

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1700 WEST AVENUE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-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 family residence (SF-3) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No. C14-2018-0072, on file at the Planning and Zoning Department, as follows:

A 0.24 acre tract of land, being a portion of Outlot 17, Division E, of the City of Austin, Travis County, Texas, the tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1700 West Avenue 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. Development of the Property shall comply with the following regulations:

1. The maximum building coverage shall be limited to 35%.
2. The maximum impervious cover shall be limited to 60%.

B. The following uses are not permitted uses of the Property:

Art workshop
Bed and breakfast (Group 1)
Club or lodge
Communication service
facilities
Community events

Art gallery
Bed and breakfast (Group 2)
College and University facilities
Communications services

Community garden

Community recreation (private)	Community recreation (public)
Congregate living	Convalescent services
Counseling services	Cultural services
Day care services (commercial)	Day care services (general)
Day care services (limited)	Group residential
Medical offices – exceeding 5,000 sq. ft. gross floor area	Medical offices – not exceeding 5,000 sq. ft. gross floor area
Hospital services (limited)	Multifamily residential
Off-site accessory parking	Personal services
Private primary educational facilities	Private secondary educational facilities
Public primary educational facilities	Public secondary educational facilities
Residential treatment	Safety services
Short-term rental	Software development
Special use historic	Urban farm

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, the mixed use (MU) combining district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2018.

PASSED AND APPROVED

§	
§	
§	
§	
_____, 2018	_____ Steve Adler Mayor

APPROVED: _____	ATTEST: _____
Anne L. Morgan City Attorney	Jannette S. Goodall City Clerk

EXHIBIT A

JOB NUMBER: 1803.1605

DATE: 04/05/18

REVISION DATE(S): (REV.2 5/24/2018) (REV.1 4/5/2018)

Description of a 0.24 acre tract of land, being a portion of Outlot 17, Division E, of the City of Austin, Travis County, Texas, being all of that called 0.24 acre tract of land conveyed to Clayton L. Morgan by Special Warranty Deed, as recorded in Document No. 2015041780 of the Official Public Records of Travis County, Texas (O.P.R.T.C.Tx.), said 0.24 acre tract of land being shown on the accompanying survey, and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the North right-of-way line of West 17th Street and the West right-of-way line of West Avenue, for the Southeast corner of said Shelley tract and the Southeast corner hereof;

THENCE with said North right-of-way line of West 17th Street, the South line of said Shelley tract, and the South line hereof North 70°38'03" West (Record North 70°38'03" West) a distance of 119.79 feet (Record 119.71 feet) to an "X" found cut in a rock wall for the Southeast corner of that tract of land conveyed to Rose Stastny Neas by Special Warranty Deed recorded in in Document No. 2008125853 O.P.R.T.C.Tx., the Southwest corner of said Shelley tract, and the Southwest corner hereof;

THENCE with the East line of said Neas tract, the West line of said Shelley tract, and the West line hereof, North 19°04'31" East (Record North 19°00'40" East) a distance of 86.81 feet (Record 86.75 feet) to an "X" found cut in a rock wall on the south line of 1704 West Avenue Condominiums, a condominium regime tract recorded in Document No. 2002109198 O.P.R.T.C.Tx. for the Northeast corner of said Neas tract, the Northwest corner of said Shelley tract, and the Northwest corner hereof;

THENCE with the south line of said 1704 West Avenue Condominiums, the North line of said Shelley tract, and the North line hereof South 70°45'13" East (Record South 70°45'11" East) a distance of 120.06 feet (Record 120.00 feet) to a 1/2" iron rod set with plastic cap marked "Exacta" found on said West right-of-way line of West Avenue, for the Southeast corner of said 1704 West Avenue Condominiums, the Northeast corner of said Shelley tract, and the Northeast corner hereof;

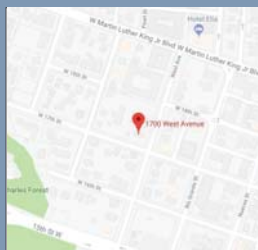
THENCE with said West right-of-way line of West Avenue, the East line of said Shelley tract, and the East line hereof South 19°15'02" West (Record South 19°12'02" West) a distance of 87.06 feet (Record 87.00 feet) to the **POINT OF BEGINNING** hereof; and containing 0.24 acres (10,425.27 sq. ft.) of land, more or less.



PREPARED BY:

EXACTA
TEXAS SURVEYORS, INC.

