

ORDINANCE NO. 20160616-037

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-conditional overlay (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
Bail bond services

Pawn shop services
Outdoor entertainment

- B. The maximum height of a building or structure for the Property may not exceed 60 feet.

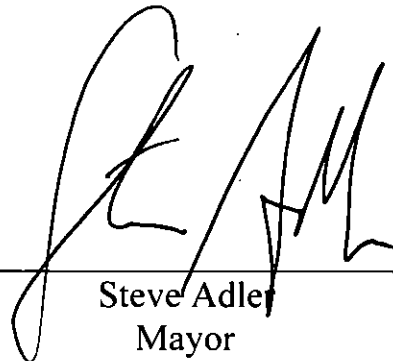
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on June 27, 2016.

PASSED AND APPROVED

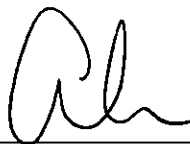
_____, June 16, 2016

§
§
§




Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
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.

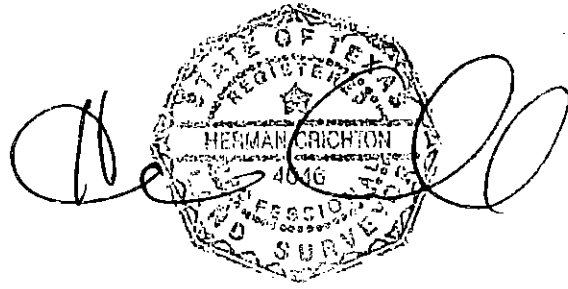
THENCE N16°25'32"E with the East line of said Lot 4 and the West line of this tract, pass the Southeast corner of said 567 square foot tract, same being the Northeast corner of said Lot 4, continuing for total distance 80.03 feet to the **POINT OF BEGINNING** and containing 11.043 square feet, more or 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 1531, OF THE ORIGINAL CITY OF AUSTIN, ACCORDING TO THE PLAT ON FILE WITH THE GENERAL LAND OFFICE FOR THE STATE OF TEXAS, AND BEING THE SAME PROPERTY CONVEYED BY NCNB TEXAS NATIONAL BANK TO THE TEXAS ASSOCIATION OF COUNTIES WORKERS' COMPENSATION SELF INSURANCE FUND IN THAT DEED OF RECORD IN VOLUME 11307, PAGE 693, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: 567 SQ. FT. TRACT OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF LOT 2, BLOCK 151, ORIGINAL CITY OF AUSTIN, TRAVIS 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 . CONVEYED TO TEXAS RETAILERS ASSOCIATION IN VOLUME 7872, PAGE 518 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS

TRACT 15, 11,043 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, HARDIN, TRUSTEE, TO JAY JOHNSON, DOYNE BAILEY, MARGARET BARRETT, BOBBY BLAKE, JANET BROWN, RAY CORNETT, JAMES CRADDOCK, ELSHA DEMERSON, CONNIE NICHOLSON, HOMER ROBBERSON AND MITCH SHAMBERGER, 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.

TRACT 1
STEWART TITLE GUARANTY COMPANY
GF. NO. 709200, ISSUED: DECEMBER 31, 2007
SCHEDULE "B" ITEMS:

6b) SUBJECT TO: TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF LEASES, EXECUTED BY MCMB 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 TO: RESTRICTIVE COVENANTS RECORDED IN VOLUME B521, PAGE 889, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (NOTED HEREON)

6b) SEWER EASEMENT ACROSS THE SUBJECT PROPERTY, DESCRIBED IN VOLUME 268, PAGE 164, VOLUME 330, PAGE 510, VOLUME 848, PAGE 477, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

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

5d) 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)

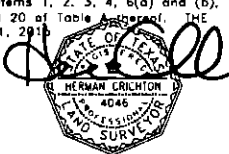
6e) SUBJECT TO: TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN RIGHT OF WAY ENCROACHMENT LICENSE AGREEMENT NO. 7611-0107, RECORDED UNDER DOCUMENT NUMBER 2003182550, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (NOTED HEREON)

REF:
G.F. NUMBER:
DATED:

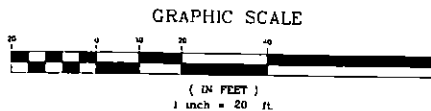
The undersigned, being a registered surveyor of the State of Texas,
certifies to:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) and (b), 7(a), 8, 9, 10, 11(a) and (b), 13, 16 and 20 of Table A thereof. THE FIELD WORK WAS COMPLETED ON OCTOBER 1, 2015.

