

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-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. C14-2020-0112, 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 0.3382 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"**.

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 following uses are prohibited uses of the Property:

Bail bond services
Pawn shop services

Liquor sales
Outdoor entertainment

B. A cocktail lounge use on the Property shall not exceed 2,500 square feet of gross floor area.

1 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
2 developed and used in accordance with the regulations established for the downtown
3 mixed use (DMU) base district and other applicable requirements of the City Code.
4

5 **PART 4.** This ordinance takes effect on _____, 2021.
6

7 **PASSED AND APPROVED**

8
9 §
10 §
11 _____, 2021 § _____
12 Steve Adler
13 Mayor
14

15
16 **APPROVED:** _____ **ATTEST:** _____
17 Anne L. Morgan Jannette S. Goodall
18 City Attorney City Clerk
19

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:



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wardls.com
www.4wardls.com

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;

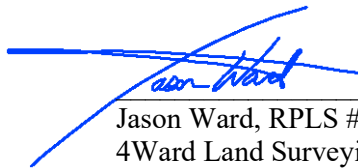
THENCE, with the north right-of-way line of said West 12th Street, in part with the south line of said Lot 2, in part with the south line of said Delta Kappa tract conveyed in Volume 2518, Page 61, in part with the south line of said Lot 1, and in part with the south line of said Delta Kappa tract conveyed 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

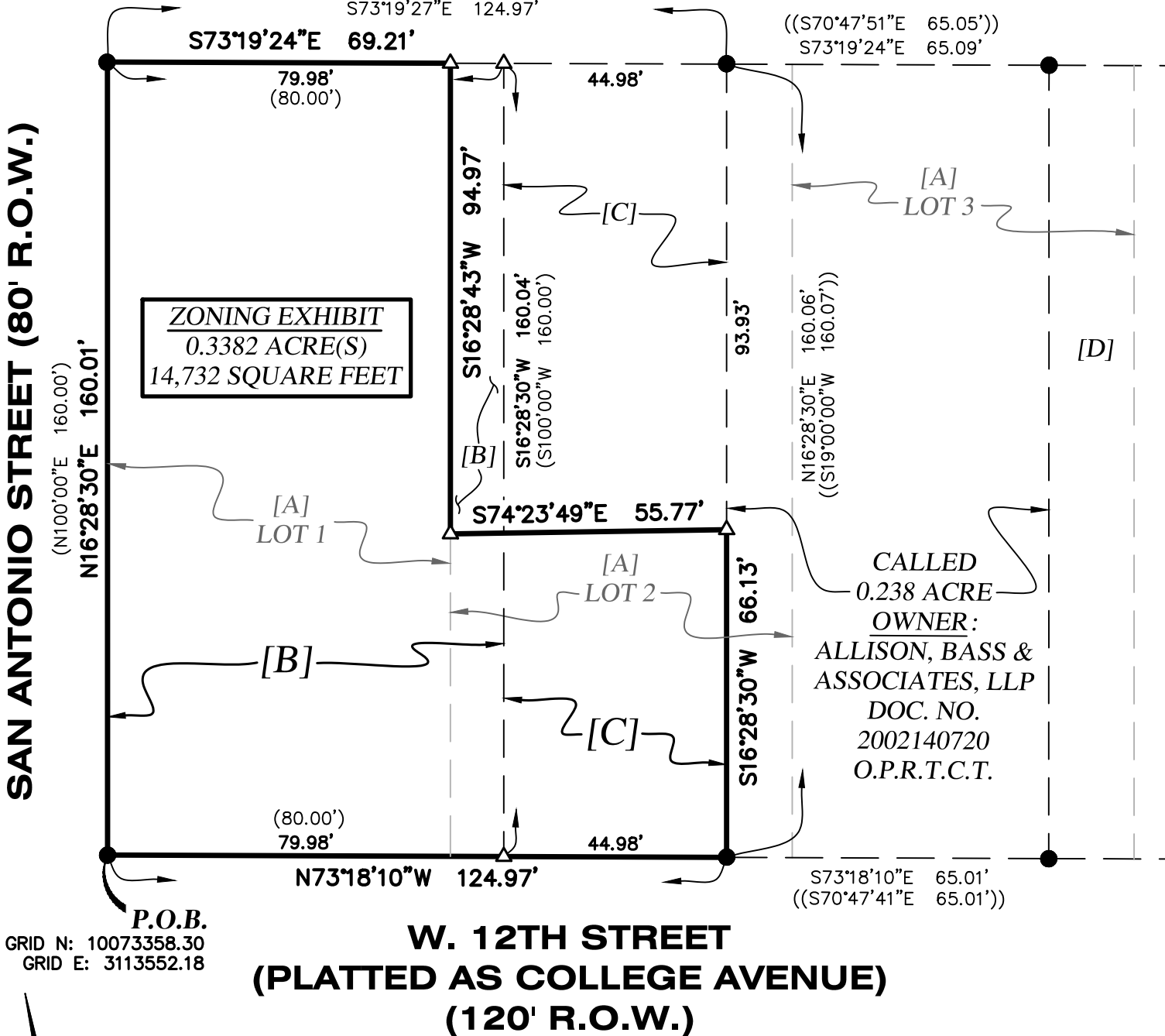


11/6/20

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



SAN ANTONIO STREET (80' R.O.W.)



**0.3382 ACRE
ZONING EXHIBIT
City of Austin,
Travis County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	11/6/2020
Project:	01051
Scale:	1" = 30'
Reviewer:	DV
Tech:	CC
Field Crew:	JCR/KDL
Survey Date:	JUL. 2020
Sheet:	1 OF 2

[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.

TCAD PARCEL #196769
COA CITY GRID #J23

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
P.O.B.	POINT OF BEGINNING
E.T.E.	ELECTRIC AND TELEPHONE EASEMENT
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS
(.....)	RECORD INFORMATION PER VOL. 630, PG. 334
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2002140720



11/6/2020

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.

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



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	11/6/2020
Project:	01051
Scale:	N/A
Reviewer:	DV
Tech:	CC
Field Crew:	JCR/KDL
Survey Date:	JUL. 2020
Sheet:	2 OF 2

