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 Lane 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       Pawn shop services
   Liquor sales          Outdoor entertainment
B. The maximum height of a building or structure for the Property may not exceed 90 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 ________________, 2016.

PASSED AND APPROVED

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§
§

____________________, 2016

Steve Adler
Mayor

APPROVED: ______________________ ATTEST: ______________________

Anne L. Morgan
City Attorney

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 BEING THE SAME PROPERTY CONVEYED BY RICHARD D. HARDIN, TRUSTEE, TO JAY JOHNSON, DOYLE 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 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.

Exhibit A
Witness my hand and seal October 9, 2015

Herman Crichton, R.P.L.S. 4046
JOB NO. 15_198_tract3
ZONING CASE#: C14-2015-0133 (A & B)
ZONING CHANGE: GO to DMU
LOCATION: 1204 San Antonio Street (A), 1205 Nueces Street (B)

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.

 Exhibit B