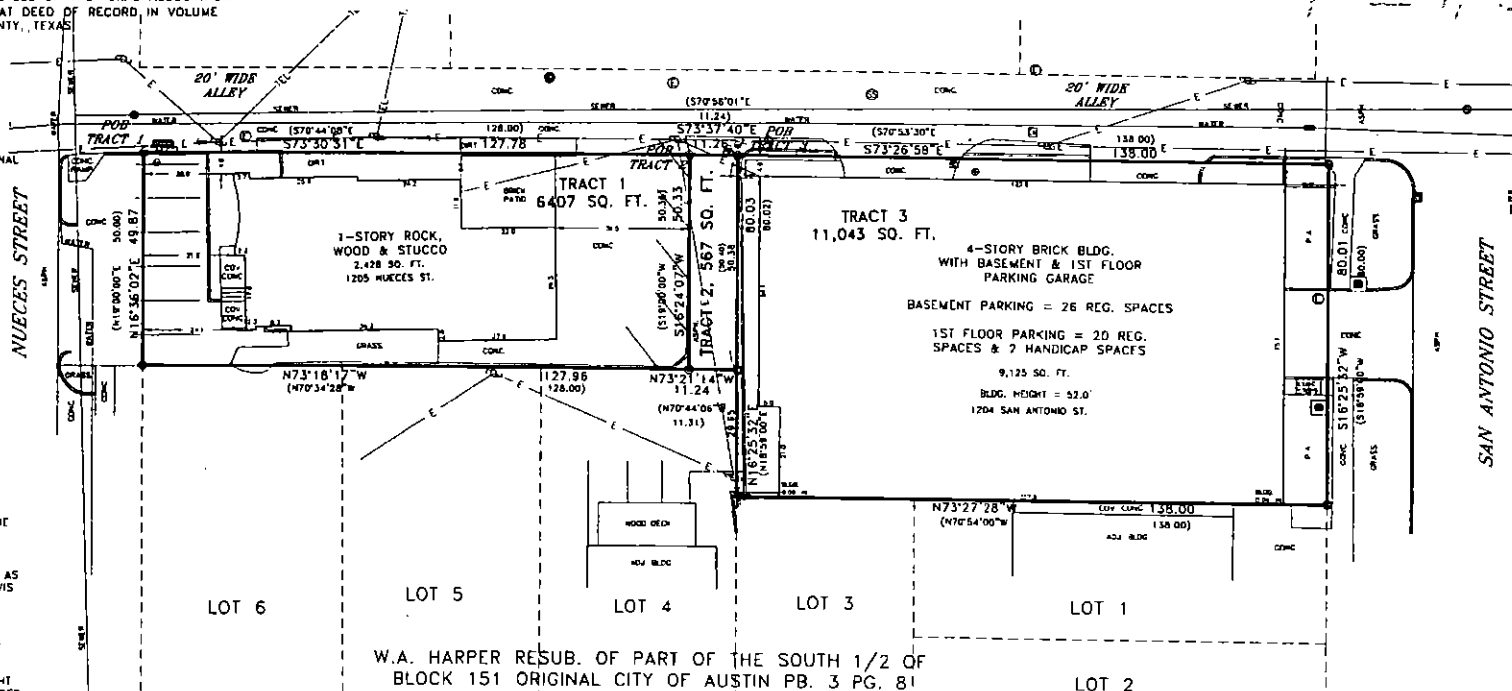
DATE OF PLAT OR MAP OCTOBER 9, 2015



THIS SURVEY IS COPYRIGHT 2015 BY CRICHTON AND ASSOCIATES, INC., AND IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS TRANSACTION ONLY.



