ORDINANCE NO. ____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 416 WEST 12TH STREET FROM GENERAL OFFICE (GO) DISTRICT TO DOWNTOWN MIXED USE (DMU) 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 (DMU) district on the property described in Zoning Case No. C14-2020-0112, on file at the Housing and Planning Department, as follows:

A 0.3382 acre (14,732 square feet) of land, being all of Lot 1 and a portion of the west 11 feet of Lot 2, Block 150 of the Original City of Austin, Travis County, Texas, according to the map or plat thereof on file in the General Land Office of the State of Texas, conveyed to Delta Kappa Gamma Society in Volume 630, Page 334 of the Deed Records of Travis County, Texas, and being a portion of the east 45 feet of the west 56 feet of Lot 2, Block 150 of said Original City of Austin, conveyed to Delta Kappa Gamma Society in Volume 2518, Page 61 of the Deed Records of Travis County, Texas, said 0.3882 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 416 West 12th Street in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

Draft 2/4/2021 Page 1 of 2 COA Law Department
PART 2. This ordinance takes effect on ________________, 2021.

PASSED AND APPROVED

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§
§

____________________, 2021

_____________________________
Steve Adler
Mayor

APPROVED: ___________________  ATTEST: ___________________
Anne L. Morgan          Jannette S. Goodall
City Attorney           City Clerk
(Zoning Exhibit)
Lots 1 & 2, Block 150
Original City of Austin, Travis County, Texas

Legal Description
BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.3382 ACRE (14,732 SQUARE FEET) OF LAND, BEING ALL OF LOT 1 AND A PORTION OF THE WEST 11 FEET OF LOT 2, BLOCK 150 OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, CONVEYED TO DELTA KAPPA GAMMA SOCIETY IN VOLUME 630, PAGE 334 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), AND BEING A PORTION OF THE EAST 45 FEET OF THE WEST 56 FEET OF LOT 2, BLOCK 150 OF SAID ORIGINAL CITY OF AUSTIN, CONVEYED TO DELTA KAPPA GAMMA SOCIETY IN VOLUME 2518, PAGE 61 (D.R.T.C.T.), SAID 0.3382 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found at the intersection of the north right-of-way line of West 12th Street (Platted as College Avenue, 120’ Right-of-way) with the east right-of-way line of San Antonio Street (80’ Right-of-way), being the southwest corner of said Lot 1, and being the southwest corner of said Delta Kappa tract conveyed in Volume 630, Page 334, for the southwest corner and POINT OF BEGINNING hereof;

THENCE, leaving the north right-of-way line of said West 12th Street, with the east right-of-way line of said San Antonio Street, with the west line of said Lot 1, and with the west line of said Delta Kappa tract conveyed in Volume 630, Page 334, N16°28'30"E, a distance of 160.01 feet to a 1/2-inch iron rod found for the northwest corner hereof, said point being at the intersection of the east right-of-way line of said San Antonio Street with the south right-of-way line of an Alley (20’ Right-of-way) crossing Block 150 of said Original City of Austin, being the northwest corner of said Lot 1, and being the northwest corner of said Delta Kappa tract conveyed in Volume 630, Page 334;

THENCE, leaving the east right-of-way line of said San Antonio Street, with the south right-of-way line of said Alley, with the north line of said Lot 1, and with the north line of said Delta Kappa tract conveyed in Volume 630, Page 334, S73°19'24"E, a distance of 69.21 feet to a calculated point for an exterior ell-corner hereof, said point being the common north corner of said Lot 1 and said Lot 2, and being in the north line of said Delta Kappa tract conveyed in Volume 630, Page 334;

THENCE, leaving the south right-of-way line of said Alley, with the common line of said Lot 1 and said Lot 2, over and across said Delta Kappa tract conveyed in Volume 630, Page 334, S16°28'43"W, a distance of 94.97 feet to a calculated point for an interior ell-corner hereof;

THENCE, leaving the east line of said Lot 1, over and across said Lot 2, in part over and across said Delta Kappa tract conveyed in Volume 630, Page 334, in part over and across said Delta Kappa tract conveyed in Volume 2518, Page 61, S74°23'49"E, a distance of 55.77 feet to a calculated point for the most easterly northeast corner hereof, said point being in the east line of said Delta Kappa tract conveyed in Volume 2518, Page 61, and being in the west line of a called 0.238 acre tract conveyed to Allison, Bass & Associates, LLP in Document No. 2002140720 (O.P.R.T.C.T.);

Exhibit A
THENCE, with the common line of said Delta Kappa tract conveyed in Volume 2518, Page 61 and said 0.238 acre tract, S16°28'30"W, a distance of 66.13 feet to a 1/2-inch iron rod found for the southeast corner hereof, said point being in the north right-of-way line of said West 12th Street, being in the south line of said Lot 2, being the southeast corner of said Delta Kappa tract conveyed in Volume 2518, Page 61, and being the southwest corner of said 0.238 acre tract, from which a 1/2-inch iron rod found in the north right-of-way line of said West 12th Street, being the southeast corner of said 0.238 tract, and being the southwest corner of a called 0.316 acre tract conveyed to White Swan Investments, LP in Document No. 2011067916 (O.P.R.T.C.T.) bears, S73°18'10"E, a distance of 65.01 feet;

THENCE, with the north right-of-way line of said West 12th Street, in part with the south line of said Lot 2, in part with the south line of said Delta Kappa tract conveyed in Volume 2518, Page 61, in part with the south line of said Lot 1, and in part with the south line of said Delta Kappa tract conveyed in Volume 630, Page 334, N73°18'10"W, a distance of 124.97 feet to the POINT OF BEGINNING and containing 0.3382 Acre (14,732 Square Feet) of land, more or less.

Notes:
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000063845484. See attached sketch (reference drawing: 01051_Zoning Exhibit rev.dwg.)

References:
TCAD Parcel #196769
COA GRID #J23

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC
0.3382 ACRE
ZONING EXHIBIT
City of Austin, Travis County, Texas
[A] BLOCK 150
ORIGINAL CITY OF AUSTIN MAP OR PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS

[B] OWNER: DELTA KAPPA GAMMA SOCIETY
VOL. 630, PG. 334
D.R.T.C.T.

[C] OWNER: DELTA KAPPA GAMMA SOCIETY
VOL. 2518, PG. 61
D.R.T.C.T.

[D] CALLED 0.316 ACRE
OWNER: WHITE SWAN INVESTMENTS, LP
DOC. NO. 2011067916
O.P.R.T.C.T.

0.4591 ACRE
ZONING EXHIBIT
City of Austin, Travis County, Texas

NOTES:
1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000063845484.
2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.