

ORDINANCE 71232

BOARD BILL NUMBER 103 INTRODUCED BY: ALDERWOMAN CARA SPENCER

1 An Ordinance recommended by the Planning Commission on September 2, 2020,
2 to change the zoning of property as indicated on the District Map and in City Block 1648,
3 from “B” Two-Family Dwelling District to the “D” Multiple-Family Dwelling District, at
4 3600 and 3620 Texas Avenue, so as to include the described parcels of land in City Block
5 1648; and containing an emergency clause.

6 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

7 **SECTION ONE.** The zoning designation of certain real property located in City
8 Block 1648 is hereby changed to the “D” Multiple-Family Dwelling District, real property
9 being particularly described and shown in **Exhibit A** as follows:

10 **Legal Description of 3600 Texas Ave.**

11 Lots 13 through 17 inclusive and part of Lot 18 of Block 67 of CITY
12 COMMONS as recorded in Plat Book 5 Page 26 in City Block 1648 of the City of St.
13 Louis, Missouri, described as follows:
14 Beginning at the point of intersection of the Eastern Line of Texas Avenue, 60 feet wide,
15 with the Southern Line of Miami Street, 60 feet wide;
16 Thence along the Southern Line of said Miami Street South 81 Degrees 01 Minutes 55
17 Seconds East a distance of 112.50 feet to the Western Line of an alley, 15 feet wide;
18 Thence along the Western Line of said alley South 09 Degrees 00 Minutes 35 Seconds
19 West a distance of 146.50 feet;

1 Thence departing said Western Line of alley North 81 Degrees 01 Minutes 55 Seconds
2 West a distance of 112.50 feet to the aforesaid Eastern Line of Texas Avenue, 60 feet
3 wide;
4 Thence along said Eastern Line of Texas Avenue, 60 feet wide North 09 Degrees 00
5 Minutes 35 Seconds East a distance of 146.50 feet to the point of beginning and having
6 an area of 16.481 square feet or 0.38 Acres, more or less.

7 **Legal Description of 3620 Texas Ave.**

8 Lots 19 through 21 inclusive and part of Lots 18 and 22 of Block 67 of CITY
9 COMMONS as recorded in Plat Book 5 Page 26 in City Block 1648 of the City of St.
10 Louis, Missouri, described as follows:

11 Commencing at the point of intersection of the Eastern Line of Texas Avenue, 60 feet
12 wide, with the Southern Line of Miami Street, 60 feet wide;

13 Thence along said Eastern Line of Texas Avenue, 60 feet wide South 09 Degrees 00
14 Minutes 35 Seconds West a distance of 146.50 feet;

15 Thence departing said Eastern Line of Texas Avenue, 60 feet wide South 81 Degrees 01
16 Minutes 55 Seconds East a distance of 112.50 feet to the Western Line of an alley, 15
17 feet wide; Thence along said alley the following courses and distances:

18 South 09 Degrees 00 Minutes 35 Seconds West a distance of 80.50 feet;

19 North 81 Degrees 01 Minutes 55 Seconds West a distance of 15.00 feet;

20 South 09 Degrees 00 Minutes 35 Seconds West a distance of 22.00 feet to a line distant
21 1.00 foot North of and Parallel with the Southern Line of said Lot 22;