SITE MAP



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 PLAN NUMBER 48453C D4E5 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 48 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:

LOT		MASSING	
MINIMUM LOT SIZE	5,750 SQ. FT.	MAXIMUM HEIGHT	60 FT
MINIMUM LOT WIDTH	30 FT	MINIMUM SETBACKS	
MAXIMUM BUILDING COVERAGE	60%	FRONT YARD	15 FT
MAXIMUM IMPERVIOUS COVER	80%	STREET SIDE YARD	15 FT
MAXIMUM FLOOR AREA RATIO	1:1	INTERIOR SIDE YARD	5 FT
		REAR YARD	5 FT

- 6) THERE IS NO OBSERVED EVIDENCE OF:
- A) CURRENT FARTH 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.

LEGEND	
1/2" WOOD PLY FLOOR	USC LIBRARY BRICKING IN
1" WOOD JOIST SET	W/STAIR PESTICID
W/STAIR FLOOR	GAS METER
1" W/STAIR FLOOR	W/STAIR HANDRAIL
PLYWOOD FLOOR	W/STAIR SILL
1" W/STAIR FLOOR	W/STAIR SILL
2" W/STAIR FLOOR	W/STAIR VALVE
3" W/STAIR FLOOR	W/STAIR HANDRAIL
4" W/STAIR FLOOR	W/STAIR SILL
5" W/STAIR FLOOR	W/STAIR SILL
6" W/STAIR FLOOR	W/STAIR SILL
7" W/STAIR FLOOR	W/STAIR SILL
8" W/STAIR FLOOR	W/STAIR SILL
9" W/STAIR FLOOR	W/STAIR SILL
10" W/STAIR FLOOR	W/STAIR SILL
11" W/STAIR FLOOR	W/STAIR SILL
12" W/STAIR FLOOR	W/STAIR SILL
13" W/STAIR FLOOR	W/STAIR SILL
14" W/STAIR FLOOR	W/STAIR SILL
15" W/STAIR FLOOR	W/STAIR SILL
16" W/STAIR FLOOR	W/STAIR SILL
17" W/STAIR FLOOR	W/STAIR SILL
18" W/STAIR FLOOR	W/STAIR SILL
19" W/STAIR FLOOR	W/STAIR SILL
20" W/STAIR FLOOR	W/STAIR SILL
21" W/STAIR FLOOR	W/STAIR SILL
22" W/STAIR FLOOR	W/STAIR SILL
23" W/STAIR FLOOR	W/STAIR SILL
24" W/STAIR FLOOR	W/STAIR SILL
25" W/STAIR FLOOR	W/STAIR SILL
26" W/STAIR FLOOR	W/STAIR SILL
27" W/STAIR FLOOR	W/STAIR SILL
28" W/STAIR FLOOR	W/STAIR SILL
29" W/STAIR FLOOR	W/STAIR SILL
30" W/STAIR FLOOR	W/STAIR SILL
31" W/STAIR FLOOR	W/STAIR SILL
32" W/STAIR FLOOR	W/STAIR SILL
33" W/STAIR FLOOR	W/STAIR SILL
34" W/STAIR FLOOR	W/STAIR SILL
35" W/STAIR FLOOR	W/STAIR SILL
36" W/STAIR FLOOR	W/STAIR SILL
37" W/STAIR FLOOR	W/STAIR SILL
38" W/STAIR FLOOR	W/STAIR SILL
