

ORDINANCE NO. 20170928-069

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1202 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-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-2017-0054, on file at the Planning and Zoning Department, as follows:

Being a 0.091 acre tract of land situated in the Thomas J. Chambers Survey, Abstract No. 7, Travis County, Texas, being all that certain tract of land described in deed to Jason Blake Tollett Revocable Property Trust, as recorded in Instrument No. 2008005550, Official Public Records, Travis County, Texas, (being described by metes and bounds in Volume 7875, Page 446, Deed 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 1202 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. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The maximum height of a building or structure on the Property shall be limited to 60 feet.
- C. The following uses are prohibited uses for the Property:

Bail bond services
Liquor sales

Cocktail lounge

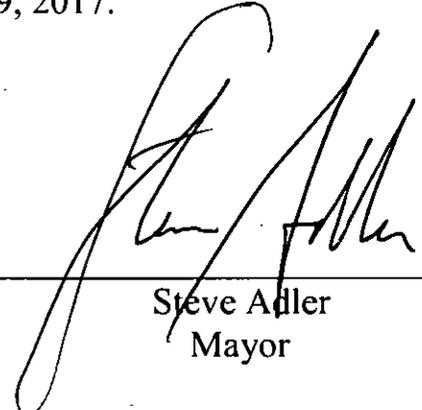
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 9, 2017.

PASSED AND APPROVED

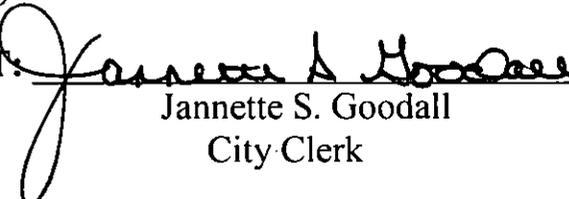
September 28, 2017

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Steve Adler
Mayor

APPROVED: _____

Anne L. Morgan
City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk

PREMIER SURVEYING LLC

5700 W. Plano Parkway, Suite 2700
Plano, Texas 75093
972-612-3601
Fax: 972-964-7021

Exhibit "A"
(1202 SAN ANTONIO STREET)

BEING A 0.091 ACRE TRACT OF LAND SITUATED IN THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JASON BLAKE TOLLETT REVOCABLE PROPERTY TRUST, AS RECORDED IN INSTRUMENT NO. 2008005550, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN VOLUME 7875, PAGE 446, DEED RECORDS, TRAVIS COUNTY, TEXAS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON EAST CORNER OF SAID TOLLETT TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TEXAS ASSOCIATION OF COUNTIES RISK MANAGEMENT POOL, AS RECORDED IN INSTRUMENT NO. 2007232001, SAID OFFICIAL PUBLIC RECORDS, SAID IRON ROD BEING ON THE WEST LINE OF SAN ANTONIO STREET;

THENCE SOUTH 18° 59' 00" WEST, A DISTANCE OF 33.00 FEET ALONG SAID WEST LINE TO A FOUND COTTON SPINDLE AT THE COMMON EAST CORNER OF SAID TOLLETT TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT 1 TO OROSOLUTIONS, LLC, AS RECORDED IN INSTRUMENT NO. 2006221710, SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 70° 54' 00" WEST ALONG THE COMMON LINE OF SAID TOLLETT TRACT AND SAID TRACT 1, PASSING A FOUND PK NAIL AT THE COMMON NORTH CORNER OF SAID TRACT 1 AND THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 2 IN SAID OROSOLUTIONS DEED AT A DISTANCE OF 82.00 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID TOLLETT TRACT AND SAID TRACT 2 A TOTAL DISTANCE OF 95.00 FEET TO A FOUND PK NAIL AT THE NORTHWEST CORNER OF SAID TRACT 2;

THENCE SOUTH 19° 00' 00" WEST, A DISTANCE OF 47.46 FEET ALONG SAID COMMON LINE TO A FOUND PK NAIL AT THE COMMON SOUTH CORNER OF SAID TOLLETT TRACT AND SAID TRACT 2, SAID PK NAIL BEING ON THE NORTH LINE OF W. 12TH STREET;

THENCE NORTH 70° 46' 00" WEST, A DISTANCE OF 10.00 FEET ALONG SAID NORTH LINE TO A FOUND PK NAIL AT THE COMMON SOUTH CORNER OF SAID TOLLETT TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROBERT STANLEY WRIGHT, AS RECORDED IN VOLUME 5754, PAGE 2377, AFORESAID DEED RECORDS;

THENCE NORTH 19° 00' 00" EAST, A DISTANCE OF 80.45 FEET ALONG THE COMMON LINE OF SAID TOLLETT AND WRIGHT TRACTS TO A FOUND PK NAIL AT THE COMMON NORTH CORNER OF SAID TOLLETT AND WRIGHT TRACTS, SAID PK NAIL BEING ON THE SOUTH LINE OF AFORESAID TEXAS ASSOCIATION TRACT;

THENCE SOUTH 70° 54' 00" EAST, A DISTANCE OF 105.00 FEET ALONG THE COMMON LINE OF SAID TOLLETT AND TEXAS ASSOCIATION TRACTS TO THE POINT OF BEGINNING AND CONTAINING 3,940 SQUARE FEET OR 0.091 OF ONE ACRE OF LAND.

