

**ORDINANCE NO. 20181004-048**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1700 WEST AVENUE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-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 family residence (SF-3) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No. C14-2018-0072, on file at the Planning and Zoning Department, as follows:

A 0.24 acre tract of land, being a portion of Outlot 17, Division E, of the City of Austin, Travis County, Texas, the tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1700 West Avenue 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. Development of the Property shall comply with the following regulations:

1. The maximum building coverage shall be limited to 35%.
2. The maximum impervious cover shall be limited to 60%.

B. The following uses are not permitted uses of the Property:

Art workshop	Art gallery
Bed and breakfast (Group 1)	Bed and breakfast (Group 2)
Club or lodge	College and University facilities
Communication service facilities	Communications services
Community events	Community garden
Community recreation (private)	Community recreation (public)

Congregate living  
Counseling services  
Group residential

Medical offices – not exceeding  
5,000 sq. ft. gross floor area  
Multifamily residential  
Personal services  
Private secondary educational  
facilities  
Public secondary educational  
facilities  
Safety services  
Software development  
Urban farm

Convalescent services  
Cultural services  
Medical offices – exceeding 5,000 sq.  
ft. gross floor area  
Hospital services (limited)  
Off-site accessory parking  
Private primary educational facilities  
Public primary educational facilities  
Residential treatment  
Short-term rental  
Special use historic

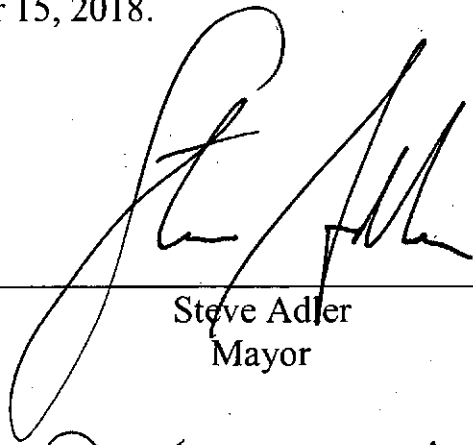
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, the mixed use (MU) combining district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on October 15, 2018.

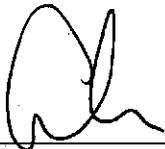
**PASSED AND APPROVED**

\_\_\_\_\_, 2018

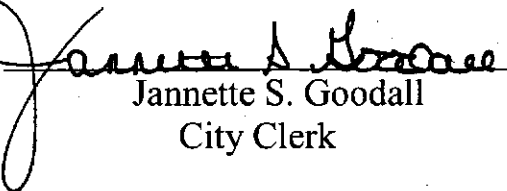
§  
§  
§

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

**APPROVED:**

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

**ATTEST:**

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

# EXHIBIT A

JOB NUMBER: 1803.1605

DATE: 04/05/18

REVISION DATE(S): (REV.2 5/24/2018) (REV.1 4/5/2018)

Description of a 0.24 acre tract of land, being a portion of Outlot 17, Division E, of the City of Austin, Travis County, Texas, being all of that called 0.24 acre tract of land conveyed to Clayton L. Morgan by Special Warranty Deed, as recorded in Document No. 2015041780 of the Official Public Records of Travis County, Texas (O.P.R.T.C.Tx.), said 0.24 acre tract of land being shown on the accompanying survey, and more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod found at the intersection of the North right-of-way line of West 17th Street and the West right-of-way line of West Avenue, for the Southeast corner of said Shelley tract and the Southeast corner hereof;

**THENCE** with said North right-of-way line of West 17th Street, the South line of said Shelley tract, and the South line hereof North 70°38'03" West (Record North 70°38'03" West) a distance of 119.79 feet (Record 119.71 feet) to an "X" found cut in a rock wall for the Southeast corner of that tract of land conveyed to Rose Stastny Neas by Special Warranty Deed recorded in in Document No. 2008125853 O.P.R.T.C.Tx., the Southwest corner of said Shelley tract, and the Southwest corner hereof;

**THENCE** with the East line of said Neas tract, the West line of said Shelley tract, and the West line hereof, North 19°04'31" East (Record North 19°00'40" East) a distance of 86.81 feet (Record 86.75 feet) to an "X" found cut in a rock wall on the south line of 1704 West Avenue Condominiums, a condominium regime tract recorded in Document No. 2002109198 O.P.R.T.C.Tx. for the Northeast corner of said Neas tract, the Northwest corner of said Shelley tract, and the Northwest corner hereof;

**THENCE** with the south line of said 1704 West Avenue Condominiums, the North line of said Shelley tract, and the North line hereof South 70°45'13" East (Record South 70°45'11" East) a distance of 120.06 feet (Record 120.00 feet) to a 1/2" iron rod set with plastic cap marked "Exacta" found on said West right-of-way line of West Avenue, for the Southeast corner of said 1704 West Avenue Condominiums, the Northeast corner of said Shelley tract, and the Northeast corner hereof;

**THENCE** with said West right-of-way line of West Avenue, the East line of said Shelley tract, and the East line hereof South 19°15'02" West (Record South 19°12'02" West) a distance of 87.06 feet (Record 87.00 feet) to the **POINT OF BEGINNING** hereof; and containing 0.24 acres (10,425.27 sq. ft.) of land, more or less.

EXACTA

*Derrick L. Mayfield*

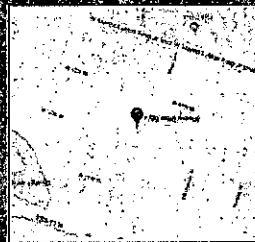


PREPARED BY:

# EXACTA

TEXAS SURVEYORS, INC.

