 889, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (NOTED HEREON)

6c) SEWER EASEMENT RESERVED BY J. STANLEY WRIGHT AND RELLA WRIGHT, AS  
RECORDED IN VOLUME 5754, PAGE 2377, OF THE DEED RECORDS OF TRAVIS  
COUNTY, TEXAS.

6d) SUBJECT TO: TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN AGREEMENT CONCERNING A SIDEWALK, RECORDED IN VOLUME 589, PAGE 119, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (NOTED HEREON)

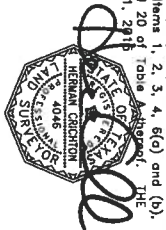
6a) SUBJECT TO: TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN RIGHT OF WAY ENCROACHMENT LICENSE AGREEMENT NO. 7611-0107, RECORDED UNDER DOCUMENT NUMBER 2003182550, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (NOTED HEREON)

REF:  
G.F. NUMBER:

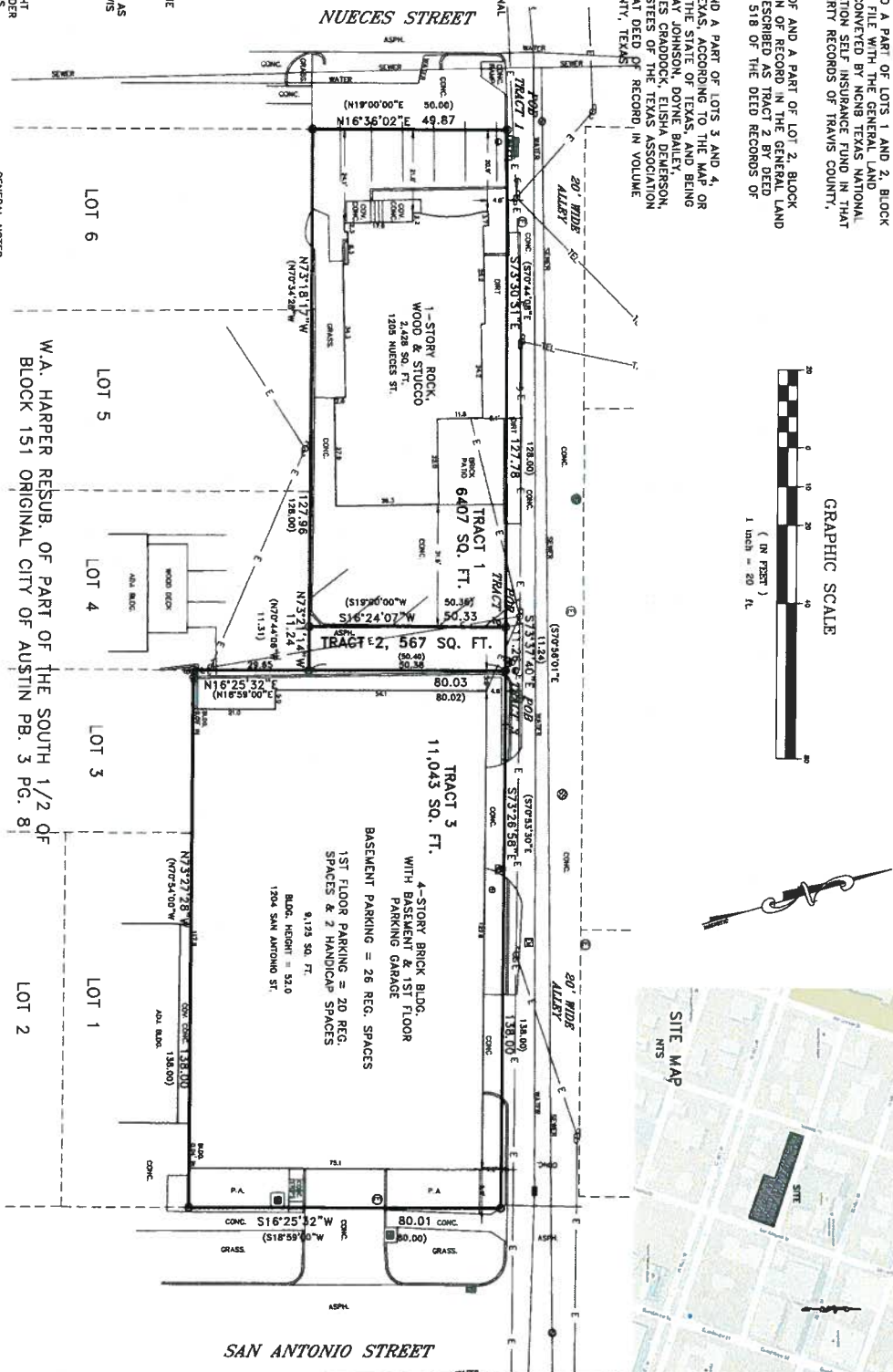
DAILED

The undersigned, being a registered surveyor of the State of Texas certifies to

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM and Include Items 1, 2, 3, 4, 6(c) and (b) 7(a), 8, 9, 10, 11(c) and (b), 13, 15, 16 and 20 of Table 1. THE DATE OF PLAT OR MAP OCTOBER 9, 2015



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## GENERAL NOTES