39" W/STAIR FLOOR	W/STAIR SILL
40" W/STAIR FLOOR	W/STAIR SILL
41" W/STAIR FLOOR	W/STAIR SILL
42" W/STAIR FLOOR	W/STAIR SILL
43" W/STAIR FLOOR	W/STAIR SILL
44" W/STAIR FLOOR	W/STAIR SILL
45" W/STAIR FLOOR	W/STAIR SILL
46" W/STAIR FLOOR	W/STAIR SILL
47" W/STAIR FLOOR	W/STAIR SILL
48" W/STAIR FLOOR	W/STAIR SILL
49" W/STAIR FLOOR	W/STAIR SILL
50" W/STAIR FLOOR	W/STAIR SILL
51" W/STAIR FLOOR	W/STAIR SILL
52" W/STAIR FLOOR	W/STAIR SILL
53" W/STAIR FLOOR	W/STAIR SILL
54" W/STAIR FLOOR	W/STAIR SILL
55" W/STAIR FLOOR	W/STAIR SILL
56" W/STAIR FLOOR	W/STAIR SILL
57" W/STAIR FLOOR	W/STAIR SILL
58" W/STAIR FLOOR	W/STAIR SILL
59" W/STAIR FLOOR	W/STAIR SILL
60" W/STAIR FLOOR	W/STAIR SILL
61" W/STAIR FLOOR	W/STAIR SILL
62" W/STAIR FLOOR	W/STAIR SILL
63" W/STAIR FLOOR	W/STAIR SILL
64" W/STAIR FLOOR	W/STAIR SILL
65" W/STAIR FLOOR	W/STAIR SILL
66" W/STAIR FLOOR	W/STAIR SILL
67" W/STAIR FLOOR	W/STAIR SILL
68" W/STAIR FLOOR	W/STAIR SILL
69" W/STAIR FLOOR	W/STAIR SILL
70" W/STAIR FLOOR	W/STAIR SILL
71" W/STAIR FLOOR	W/STAIR SILL
72" W/STAIR FLOOR	W/STAIR SILL
73" W/STAIR FLOOR	W/STAIR SILL
74" W/STAIR FLOOR	W/STAIR SILL
75" W/STAIR FLOOR	W/STAIR SILL
76" W/STAIR FLOOR	W/STAIR SILL
77" W/STAIR FLOOR	W/STAIR SILL
78" W/STAIR FLOOR	W/STAIR SILL
79" W/STAIR FLOOR	W/STAIR SILL
80" W/STAIR FLOOR	W/STAIR SILL
81" W/STAIR FLOOR	W/STAIR SILL
82" W/STAIR FLOOR	W/STAIR SILL
83" W/STAIR FLOOR	W/STAIR SILL
84" W/STAIR FLOOR	W/STAIR SILL
85" W/STAIR FLOOR	W/STAIR SILL
86" W/STAIR FLOOR	W/STAIR SILL
87" W/STAIR FLOOR	W/STAIR SILL
88" W/STAIR FLOOR	W/STAIR SILL
89" W/STAIR FLOOR	W/STAIR SILL
90" W/STAIR FLOOR	W/STAIR SILL
91" W/STAIR FLOOR	W/STAIR SILL
92" W/STAIR FLOOR	W/STAIR SILL
93" W/STAIR FLOOR	W/STAIR SILL
94" W/STAIR FLOOR	W/STAIR SILL
95" W/STAIR FLOOR	W/STAIR SILL
96" W/STAIR FLOOR	W/STAIR SILL
97" W/STAIR FLOOR	W/STAIR SILL
98" W/STAIR FLOOR	W/STAIR SILL
99" W/STAIR FLOOR	W/STAIR SILL
100" W/STAIR FLOOR	W/STAIR SILL

