

ORDINANCE NO. 20190919-132

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 503 WEST 14TH 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. C14-2019-0091, on file at the Planning and Zoning Department, as follows:

3,300 square feet of land, being all of that portion of Lot 6, Block 155, Original City of Austin, according to the map or plat thereof filed in the General Land Office of the State of Texas, said 3,300 square of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 503 West 14th 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 shall not exceed 60 feet.
- B. The following uses are not permitted uses on the Property:

Bail bond services	Cocktail lounge
Liquor sales	Outdoor amplified sound
Outdoor entertainment	Pawn shop services

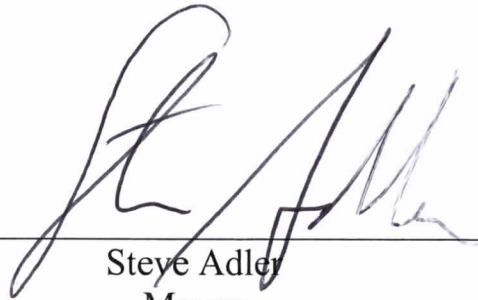
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on September 30, 2019.

PASSED AND APPROVED

September 19____, 2019

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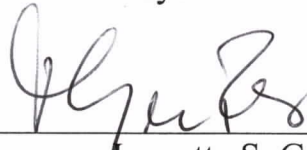
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

For

HOLT CARSON, INC.

1904 FORTVIEW ROAD

AUSTIN, TEXAS 78704

hci@austin.rr.com

Texas Licensed Surveying Firm No. 10070700

May 30, 2018

FIELD NOTE DESCRIPTION OF 3,300 SQUARE FEET OF LAND, BEING ALL OF THAT PORTION OF LOT 6, BLOCK 155, ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT THEREOF FILED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, WHICH WAS CONVEYED TO THE ROY A. POLLACK AND PAUL T. MORIN PARTNERSHIP BY DEED RECORDED IN VOLUME 13038 PAGE 317 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a recessed City of Austin monument found at the intersection of the centerline of West 12th Street and the centerline of Nueces Street;

THENCE with the centerline of Nueces Street, N 18 deg. 52' 07" E 827.00 ft. to a recessed City of Austin monument found at the intersection at the centerline of Nueces Street and the centerline of West 14th Street, and from which a recessed City of Austin monument found at the intersection of the centerline of West 14th Street and the centerline of Rio Grande Street bears N 70 deg. 44' 00" W 349.13 ft.;

THENCE with the centerline of West 14th Street, S 70 deg. 42' 00" E 357.06 ft. to a recessed City of Austin monument found at the intersection of the centerline of West 14th Street and the centerline of San Antonio Street;

THENCE with the centerline of San Antonio Street, S 18 deg. 53' 58" W 40.00 ft. to a calculated point on the south right-of-way line of West 14th Street;

THENCE with the south right-of-way line of West 14th Street, N 70 deg. 42' W 40.00 ft. to a calculated point at the northeast corner of Lot 5, Block 155, Original City of Austin, according to the map thereof filed in the General Land Office of the State of Texas, and being at the northeast corner of that certain tract conveyed to Christopher John Riley by deed recorded in Document No. 2002022075 of the Official Public Records of Travis County, Texas, which tract was previously described in Volume 12259 Page 1756 of the Real Property Records of Travis County, Texas;

THENCE continuing with the south right-of-way line of West 14th Street, N 70 deg. 42' 00" W at 69 ft. passing the north common corner of Lots 5 and 6, of said Block 155, Original City of Austin and continuing on 19 ft. more, for a total distance on this course of 88.00 ft., to a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc." at the northwest corner of said Riley tract, and being at the northeast corner of that certain tract conveyed to the Roy A. Pollack and Paul T. Morin Partnership by deed recorded in Volume 13038 Page 317 of the Real Property Records of Travis County, Texas, and being at the northeast corner and **PLACE OF BEGINNING** of the herein described tract of land;

EXHIBIT "A"

page 2 of 2
3,300 square feet.