1) BEARING BASIS = TEXAS STATE PLANE COORDINATES (NAD 83), TEXAS CENTRAL ZONE (4203,

2) THIS TRACT LIES IN ZONE X, AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN, AS SHOWN ON COMMUNITY PANEL NUMBER 48453C 0465 H, OF THE FLOOD INSURANCE RATE MAP PREPARED FOR THE CITY OF AUSTIN BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT, H.U.D. ON SEPTEMBER 26, 2008.

3) TRACT 1 HAS 9 REGULAR PARKING SPACES AND 0 (ZERO) HANDICAP PARKING SPACES, FOR A TOTAL OF 9 MARKED PARKING SPACES ON THIS TRACT.

4) TRACT 3 HAS 46 REGULAR PARKING SPACES AND 2 HANDICAP PARKING SPACES FOR A TOTAL OF 48 MARKED PARKING SPACES ON THIS TRACT.

4) THE UNDERGROUND UTILITIES SHOWN HEREON ARE SCALED PER CITY OF AUSTIN RECORD UTILITY MAPS.

5) TRACT 1, TRACT 2 AND TRACT 3 ARE ZONED "GO" (GENERAL OFFICE) BY THE CITY OF AUSTIN. THE SITE DEVELOPMENT STANDARDS ARE AS FOLLOWS:

MINIMUM	LOT SIZE	MAXIMUM HEIGHT
MINIMUM	5,750 SQ. FT.	60 FT.
MAXIMUM	50 FT.	MINIMUM SETBACKS
MAXIMUM	60X	FRONT YARD
MAXIMUM	80X	STREET SIDE YARD
MAXIMUM	1-1	INTERIOR SIDE YARD
		REAR YARD

6) THERE IS NO OBSERVED EVIDENCE OF:

A) CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS

**B) RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS**

C) SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL

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**CRICHTON**  
AND ASSOCIATES INC.  
LAND SURVEYORS

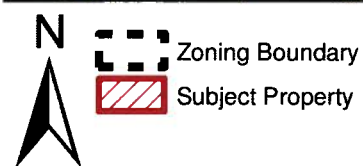
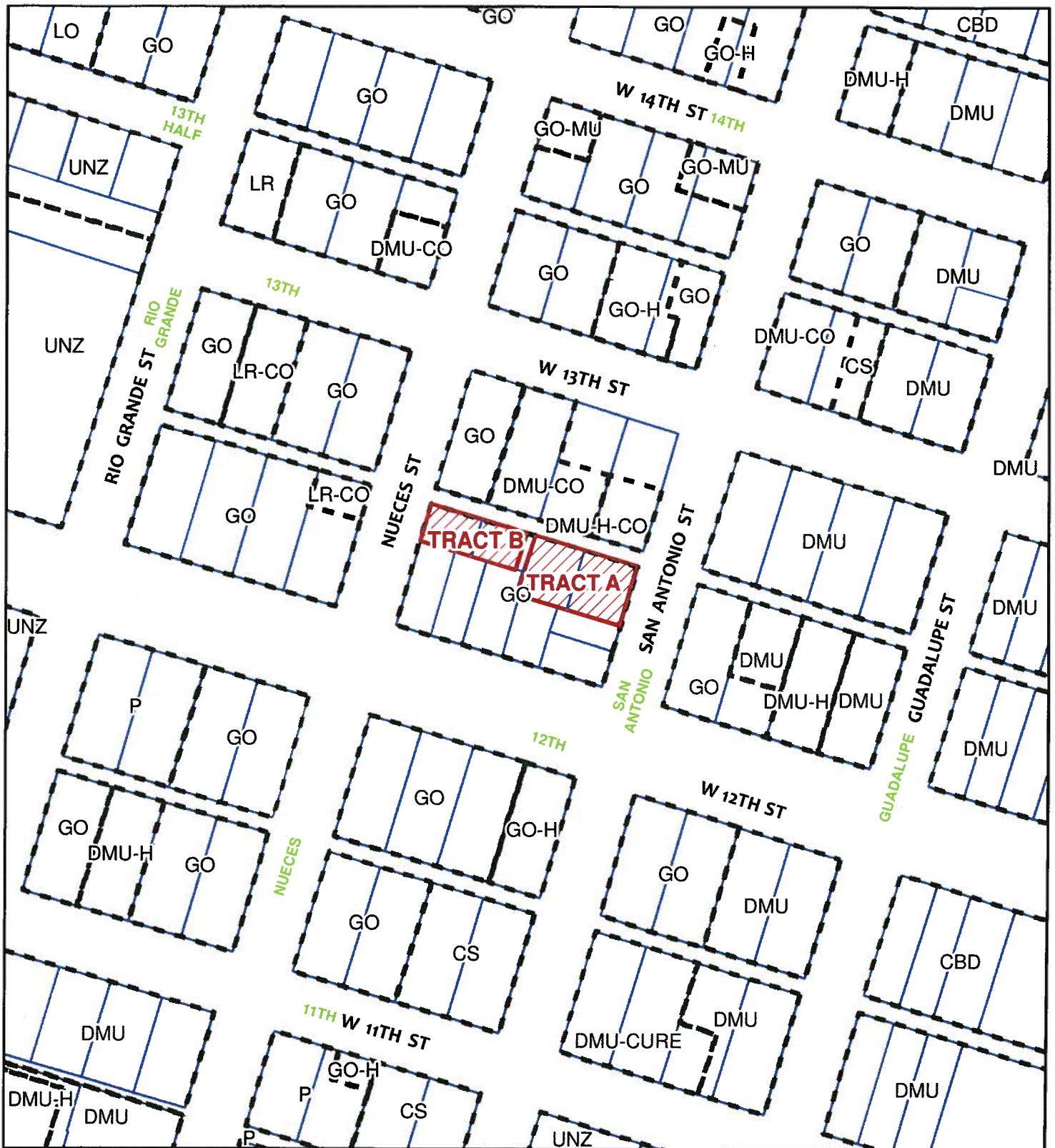
78125 Pima # 101727-00  
8440 East Highway 290  
Suite 5106  
Austin, Texas 76723  
(512) 244-3395

Orders@CrichtonandAssociates.com

1205 Nueces Street & 1204 San Antonio Street  
Austin, Texas 78701

DATE: October 9, 2015	JOB NO. 15_198
SCALE: 1" = 20'	DWG. NO. 15_198





# **ZONING**

ZONING CASE#: C14-2015-0133 (A & B)  
 ZONING CHANGE: GO to DMU  
 LOCATION: 1204 San Antonio Street (A),  
 1205 Nueces Street (B)



1' = 400'

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