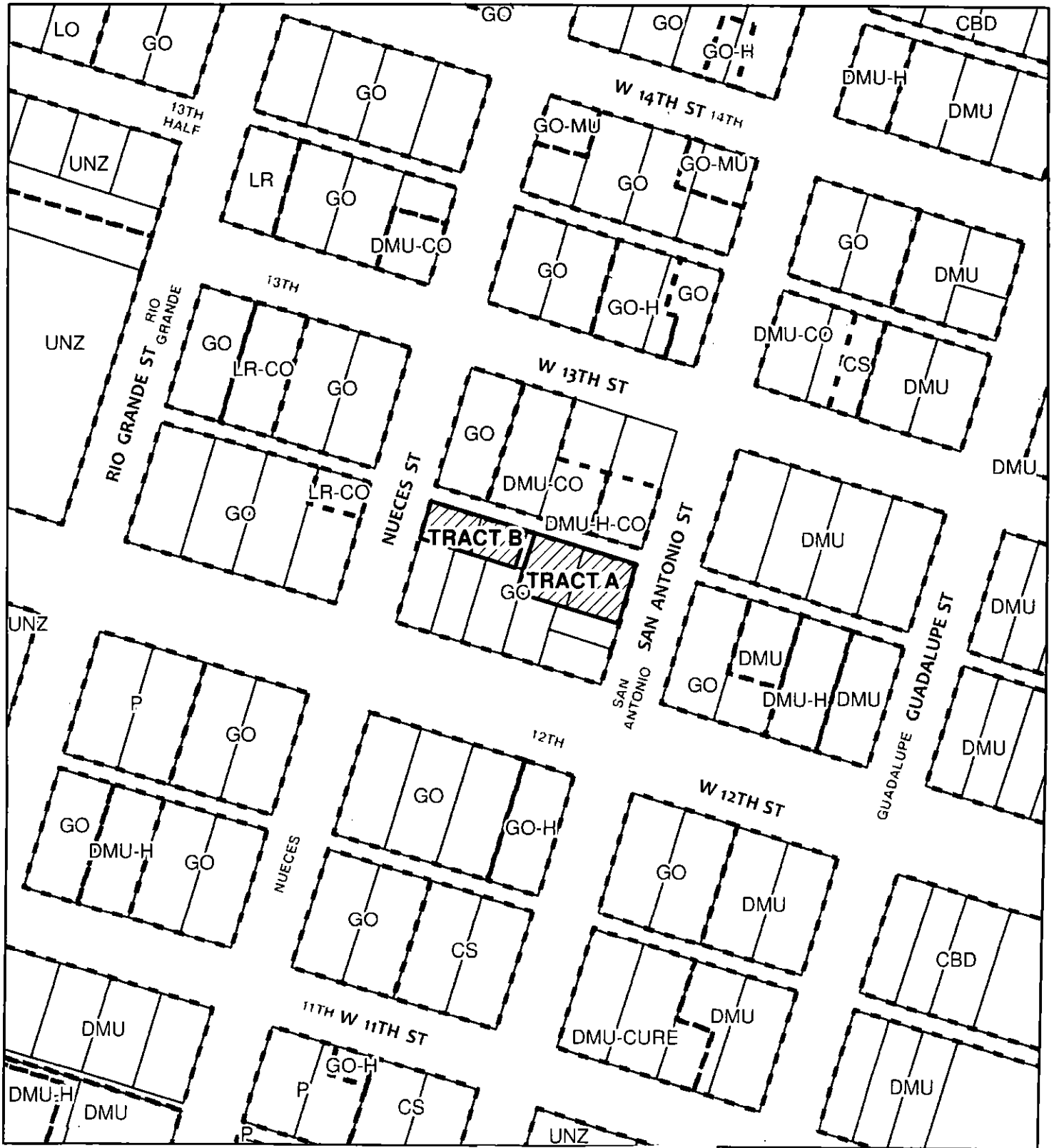
CRICHTON
AND ASSOCIATES INC.
LAND SURVEYORS

TBLS Firm # 101727-00
6448 East Highway 200
Suite 8103
Austin, Texas 76723
(512) 244-3395
Orders@CrithconandAssociates.com

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

DATE: October 9, 2015	JOB NO. 15 198
-----------------------	----------------

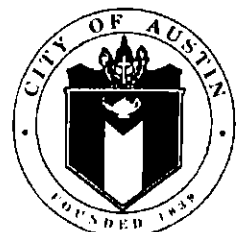
SCALE: 1" = 20'	DWG. NO. 15 198
-----------------	-----------------



Zoning Boundary
Subject Property

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'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.