

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 812 WEST 11<sup>TH</sup> STREET FROM LIMITED OFFICE (LO) DISTRICT, GENERAL OFFICE (GO) DISTRICT, AND MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) 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 limited office (LO) district, general office (GO) district, and multifamily residence moderate-high density (MF-4) district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-2021-0078, on file at the Housing and Planning Department, as follows:

A 0.405 acre tract of land situated in Outlot No. 5, Division “E” of the Original City of Austin on file in the General Land Office, Travis County, Texas, being all of a called 0.405 acre tract conveyed to CJI Properties, Inc., in a Special Warranty Deed recorded in Volume 11554, Page 1380, Travis County, Texas, said 0.405 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 812 West 11<sup>th</sup> 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 90 feet.
- B. Administrative and business offices use is a conditional use above the ground floor of a building on the Property.

**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) district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_, 2021      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Jannette S. Goodall  
City Attorney                      City Clerk

FIELD NOTES

FOR

A 0.405 ACRE TRACT OF LAND SITUATED IN OUTLOT NO. 5, DIVISION "E" OF THE ORIGINAL CITY OF AUSTIN OUTLOTS ON FILE IN THE GENERAL LAND OFFICE, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 0.405 ACRE TRACT CONVEYED TO CJI PROPERTIES, INC, IN SPECIAL WARRANTY DEED, RECORDED IN VOLUME 11554, PAGE 1380, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.40541 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE;

**BEGINNING** at a punch hole in a concrete wall found on a point in the north right-of-way line of West 11<sup>TH</sup> Street, a 60 foot right-of-way, said point being in the east boundary line of Terrace on Shoal Creek, a condominium according to the condominium declaration recorded in Document No. 2012134178 of the Official Public Records of Travis County, Texas, same being the westernmost southwest corner and **POINT OF BEGINNING** hereof, from which a ½" iron rod found bears N 53°23'37" E, 150. feet;

**THENCE N 53°23'37" E**, departing the north right-of-way line of West 11<sup>th</sup> Street, with the east boundary lien of said Terrace on Shoal Creek, same being the west boundary line of said 0.405 acre tract a distance of **182.05 feet** to a ½" iron rod found in the south boundary line of that certain tract of land conveyed to 809 West 12<sup>th</sup> Street, LLC in Document No. 2019185329 of said Official Public Records, same being a point in the east boundary line of said Terrace on Shoal Creek, for the northernmost northwest corner hereof;

**THENCE S 73°08'09" E**, departing the east boundary line of said Terrace on Shoal Creek, with the south boundary line of said 809 West 12<sup>th</sup> Street Tract, same being the north boundary line of said 0.405 acre tract, a distance of **66.60 feet** to a pinched pipe found on a point in the west boundary line of that certain tract of land conveyed to The National Association of Social Workers, Inc., in Volume 10078, Page 19 of said Real Property Records, for the easternmost northeast corner hereof;

**THENCE S 16°22'20" W**, departing the south boundary line of said 809 West 12<sup>th</sup> Street tract, with the west boundary line of said National Association of Social Workers tract, a distance of **145.16 feet** to a ½" iron rod found for a point in the north right-of-way line of said West 11<sup>th</sup> Street, said point being in the west boundary line of said National Association of Social Workers tract, same being the southeast corner of said 0.405 acre tract, for the southernmost southeast corner hereof;

**THENCE N 73°30'20" W**, with the north right-of-way line of said West 11<sup>th</sup> Street, same being the south boundary line of said 0.405 acre tract, a distance of **176.21 feet** to the **POINT OF BEGINNING**, and containing 0.405 acres in Travis County, Texas. Said tract being described in accordance with an exhibit prepared by Pape Dawson Engineers, Inc., under Job. No. 51194-00.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: April 6, 2021

JOB No.: 51194-00

DOC.ID.: H:\Survey\CIVIL\51194-00\Word\FN-5119400\_0.405Ac\_Zoning.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-01

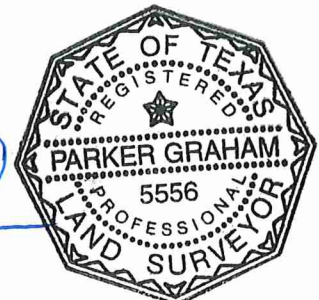
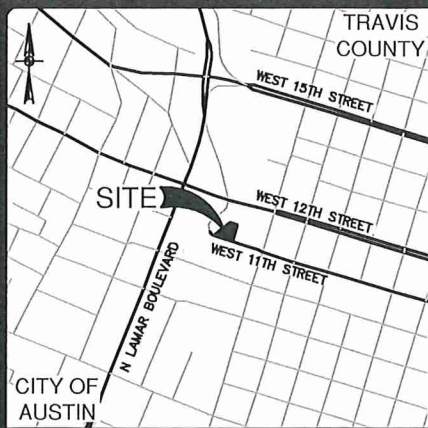