2132 E 9th St, Suite 310, Cleveland, OH 44115
LB# 10193993 | exacta365.com | p: 866.735.1916 | f: 866.744.2882



PROPERTY ADDRESS: 1700 WEST AVENUE, AUSTIN, TEXAS 78701

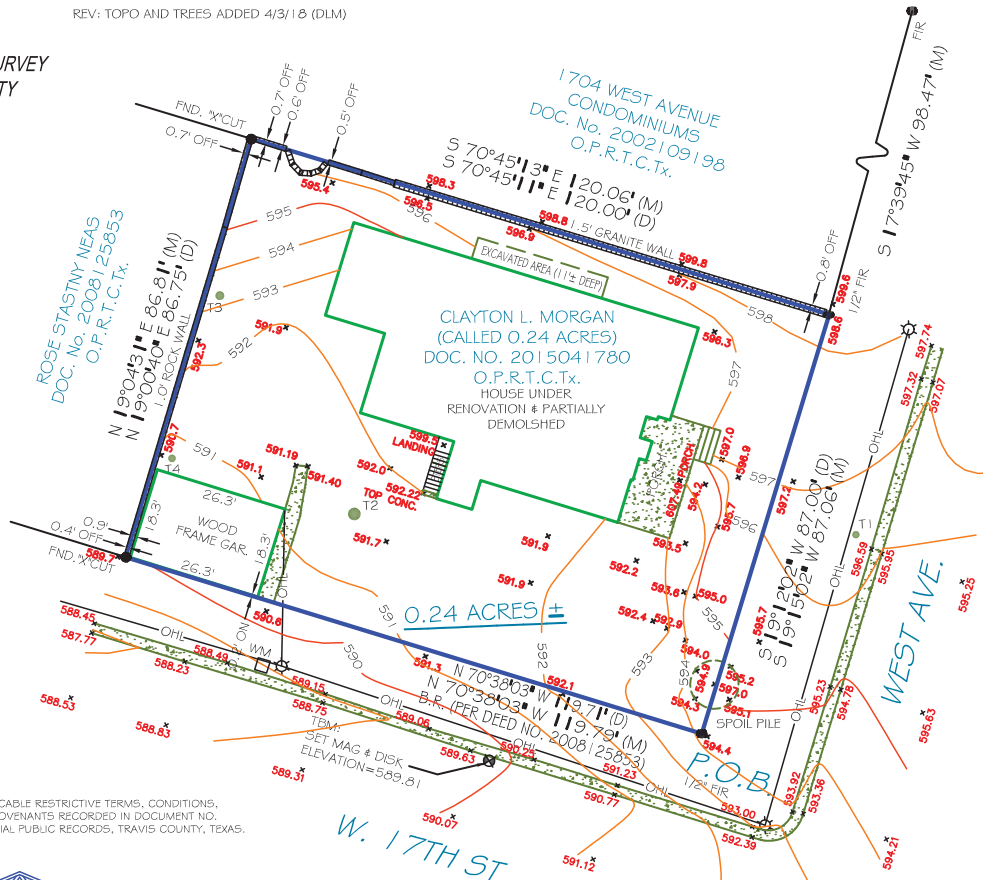
SURVEY NUMBER: 1803.1605

(REV2 5/24/2018) (REV1 4/5/2018)

REV: TOPO AND TREES ADDED 4/3/18 (DLM)

18031605
BOUNDARY SURVEY
TRAVIS COUNTY

TREE TABLE:
T1 - 29" OAK
T2 - 30" PECAN
T3 - 21.3" ELM
T4 - 17.5" ELM



TITLE NOTES:
1. SUBJECT TO APPLICABLE RESTRICTIVE TERMS, CONDITIONS, STIPULATIONS AND COVENANTS RECORDED IN DOCUMENT NO. 2015041780, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.



Derrick L. Mayfield

NOTES:
FENCE OWNERSHIP NOT DETERMINED
THE ELEVATIONS SHOWN HEREON WERE OBTAINED USING GPS IN CONJUNCTION WITH GEONET RTK GPS/GNSS NETWORK AND ARE ON NAVD 1988 DATUM
INDICATES ELEVATION ON NAVD 1988 DATUM
O.P.R.T.C.Tx = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 5TH DAY OF APRIL, 2018; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, GF NO. 201800731, EFFECTIVE MAY 16, 2018, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF AUSTIN, COMMUNITY NUMBER 480624, DATED 01/06/16.

