

**ORDINANCE NO. 20160616-057**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 502 WEST 15<sup>TH</sup> STREET AND 1502 SAN ANTONIO STREET FROM NEIGHBORHOOD COMMERCIAL (LR) 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 neighborhood commercial (LR) district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-2016-0022, on file at the Planning and Zoning Department, as follows:

Being 0.255 acre (11,107 square feet), more or less, being known as the south 46 feet of the east 128 feet of Outlot No. 30, Division "E", in the city of Austin, Travis County, Texas, together with that tract called a 42.21 feet by 128 feet portion of Outlot No. 30, Division "E", in the City of Austin, Travis County, Texas, as described in deed as recorded in Vol. 320, Pg. 184, Deed Records, Travis County, Texas, same being all of that certain tract as conveyed to J. Hiram Moore, Ltd. as recorded in Vol. 9361, Pg. 519, Real Property Records, Travis County, Texas, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 502 West 15<sup>th</sup> Street and 1502 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 maximum height of a building or structure on the Property is limited to 60 feet.

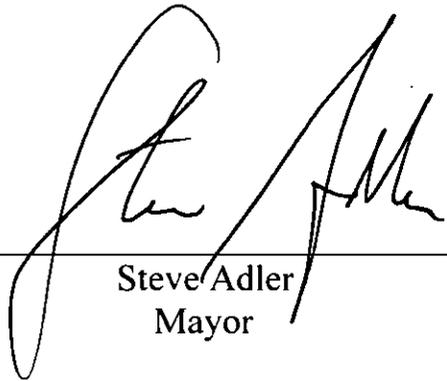
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) district and other applicable requirements of the City Code.

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

**PASSED AND APPROVED**

June 16, 2016

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Steve Adler  
Mayor

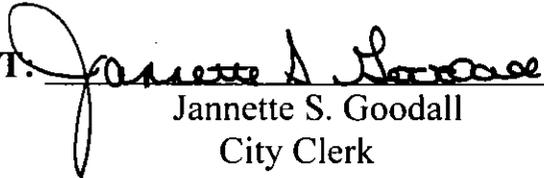
**APPROVED:**



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Anne L. Morgan  
City Attorney

**ATTEST:**



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Jannette S. Goodall  
City Clerk

FIELD NOTES

BEING 0.255 ACRE (11,107 SQUARE FEET), MORE OR LESS, BEING KNOWN AS THE SOUTH 46 FEET OF THE EAST 128 FEET OF OUTLOT NO. 30, DIVISION "E", IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS TOGETHER WITH THAT TRACT CALLED A 42.21 FEET BY 128 FEET PORTION OF OUTLOT NO. 30, DIVISION "E", IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS DESCRIBED IN DEED AS RECORDED IN VOL. 320, PG. 184, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN TRACT AS CONVEYED TO J. HIRAM MOORE, LTD. AS RECORDED IN VOL. 9361, PG. 519, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an "x" cut in concrete at the intersection of the west line of San Antonio Street, (an 80 foot right-of-way) with the north line of W. 16<sup>th</sup> St., (a 100 foot right-of-way), for the Southeast corner of Outlot 30, Division "E" in the City of Austin, Travis County, Texas, for the Southeast corner and POINT OF BEGINNING of the herein described tract;

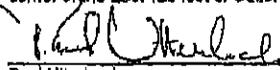
THENCE: N 70°43'34" W 127.78 feet, along the north right-of-way line of W. 16<sup>th</sup> St. and the south line of the east (128 feet) of Outlot 30, to a 1/2" Iron rod found for the Southeast corner of a (20' wide) Alley, being the Southwest corner of the said J. Hiram Moore tract and the Southwest corner of the herein described tract;

THENCE: N 18°54'41" E 88.82 feet, along the east line of said Alley and the west line of said J. Hiram Moore tract, to a 1/2" Iron pipe found for the Southwest corner of that certain tract described as Tract 2 as conveyed to G.O.P. Investments, as recorded in Vol. 11860, Pg. 1518, Real Property Records, Travis County, Texas, same being for the Northwest corner of the said tract called (42.21 feet x 128 feet) and the Northwest corner of the said J. Hiram Moore tract, for the Northwest corner of the herein described tract, from which a 1/2" Iron rod found for at the intersection of the east line of said Alley with the south right-of-way line of W. 16<sup>th</sup> St. for the Northwest corner of that certain tract conveyed to 1610 San Antonio, LLC, as recorded in Doc. No. 2012148818, Official Public Records, Travis County, Texas, bears N 18°58'43" E 180.85 feet;

THENCE: S 71°11'51" E 128.01 feet, along the south line of said G.O.P. Investments Tract 2, and the north line of said tract called (42.21 feet x 128 feet) and the north line of the said J. Hiram Moore tract, to a 1/2" Iron pipe found in the west right-of-way line of San Antonio Street, same being in the east line of Outlot 30, for the Southeast corner of said G.O.P. Investments Tract 2, and the Northeast corner of said tract called (42.21 feet x 128 feet) and the said J. Hiram Moore tract, for the Northeast corner of the herein described tract, from which a 1/2" Iron rod found for at the intersection of the south right-of-way line of W. 16<sup>th</sup> St. with the west right-of-way line of San Antonio Street, for the Northeast corner of the said 1610 San Antonio, LLC tract, bears N 18°58'27" E 189.52 feet;

**THENCE:** S 19°04'02" W 87.37 feet, along the west right-way line of San Antonio Street and the east line of Outlot 30, to the POINT OF BEGINNING, containing 0.256 ACRES, or 11,107 square feet, more or less.

