

**ORDINANCE NO. 20161208-022**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 507 WEST 23<sup>RD</sup> STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-CONDITIONAL OVERLAY-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (GO-CO-H-NP) COMBINING DISTRICT TO GENERAL OFFICE-NEIGHBORHOOD PLAN (GO-NP) 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-conditional overlay-historic landmark-neighborhood plan (GO-CO-H-NP) combining district to general office-neighborhood plan (GO-NP) combining district on the property described in Zoning Case No. C14-2016-0052, on file at the Planning and Zoning Department, as follows:

A 0.220 acre (9,582 square feet) tract or parcel of land, being all of Lot 13 and the called north 9' of Lot 14, Louis Horst Subdivision, Outlot 34, Division D, recorded in Volume Z, Page 594, Plat Records, Travis County, Texas, having been conveyed to 23 Nueces LLC in Document #2016055347, Official Public Records, Travis County, Texas; said 0.220 acre tract of parcel being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 507 West 23<sup>rd</sup> Street in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

**PART 2.** The Property is subject to Ordinance No. 20040826-057 that established zoning for the Central Austin Combined Neighborhood Plan.

**PART 3.** This ordinance takes effect on December 19, 2016.

**PASSED AND APPROVED**

December 8, 2016

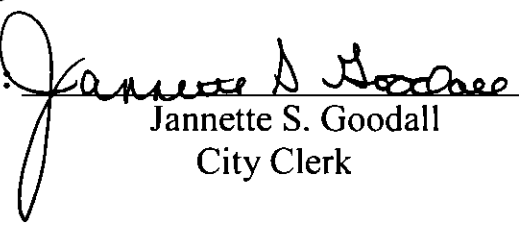
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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

# FLUGEL LAND SURVEYING

PROFESSIONAL LAND SURVEYORS

Firm No. 10193837

## EXHIBIT " \_ "

### LEGAL DESCRIPTION FOR A 0.220 ACRE TRACT

**LEGAL DESCRIPTION OF A 0.220 ACRE (9,582 SQUARE FEET) TRACT OR PARCEL OF LAND, BEING ALL OF LOT 13 AND THE CALLED NORTH 9' OF LOT 14, LOUIS HORSTS SUBDIVISION, OUTLOT 34, DIVISION D, RECORDED IN VOLUME Z, PAGE 594, PLAT RECORDS, TRAVIS COUNTY, TEXAS, HAVING BEEN CONVEYED TO 23 NUECES LLC IN DOCUMENT #2016055347, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.220 ACRE TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron rod found at the intersection of the east right-of-way (R.O.W.) line of Nueces Street (60' R.O.W.) and the south R.O.W. line of West 23<sup>rd</sup> Street (60' R.O.W.) being the northwest corner of said Lot 13, and the northwest corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE, S 86°30'10" E** along the south R.O.W. line of said West 23<sup>rd</sup> Street and the north line of said Lot 13 a distance of **120.25'** to a mag nail found at the intersection of said south R.O.W. of West 23<sup>rd</sup> Street and the west R.O.W. line of a City of Austin 20' alley, being the northeast corner of said Lot 13;

**THENCE, S 3°28'45" W** along the west R.O.W. line of said City of Austin 20' alley a distance of **79.67'** to a 1/2" iron rod found on the east line of said Lot 14, being the southeast corner of the herein described tract, from which bears S 3°28'45" W a distance of 130.03' to a 1/2" iron rod found being the southeast corner of Lot 15, of said Louis Horsts Subdivision;

**THENCE**, through and across said Lot 14, **N 86°32'09" W** a distance of **120.19'** to a 1/2" iron rod found on the east R.O.W. line of said Nueces Street being the southwest corner of the herein described tract, from which bears S 3°26'27" W a distance of 129.93' to a 1/2" iron rod found being the southwest corner of said Lot 15;

**THENCE, N 3°26'27" E** along said east R.O.W. line of Nueces Street and the west line of said Lots 13 & 14 a distance of **79.74'** to the **POINT OF BEGINNING** and containing **0.220 acres (9,582 square feet)** of land, more or less.

#### BASIS OF BEARINGS:

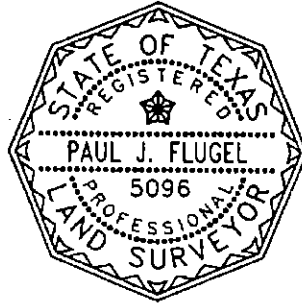
Bearings are based on NAD '83 State Plane Coordinates.  
(Texas Central 4203)



I do hereby certify that this description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

**As Prepared by**  
**Flugel Land Surveying**  
Firm Registration No. 10193837

*Paul J. Flugel*



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**Paul J. Flugel**  
RPLS No. 5096

**Date of Survey: 1/28/2016**  
**Date of Field Notes: 12/2/2016**

# SURVEY OF

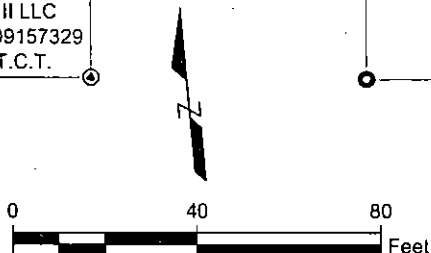
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LOT 13 AND THE CALLED NORTH 9' OF LOT 14, LOUIS HORSTS  
SUBDIVISION, OUTLOT 34, DIVISION D, RECORDED IN VOL. Z, PG. 594,  
P.R.T.C.T., HAVING BEEN CONVEYED TO 23 NUECES LLC IN DOC.