2132 E 9th St, Suite 310, Cleveland, OH 44115  
LB# 10193993 | exacta365.com | p: 866.735.1916 | f: 866.744.2882



PROPERTY ADDRESS: 1700 WEST AVENUE, AUSTIN, TEXAS 78701

SURVEY NUMBER: 1803.1605

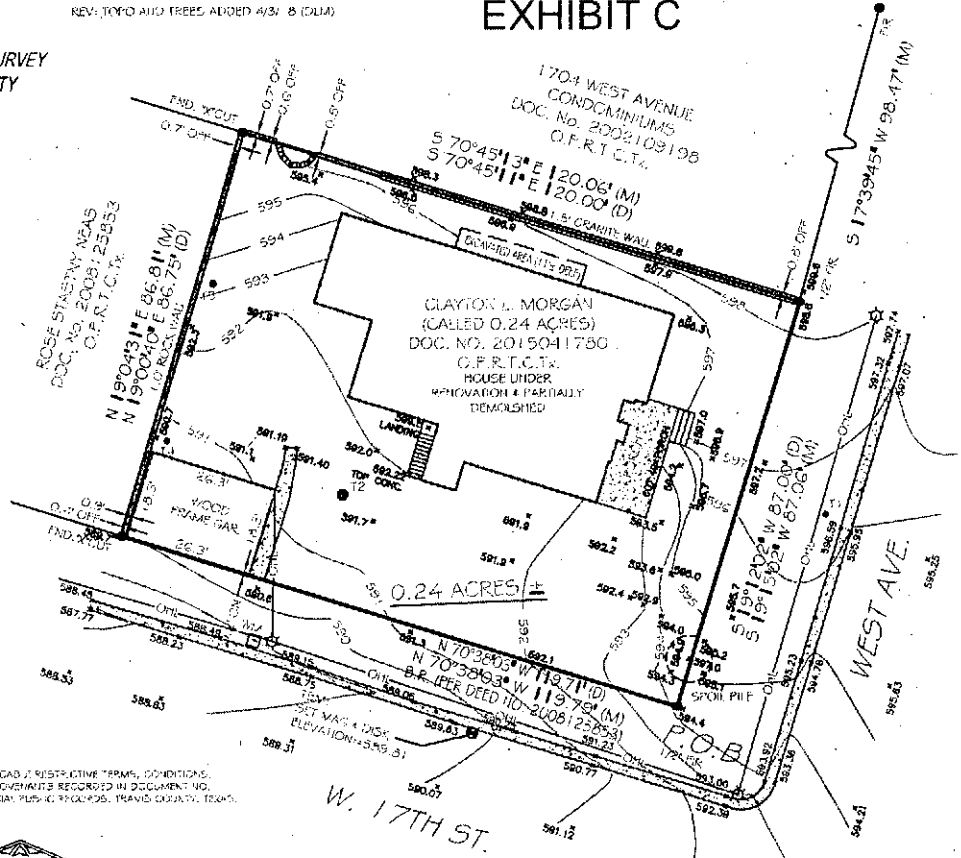
(REV. 2 5/24/2018) (REV. 4/5/2018)

REV. TOPO AND TREES ADDED 4/5/18 (CLM)

## EXHIBIT C

18031605  
BOUNDARY SURVEY  
TRAVIS COUNTY

TREE TABLE:  
T1 - 2" OAK  
T2 - 3" PECAN  
T3 - 21" ELM  
T4 - 17" ELM

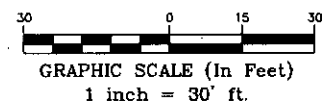


NOTES:  
1. TO BE USED TO APPLY TO THE SURVEY, THE CONDITIONS, SPECIFICATIONS AND CONDITIONS SET FORTH IN THE SURVEY DOCUMENT NO. 2015041780, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.



*Derrick L. Mayfield*

NOTES:  
1. THIS SURVEY WAS CONDUCTED USING GPS SURVEYING TECHNIQUES AND A REAL TIME KINEMATIC (RTK) GPS SYSTEM. THE DATUM USED FOR THIS SURVEY IS THE NAD 83 DATUM. THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 5TH DAY OF APRIL 2018. ALL EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, OF NO. 201800731, EFFECTIVE MAY 10, 2018, ARE SHOWN OR NOTED HEREON. THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON. THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing herein shall be Construed to Give ANY Rights or Benefit to Anyone Other than those Certified.

### FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF AUSTIN, COMMUNITY NUMBER 480624, DATED 01/06/16.

### POINTS OF INTEREST

NONE VISIBLE

CLIENT NUMBER:

DATE: 04/05/18

BUYER: 1700 WEST AVENUE, LLC

SELLER:

CERTIFIED TO: 1700 WEST AVENUE, LLC; HERITAGE TITLE COMPANY

POWERED BY:

**surveystars** 

www.surveystars.com

**EXACTA** TEXAS SURVEYORS, INC.

2132 E 9th St, Cleveland OH 44115  
LB# 10193993 | P: 866.735.1916 | F: 773.305.4011  
Please Remit Payment To: 2132 E 9th St | Suite 310, Cleveland, OH 44115

## GENERAL SURVEYOR NOTES:

- 2:32 E 9th St / S. 310 / Cleveland, OH 44115



1" = 200'