

July 27, 2006  
# 125

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 1203 BAYLOR STREET IN THE OLD WEST AUSTIN  
3 NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE  
4 MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP)  
5 COMBINING DISTRICT TO NEIGHBORHOOD OFFICE-MIXED USE (NO-MU-  
6 NP) COMBINING DISTRICT.

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

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10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from multifamily residence moderate high density-neighborhood  
12 plan (MF-4-NP) combining district to neighborhood office-mixed use (NO-MU-NP)  
13 combining district on the property described in Zoning Case No. C14-06-0013, on file at  
14 the Neighborhood Planning and Zoning Department as follows:

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16 The north 57.5 feet of the west 45 feet of Lot 14, Outlot 6, Division Z, Peace  
17 Subdivision of Horace Lockett Subdivision, a subdivision in the City of Austin,  
18 Travis County, Texas, according to the map or plat of record in Plat Book 30, Page  
19 325, of the Plat Records of Travis County, Texas (the "Property"),

20  
21 locally known as 1203 Baylor Street in the City of Austin, Travis County, Texas, and  
22 generally identified in the map attached as Exhibit "A".

23  
24 **PART 2:** Except as specifically provided in Part 3, the Property may be developed and  
25 used in accordance with the regulations established for the neighborhood office (NO) base  
26 district and other applicable requirements of the City Code.

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28 **PART 3.** The Property is subject to Ordinance No. 020926-26 that established the Old  
29 West Austin neighborhood plan combining district.  
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 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: J.ROUSSELIN	CASE #: C14-05-0013 ADDRESS: 1203 BAYLOR ST SUBJECT AREA (acres): 0.060	ZONING EXHIBIT A DATE: 06-05 INTLS: SM	CITY GRID REFERENCE NUMBER H23
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1 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
2 established by this ordinance is subject to the following conditions:

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4 A site plan or building permit for the Property may not be approved, released, or  
5 issued, if the completed development or uses of the Property, considered cumulatively with  
6 all existing or previously authorized development and uses, generate traffic that exceeds  
7 2,000 trips per day.

8  
9 Except as specifically restricted under this ordinance, the Property may be developed and  
10 used in accordance with the regulations established for the respective base districts and  
11 other applicable requirements of the City Code.

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13 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2006.

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16 **PASSED AND APPROVED**

17  
18  
19  
20 \_\_\_\_\_, 2006

21  
22 Will Wynn  
Mayor

23  
24  
25 **APPROVED:**

26 David Allan Smith  
City Attorney

27 **ATTEST:**

Shirley A. Gentry  
City Clerk

**CARSON AND BUSH**  
**PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

FIELD NOTE DESCRIPTION OF 1.77 ACRES OF LAND OUT OF THE HOWELL T. DAVIS SURVEY ABSTRACT No. 214 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (4.7178 ACRE) TRACT OF LAND AS CONVEYED TO JIMMY NASSOUR BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT No. 2005052232 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the South right-of-way line of U.S. Highway 290 East for the northerly Northeast corner of that certain (4.7178 acre) tract of land as conveyed to Jimmy Nassour by General Warranty Deed recorded in Document No. 2005052232 of the Official Public Records of Travis County, Texas, and for the Northwest corner of Lot 1, Speedy Stop No. 216, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200300338 of the Official Public Records of Travis County, Texas, and being the Northeast corner and **PLACE OF BEGINNING** of the herein described tract, and from which a ½" iron rod found for the Northeast corner of said Lot 1, Speedy Stop No. 16, bears N 86 deg. 39' 06" E 160.57 ft.;

THENCE leaving the South right-of-way line of U.S. Highway 290 East with the common line of said Nassour (4.7178 acre) tract and said Lot 1, Speedy Stop No. 216, S 03 deg. 27' 50" E 250.18 ft. to a ½" iron rod found for an angle corner of said Nassour (4.7178 acre) tract and for the Southwest corner of said Lot 1, Speedy Stop No. 216, and being the Southeast corner of this tract;

THENCE crossing the interior of said Nassour (4.7178 acre) tract, S 86 deg. 38' 56" W at 137.66 ft. passing a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" and continuing with the same bearing for a total distance of 355.36 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the West line of said Nassour (4.7178 acre) tract for the Southwest corner of this tract, and from which a ½" iron rod found for the Southwest corner of said Nassour (4.7178 acre) tract and for the North corner of Tract No. 1, Springdale Road Commercial No. 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 78 Page 194 of the Plat Records of Travis County, Texas, bears S 17 deg. 17' 01" W 63.58 ft.;

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FIELD NOTE DESCRIPTION OF 2.96 ACRES OF LAND OUT OF THE HOWELL T. DAVIS SURVEY ABSTRACT No. 214 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (4.7178 ACRE) TRACT OF LAND AS CONVEYED TO JIMMY NASSOUR BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT No. 2005052232 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod found in the South right-of-way line of U.S. Highway 290 East for the northerly Northeast corner of that certain (4.7178 acre) tract of land as conveyed to Jimmy Nassour by General Warranty Deed recorded in Document No. 2005052232 of the Official Public Records of Travis County, Texas, and for the Northwest corner of Lot 1, Speedy Stop No. 216, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200300338 of the Official Public Records of Travis County, Texas, and from which a ½" iron rod found for the Northeast corner of said Lot 1, Speedy Stop No. 16, bears N 86 deg. 39' 06" E 160.57 ft.;

THENCE leaving the South right-of-way line of U.S. Highway 290 East with the common line of said Nassour (4.7178 acre) tract and said Lot 1, Speedy Stop No. 216, S 03 deg. 27' 50" E 250.18 ft. to a ½" iron rod found for an angle corner of said Nassour (4.7178 acre) tract and for the Southwest corner of said Lot 1, Speedy Stop No. 216, and being the **PLACE OF BEGINNING** of the herein described tract;

THENCE continuing with a common line of said Nassour (4.7178 acre) tract and said Lot 1, Speedy Stop No. 216, N 86 deg. 38' 56" E 159.95 ft. to a ½" iron rod found for the Southeast corner of said Lot 1, Speedy Stop No. 216 and for the Southwest corner of Lot 1, Fairmont Foods Subdivision No. 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 82 Page 23 of the Plat Records of Travis County, Texas, and being an angle corner of this tract;

THENCE with the common line of said Nassour (4.7178 acre) tract and said Lot 1, Fairmont Foods Subdivision No. 1, N 89 deg. 59' 09" E 127.75 ft. to a ½" iron rod found in the West right-of-way line of Springdale Road for the easterly Northeast corner of said Nassour (4.7178 acre) tract and being the Northeast corner of this tract, and from which a concrete monument found bears N 30 deg. 25' 57" E 210.10 ft.;

THENCE with the West right-of-way line of Springdale Road, S 30 deg. 23' 21" W 410.68 ft. to a point for the most Southerly corner of said Nassour (4.7178 acre) tract and for the most Southerly corner of this tract;