#2016055347, O.P.R.T.C.T.

QUARTERS WEST  
CAMPUS  
PHASE II LLC  
DOC. #2009157329  
O.P.R.T.C.T.

UNIVERSITY OF TEXAS  
LOT 18  
OUTLOT 37, DIVISION D

TEXAS ALPHA  
HOUSE CORP  
LOT 19  
OUTLOT 36,  
DIVISION D

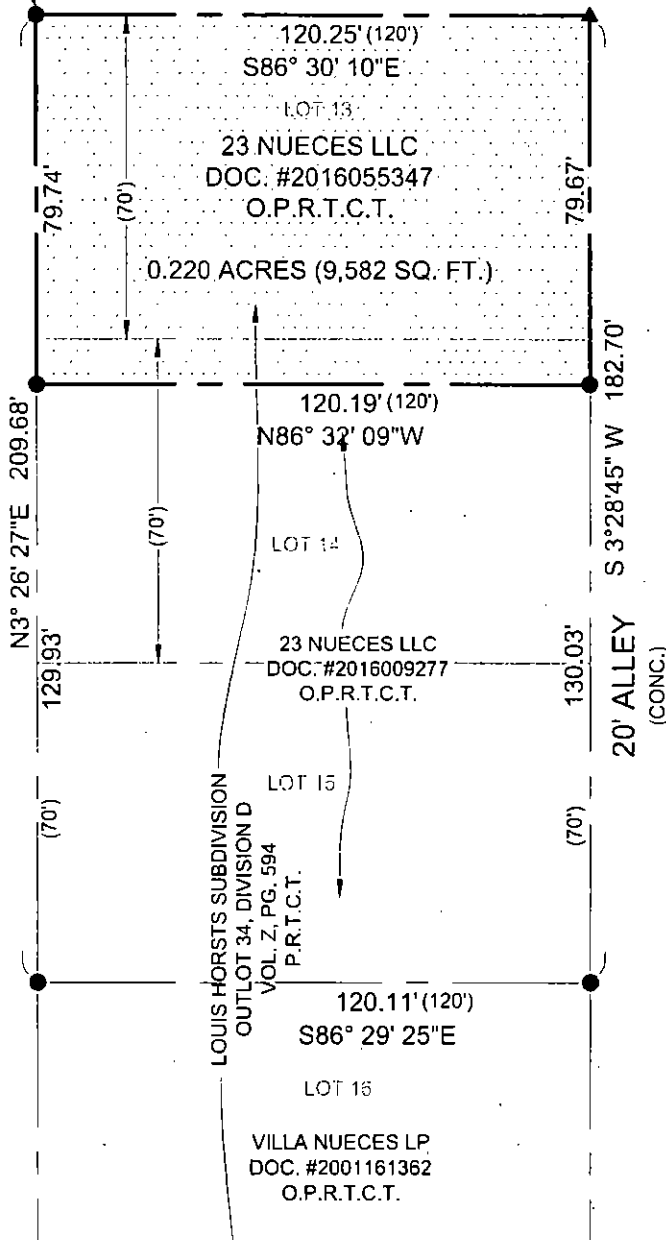


WEST 23RD STREET

(60' R.O.W.)

NUECES STREET  
(60' R.O.W.)

P.O.B.



LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

UNIVERSITY COOPERATIVE  
SOCIETY  
VOL. 4398, PG. 615  
D.R.T.C.T.

LOUIS HORSTS SUBDIVISION  
OUTLOT 35, DIVISION D

FLUGEL LAND  
SURVEYING  
FIRM NO. 10193837



ENGINEERING & DESIGN

FIRM # F-15324  
2007 S 1<sup>ST</sup> STREET, SUITE 103  
AUSTIN, TEXAS 78704  
(512)394-1900

SHEET

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## SURVEY OF

A 0.220 ACRE (9,582 SQ. FT.) TRACT OR PARCEL OF LAND, BEING ALL OF  
LOT 13 AND THE CALLED NORTH 9' OF LOT 14, LOUIS HORSTS  
SUBDIVISION, OUTLOT 34, DIVISION D, RECORDED IN VOL. Z, PG. 594,  
P.R.T.C.T., HAVING BEEN CONVEYED TO 23 NUECES LLC IN DOC.  
#2016055347, O.P.R.T.C.T.

### LEGEND

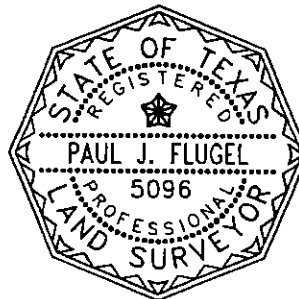
- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- ▲ MAG NAIL FOUND
- ⊙ MAG NAIL FOUND W/WASHER (BURY)
- △ CALCULATED POINT
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

### HORIZONTAL DATUM:

TEXAS STATE PLANE COORDINATES  
NAD '83 (CENTRAL ZONE 4203)

AS SURVEYED BY:

*Paul J. Flugel*



PAUL J. FLUGEL  
RPLS NO. 5096  
FIRM NO. 10193837

DATE OF FIELD SURVEY:  
1-28-2016  
DATE OF PLAT:  
12-2-2016

FLUGEL LAND  
SURVEYING  
FIRM NO. 10193837



ENGINEERING & DESIGN

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4 OF 4