POINTS OF INTEREST
NONE VISIBLE

POWERED BY:

surveystars
www.surveystars.com

CLIENT NUMBER:

DATE: 04/05/18

BUYER: 1700 WEST AVENUE, LLC

SELLER:

CERTIFIED TO: 1700 WEST AVENUE, LLC; HERITAGE TITLE COMPANY

This is page 1 of 2 and is not valid without all pages.

EXACTA TEXAS SURVEYORS, INC.

2132 E 9th St, Cleveland OH 44115
LB# 10193993 | P: 866.735.1916 | F: 773.305.4011

Please Remit Payment To: 2132 E 9th St | Suite 310, Cleveland, OH 44115

LEGAL DESCRIPTION:
SEE EXHIBIT A**JOB SPECIFIC SURVEYOR NOTES:**

THE BEARING REFERENCE OF NORTH 70 DEGREES 38 MINUTES 03 SECONDS WEST IS BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 17TH STREET, AS METIONED WITHIN THAT SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2015041780 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

GENERAL SURVEYOR NOTES:

1. Firm Branch #10193993 is physically located at 2132 E 9th St, Suite 310, Cleveland, OH 44115.
2. The Legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
3. Due to varying construction standards, house dimensions are approximate.
4. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
5. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
6. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
7. Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8" or 1/2" diameter, 18" iron rebar, with "EXACTA" cap.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
13. Points of Interest (POI's) are selected above- ground improvements which may be in contact with boundary, building setbacks or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

LINETYPES: (UNLESS OTHERWISE NOTED)		SURFACE TYPES: (UNLESS OTHERWISE NOTED)		SYMBOLS: (UNLESS OTHERWISE NOTED)	
BOUNDARY LINE	IRON FENCE	ASPHALT	BRICK or TILE	BENCH MARK	FIRE HYDRANT
STRUCTURE	OVERHEAD LINES	CONCRETE	COVERED AREA	CENTERLINE	FOUND OR SET MONUMENT
CENTERLINE	SURVEY TIE LINE	WATER	WOOD	CENTRAL ANGLE or DELTA	GUNWIRE OR ANCHOR
CHAIN-LINE or WIRE FENCE	WALL OR PARTY WALL			COMMON OWNERSHIP	MANHOLE
EASEMENT	WOOD FENCE			CONTROL POINT	TREE
EDGE OF WATER	VINYL FENCE			CONCRETE MONUMENT	UTILITY OR LIGHT POLE
				CATCH BASIN	WELL
				ELEVATION	