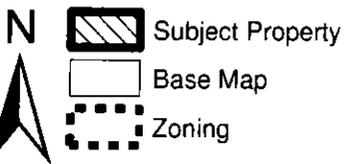
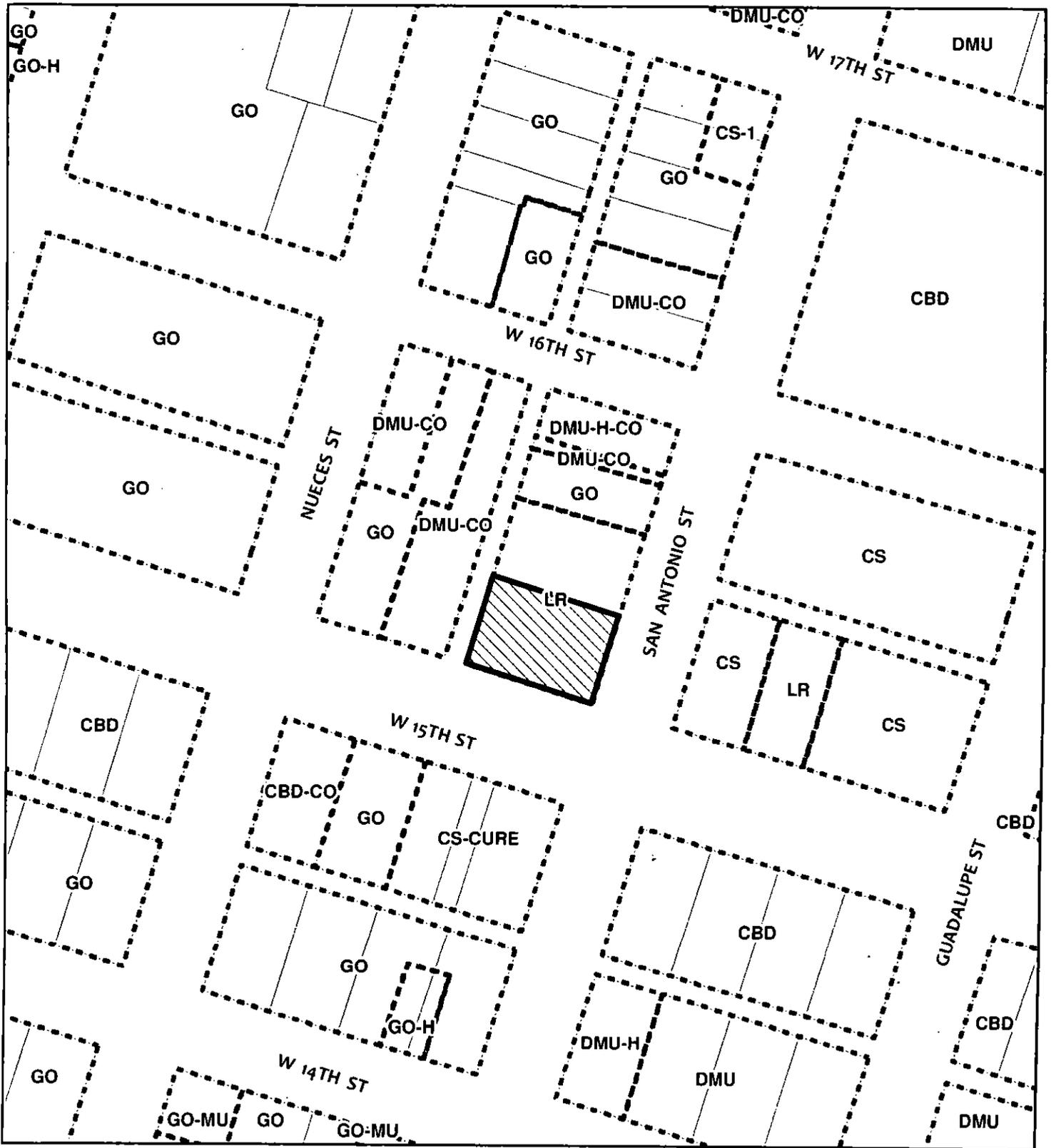
Bearings cited hereon are based on reference Deed as recorded in Doc. No. 2012146618, Official Public Records, Travis County, Texas. Iron Rod found for Northeast corner tract described in 2012146618 for the Northeast corner Outlot 30, to Iron Rod found for the Northwest corner of the East 125 feet of Outlot 30, bearing N70°38'00"W for a distance of 128.00'.



Paul Utterback  
Registered Professional Land Surveyor No. 8738  
October 27, 2015

This description is based on the Land Title Survey and plat made by Paul Utterback, Registered Professional Land Surveyor No. 8738 dated 10/27/15 with Revision date of 11/4/15.





**ZONING MAP - EXHIBIT A**

ZONING CASE#: C14-2016-022  
 ZONING CHANGE: LR to DMU  
 LOCATION: 502 W 15th Street  
 SUBJECT AREA: 0.2592 Acres



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.