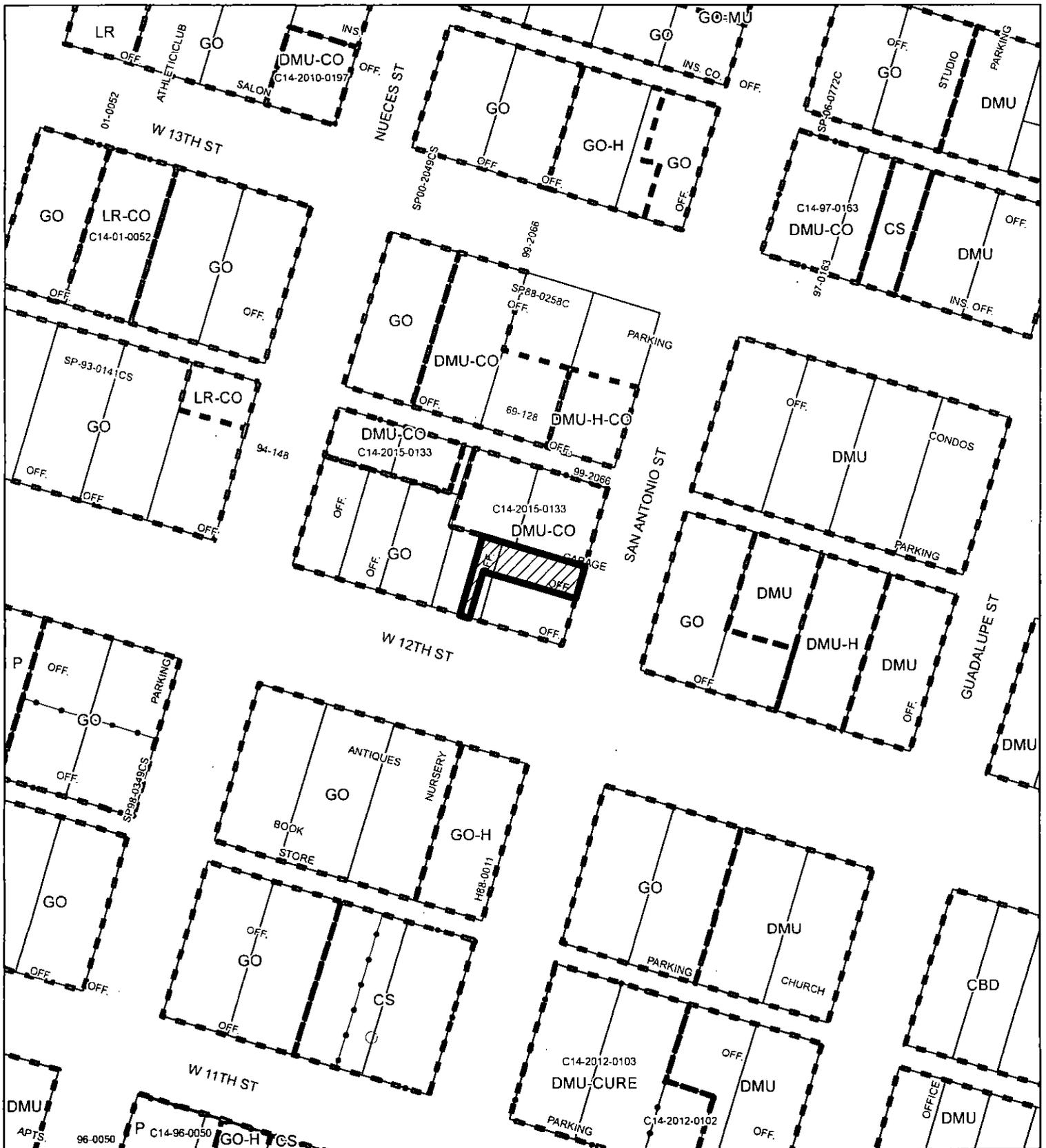


Robert T. Paul, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR

EXHIBIT A

Survey Plat of even date attached hereto and made a part hereof.

Date: 02/15/17



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING EXHIBIT B

ZONING CASE#: C14-2017-0054

EXHIBIT A

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1" = 125'

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.