(C) CALCULATED	E.O.W. EDGE OF WATER	N.T.S. NOT TO SCALE	R.P. RADIUS POINT	A.E. ACCESS EASEMENT
(D) DEED	ELEV. ELEVATION	NAVOD88 NORTH AMERICAN VERTICAL	R/W RIGHT OF WAY	A.N.E. ANCHOR EASEMENT
(F) FIELD	EM ELECTRIC METER	DATUM OF 1988	RES. RESIDENCE	C.M.E. CANAL MAINTENANCE ESMT.
(M) MEASURED	ENCL. ENCLOSURE	NGVD29 NATIONAL GEODETIC	RGE. RANGE	C.U.E. COUNTY UTILITY ESMT.
(P) PLAT	ENT. ENTRANCE	VERTICAL DATUM OF 1929	S.B.L. SET BACK LINE	D.E. DRAINAGE EASEMENT
(R) RECORD	EUB ELECTRIC UTILITY BOX	O.C.S. ON CONCRETE SLAB	S.C.L. SURVEY CLOSURE LINE	D.U.E. DRAINAGE AND UTILITY ESMT.
(S) SURVEY	FF. FINISHED FLOOR	O.G. ON GROUND	S.T.L. SURVEY TIE LINE	ESMT. EASEMENT
A.S.B.L. ACCESSORY SETBACK LINE	F.O.P. EDGE OF PAVEMENT	O.R.B. OFFICIAL RECORD BOOK	S.W. SEAWALL	I.E./E. INGRESS/EGRESS ESMT.
A/C AIR CONDITIONING	F/DH FOUND DRILL HOLE	O.R.V. OFFICIAL RECORD VOLUME	S/GD SET GLUE DISC	IR.E. IRRIGATION EASEMENT
B.C. BLOCK CORNER	FCM FND. CONCRETE MONUMENT	O/A OVERALL	S/W SIDEWALK	L.A.E. LIMITED ACCESS ESMT.
B.F.P. BACKFLOW PREVENTOR	FIP FOUND IRON PIPE	O/S OFFSET	SCR. SCREEN	L.B.E. LANDSCAPE BUFFER ESMT.
B.R. BEARING REFERENCE	FIPC FOUND IRON PIPE & CAP	OFF OUTSIDE OF SUBJECT PARCEL	SEC. SECTION	L.E. LANDSCAPE ESMT.
B.R.L. BUILDING RESTRICTION LINE	FIR FOUND IRON ROD	OH. OVERHANG	SEP. SEPTIC TANK	L.M.E. LAKE OR LANDSCAPE
B/W BAY/BOX WINDOW	FIRC FOUND IRON ROD & CAP	OHL OVERHEAD LINES	SEW. SEWER	MAINTENANCE EASEMENT
B.L.G. BUILDING	FN FOUND NAIL	ON INSIDE OF SUBJECT PARCEL	SIRC SET IRON ROD & CAP	M.E. MAINTENANCE EASEMENT
BLK. BLOCK	FND FOUND	P.B. PLAT BOOK	SN&D SET NAIL & DISC	P.U.E. PUBLIC UTILITY EASEMENT
BM BENCHMARK	FND FOUND	P.C. POINT OF CURVATURE	SQ.F. SQUARE FEET	R.O.E. ROOF OVERHANG ESMT.
BSMT. BASEMENT	FPKN FOUND PARKER-KALON NAIL	P.C.C. POINT OF COMPOUND	STY. STORY	S.W.E. SIDEWALK EASEMENT
C CURVE	FPKN&D FOUND PK NAIL & DISC	P.C.P. CURVATURE	SV SEWER VALVE	S.W.M.E. STORMWATER MANAGEMENT
C.B. CONCRETE BLOCK	FRSPK FOUND RAILROAD SPIKE	PI. POINT OF INTERSECTION	T.O.B. TOP OF BANK	EASEMENT
C.L.F. CHAIN LINK FENCE	GAR. GARAGE	P.O.B. POINT OF BEGINNING	TBM TEMPORARY BENCHMARK	T.U.E. TECHNOLOGICAL UTILITY ESMT.
C.O. CLEAN OUT	GM GAS METER	P.O.C. POINT OF COMMENCEMENT	TEL. TELEPHONE FACILITIES	U.E. UTILITY EASEMENT
C.V.G. CONCRETE VALLEY GUTTER	ILL. ILLIGIBLE	PP. PINCHED PIPE	TWP. TOWNSHIP	
C/L CENTER LINE	INST. INSTRUMENT	P.R.C. POINT OF REVERSE CURVATURE	TX TRANSFORMER	
C/P COVERED PORCH	INT. INTERSECTION	P.R.M. PERMANENT REFERENCE	TYP. TYPICAL	
C/S CONCRETE SLAB	L. LENGTH	PT. POINT OF TANGENCY	U.R. UTILITY RISER	
CATV CABLE TV RISER	LSR LICENSE # - BUSINESS	P/E POOL EQUIPMENT	UG UNDERGROUND	
CH CHORD BEARING	M.B. MAP BOOK	PLS PROFESSIONAL LAND SURVEYOR	UR UTILITY RISER	
CHM. CHIMNEY	M.E.S. MITERED END SECTION	PLT PLANTER	V.F. VINYL FENCE	
CONC. CONCRETE	M.F. METAL FENCE	PSM PROFESSIONAL SURVEYOR AND MAPPER	W.F. WOODEN FENCE	
COR. CORNER	MES MITERED END SECTION		W/C WITNESS CORNER	
CS/W CONCRETE SIDEWALK	MH MANHOLE		W/F WATER FILTER	
D.F. DRAIN FIELD	N.R. NON RADIAL		WM WATER METER VALVE BOX	
D.H. DRILL HOLE			WV WATER VALVE	
D/W DRIVEWAY				

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR:
1700 WEST AVENUE, LLC

EXACTA

10% OFF

OF FUTURE SURVEYING SERVICES

ON THIS PROPERTY, UP TO \$500.

*Offer valid for fence stakeouts and additions to the existing structures only. Valid only for the buyer as listed on the first page of this survey for up to one year after survey issuance date. Total discount not to exceed \$500.

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2132 E 9th St | Suite 310 | Cleveland, OH 44115



This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

$$1'' = 200'$$