THENCE leaving the south right-of-way line of West 14th Street and crossing the interior of said Lot 6 with the east line of said Pollack and Morin Partnership tract, S 18 deg. 53' 58" W at 64 feet passing the southwest corner of said Riley tract, and being an angle corner of that certain tract conveyed to the Texas Association of Community Colleges by deed recorded in Document No. 2004169854 of the Travis County Official Public Records, and continuing on 2.00 ft. more, for a total distance on this course of 66.00 ft., to a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc." at the southeast corner of said Pollack and Morin tract, and being at an angle corner of said Texas Association of Community Colleges tract, and being at an angle corner of this tract;

THENCE with the south line of said Pollack and Morin Partnership tract, N 70 deg. 42' 00" W 50.00 ft. to a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc." in the west line of said Lot 6, and being at the southwest corner of said Pollack and Morin Partnership tract, and being at the northwest corner of said Texas Association of Community Colleges tract, and being at the southwest corner of this tract;

THENCE with the west line of said Lot 6, N 18 deg. 53' 58" E at 2.20 ft. passing a ½ inch iron rod found at the northeast corner of that certain tract conveyed to 1307 Nueces Realty, LLC by deed recorded in Document No. 2006034102 of the Official Public Records of Travis County, Texas, and being at the southwest corner of that certain tract conveyed to 505 West 14th Street, LLC by deed recorded in Volume 12030 Page 875 of the Real Property Records of Travis County, Texas, and continuing on 63.80 ft. more, for a total distance on this course of 66.00 ft., to a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc." in the south right-of-way line of West 14th Street, and being at the northwest corner of said Lot 6, and being at the northwest corner of said Pollack and Morin Partnership tract, and being at the northwest corner of this tract, and from which a ½ inch iron pipe found at the northwest corner of Lot 8 of said Block 155, Original City of Austin bears N 70 deg. 43' 26" W 139.00 ft.;

THENCE with the south right-of-way line of West 14th Street, S 70 deg. 42' 00" E 50.00 ft. to the Place of Beginning, containing 3,300 square feet of land;

SURVEYED: May 30, 2018
BY:


Anne Thayer
Registered Professional Land Surveyor No. 5850
see map 1017100



Roy A. Pollack and
Paul I. Morin Partnership
Volume 13038 Page 317

Christopher
John Riley
Document No.
2002022075
previously
Volume 12259
Page 1756

Texas Association of
Community Colleges
Document No. 2004169854

LEGEND

- ⊙ ½" Iron Rod Found
- Calculated Point
- ⊙ ½" Iron Rod Set with Plastic Cap
- Marked "Holt Carson, Inc."
- ◀ 60 D Nail Found
- Overhead Utility Line
- Wood Fence
- Bollard
- grm = Gas Meter
- wtr = Water Meter
- Sign: Reserved Parking

TD Chris Riley
Title Resources Guaranty Company
Texas National Title Company, Inc.
GE No 1816741-BOL

STATE OF TEXAS
COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines or roads in place, except as shown hereon, and said property abuts a dedicated road. This property lies within Zone X (areas determined to be outside the 100 year flood plain) according to Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 480624 0665, dated January 6, 2015. This is the 30th day of MAY A.D. 2018.

BY

Anne Thayer
Registered Professional Land Surveyor No. 3850

1017100 Texas Licensed Surveying Form No. 10050700

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

SURVEY PLAT OF
3,300 SQUARE FEET OF LAND, BEING THAT PORTION OF LOT 6,
BLOCK 155, ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP
OR PLAT THEREOF FILED IN THE GENERAL LAND OFFICE OF THE
STATE OF TEXAS, WHICH WAS CONVEYED TO ROY A POLLACK
AND PAUL T. MORIN PARTNERSHIP BY DEED RECORDED IN
VOLUME 13038 PAGE 317 OF THE REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS LOCATED AT 503 WEST 14TH STREET.
PAGE 2 OF 2

BLOCK 155
ORIGINAL
CITY OF AUSTIN

1307 Nueces Realty, LLC
(south 64 of Lots 7 and 8)
Document No 2006034102

LOT 7

LOT 6

505 West
14th Street,
LLC
Volume 12030
Page 825

LOT 8

WEST 14th STREET (60')

NUECES STREET

SAN ANTONIO STREET (80')

Created: 7/3/2019