Exhibit A



## LOCATION MAP

NOT-TO-SCALE

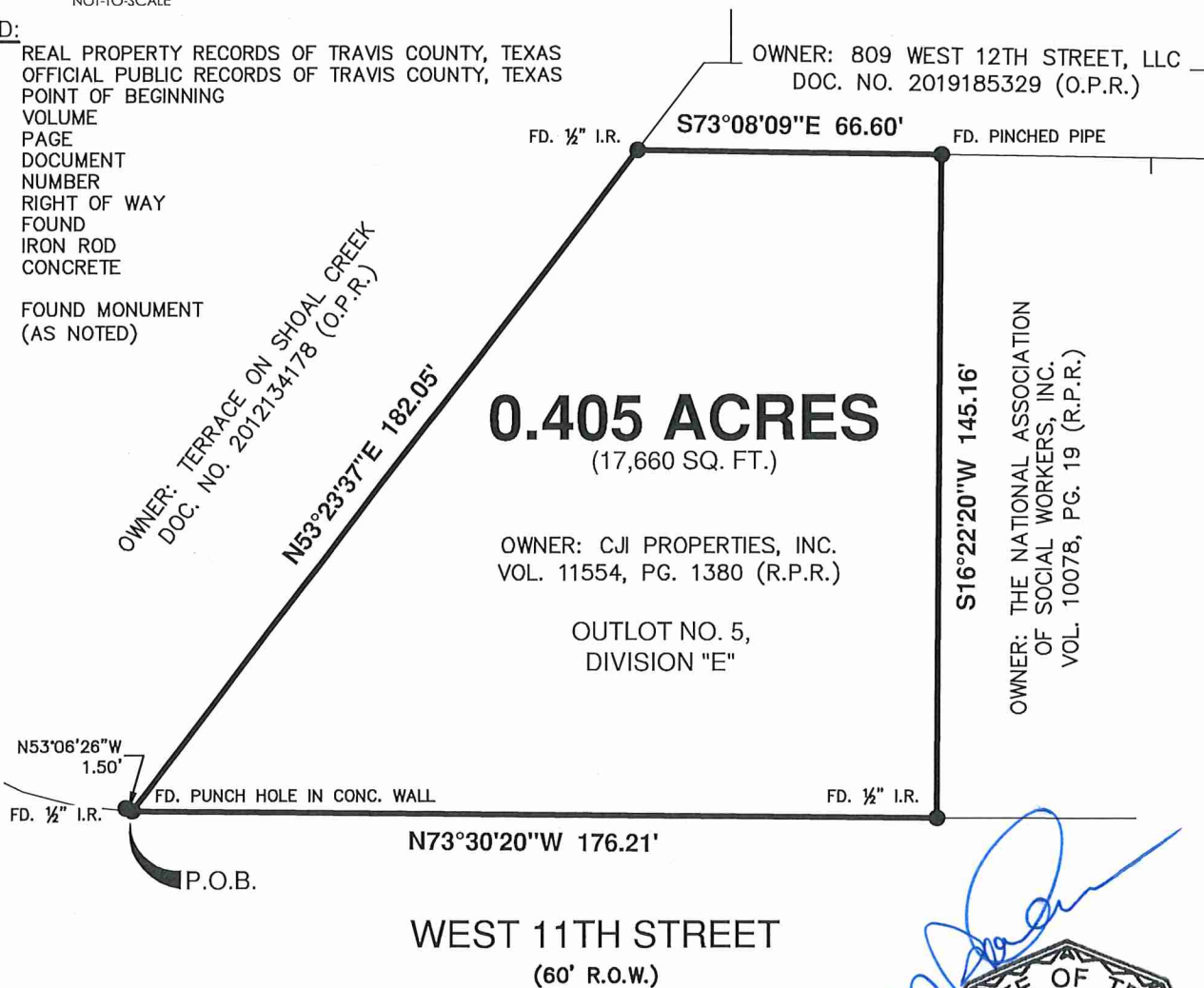
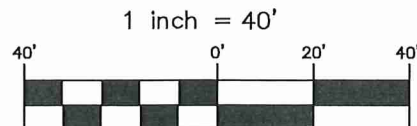
### LEGEND:

R.P.R.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
R.O.W.	RIGHT OF WAY
FD.	FOUND
I.R.	IRON ROD
CONC.	CONCRETE

- FOUND MONUMENT (AS NOTED)