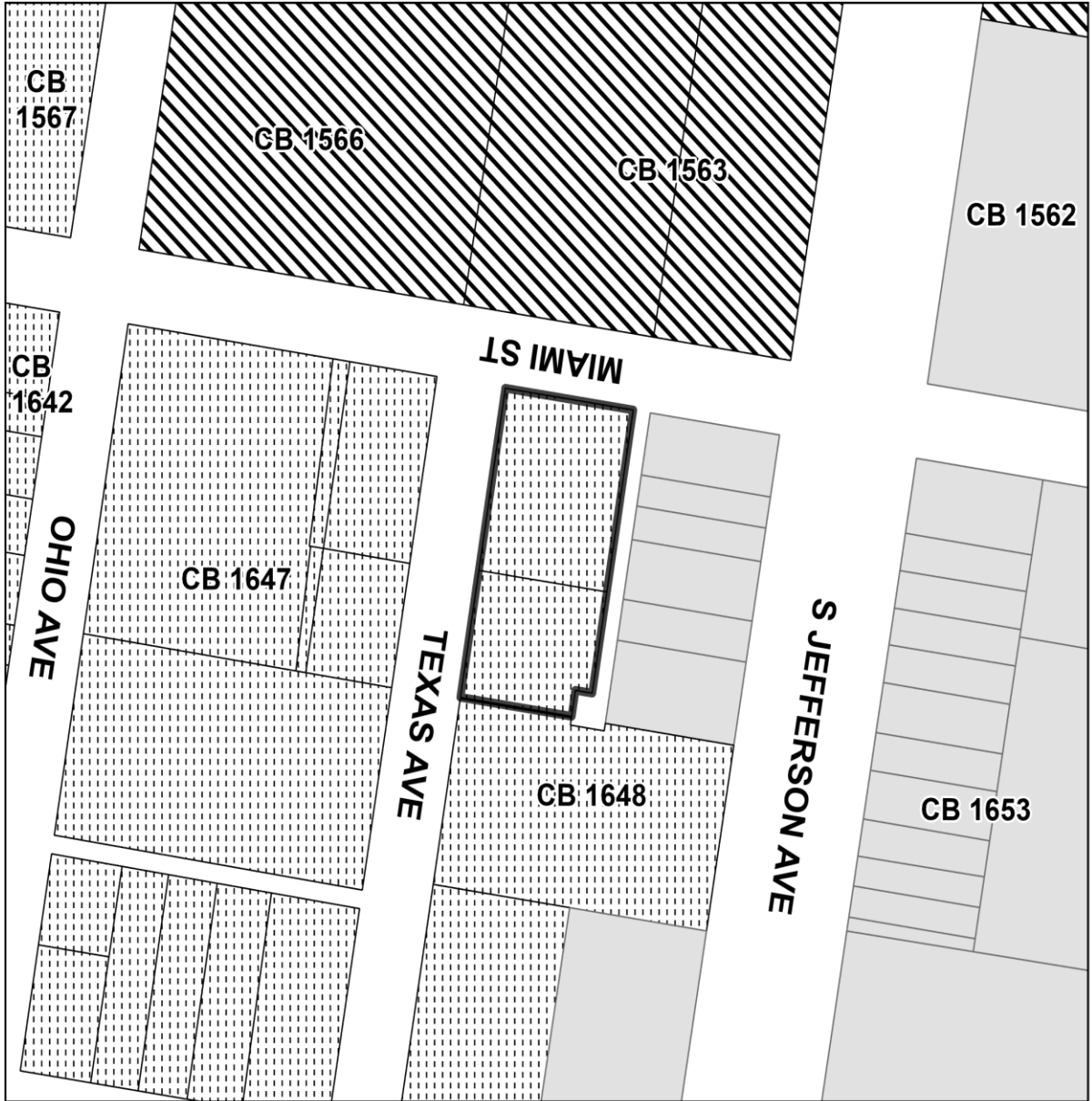
22 Thence along said line distant 1.00 foot North of and parallel with the Southern Line of
23 Lot 22 North 81 Degrees 01 Minutes 55 Seconds West a distance of 97.50 feet to the

1 aforesaid Eastern Line of Texas Avenue, 60 feet wide; Thence along said Eastern Line of
2 Texas Avenue, North 09 Degrees 00 Minutes 35 Seconds East a distance of 102.50 feet
3 to the point of beginning and having an area of 11.201 square feet or 0.26 acres, more or
4 less.

5 **SECTION TWO.** This ordinance being necessary for the preservation of the health,
6 safety and welfare shall take effect and be in full force immediately upon approval by the
7 Mayor of the City of St. Louis.

EXHIBIT A

DISTRICT MAP



Current Zoning District

- A Single Family Dwelling District
- B Two-Family Dwelling District
- C Multiple Family Dwelling District
- D Multiple Family Dwelling District
- E Multiple Family Dwelling District

- F Neighborhood Commercial District
- G Local Commercial & Office District
- H Area Commercial District
- I Central Business District
- J Industrial District
- K Unrestricted District
- L Jefferson Memorial District

Rezoning Area

3620 Texas Ave

PDA-062-20-REZ