### FIELD NOTES FOR

A 0.405 ACRE TRACT OF LAND SITUATED IN OUTLOT NO. 5, DIVISION "E" OF THE ORIGINAL CITY OF AUSTIN OUTLOTS ON FILE IN THE GENERAL LAND OFFICE, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 0.405 ACRE TRACT CONVEYED TO CJI PROPERTIES, INC, IN SPECIAL WARRANTY DEED, RECORDED IN VOLUME 11554, PAGE 1380, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



### NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



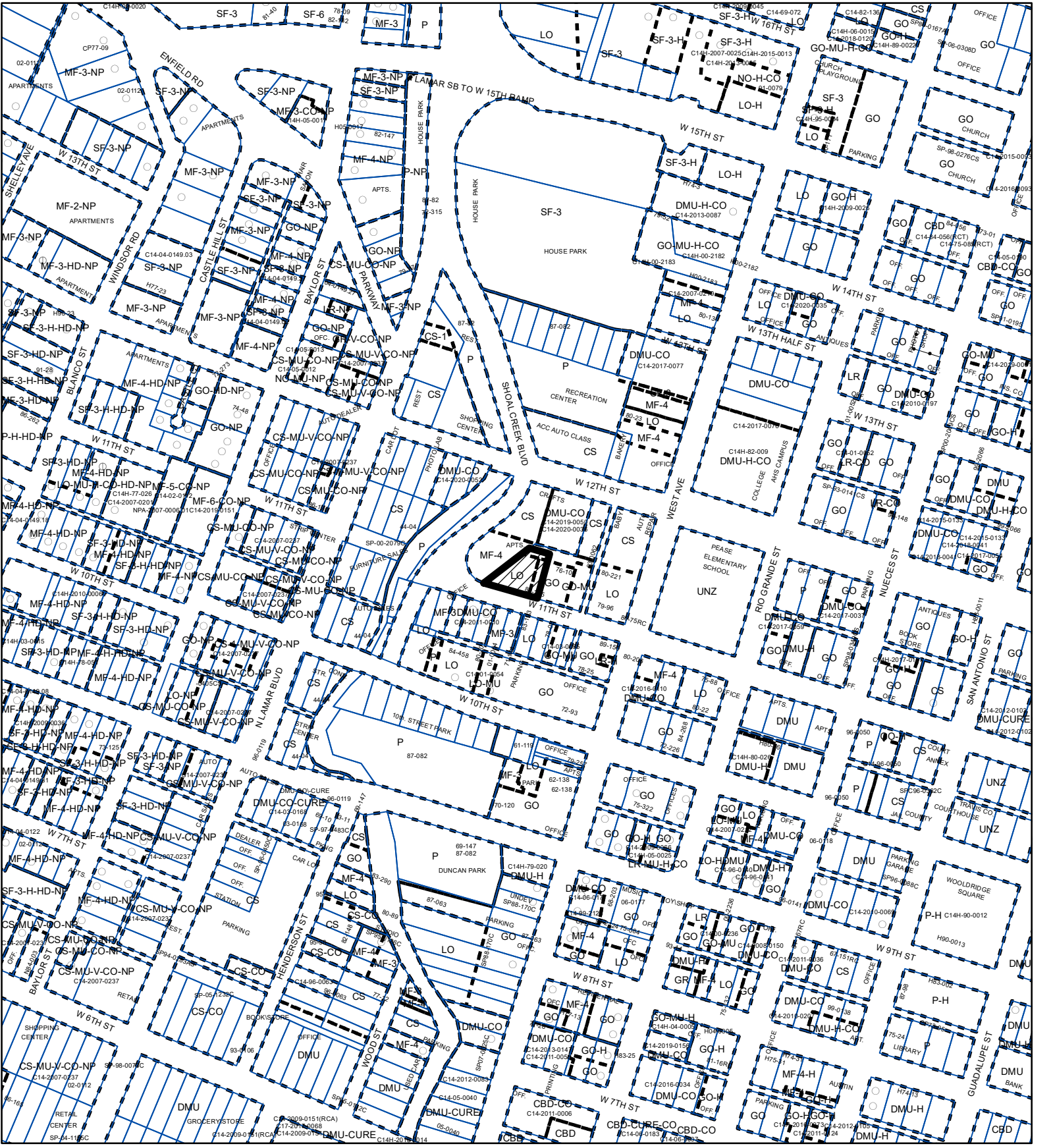
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

APRIL 6, 2021

JOB No.:

SHEET 1 OF 1

51194-00



# ZONING

ZONING CASE#: C14-2021-0078

Exhibit B



1" = 400'

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.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

Created: 4/15/2021