

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE DEDRICK-HAMILTON HOUSE LOCATED AT 912 EAST 11TH STREET IN THE CENTRAL EAST AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM COMMERCIAL SERVICES-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (CS-NCCD-NP) COMBINING DISTRICT TO COMMERCIAL SERVICES-HISTORIC LANDMARK-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (CS-H-NCCD-NP) 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 commercial services-neighborhood conservation-neighborhood plan (CS-NCCD-NP) combining district to commercial services-historic landmark-neighborhood conservation-neighborhood plan (CS-H-NCCD-NP) combining district on the property described in Zoning Case No. C14H-2015-0001, on file at the Planning and Zoning Department, as follows:

Being 0.05 acres, more or less, out of Lot 2, George L. Robertson Subdivision of Outlot 55, Division B, a subdivision in Travis County, Texas, as recorded in Volume Z, Page 599 of the Deed Records of Travis County, Texas, and being part of that certain tract of land conveyed to the City of Austin by deed recorded in Document No. 2011092641 of the Travis County Official Public Records, said tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

generally known as the Dedrick-Hamilton House, locally known as 912 East 11th Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property is subject to Ordinance No. 011213-42 that established the Central East Austin neighborhood plan and Ordinance No. 910620-C that established the East 11th Street neighborhood conservation combining district.

38 **PART 3.** This ordinance takes effect on _____, 2015.
39

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41 **PASSED AND APPROVED**

42
43 §
44 §
45 _____, 2015 § _____

46 Steve Adler
47 Mayor
48

49
50 **APPROVED:** _____ **ATTEST:** _____

51 Anne L. Morgan
52 Interim City Attorney

Jannette S. Goodall
City Clerk

EXHIBIT A - METES AND BOUNDS DESCRIPTION

BEING 0.05 ACRES, MORE OR LESS, OUT OF LOT 2, "GEORGE L. ROBERTSON SUBDIVISION OF OUTLOT 55, DIVISION B", A SUBDIVISION IN TRAVIS COUNTY, TEXAS AS RECORDED IN VOLUME Z, PAGE 599 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN DOCUMENT NO. 2011092641 OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS (TCOPR), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" rebar found, capped "Harris-Grant", on the north right-of-way line of East 11th Street, at the southeast corner of said City of Austin property cited above, described as the southeast quarter of Lot 2, said point being also the southwest corner of the Urban Renewal Agency property that was formerly described in a deed to Darryl and Ernest Hamilton recorded in Document No. 2003271183 of the TCOPR, for the southeast corner and **PLACE OF BEGINNING** hereof, from which point an "x" found cut in concrete on the north right-of-way line of East 11th Street, at the southwest corner of said City of Austin property described as the southwest quarter of Lot 2, also the southeast corner of the Deborah Attal property described in Volume 11193, Page 1161 of the Travis County Real Property Records, bears N 68°23'21" W 99.81 feet, and also from which point a ½" iron pipe found on the north right-of-way line of East 11th Street bears S 68°22'50" E 49.90 feet;

THENCE with the north right-of-way line of East 11th Street, N 68°23'21" W 49.91 feet to a calculated point for the southwest corner hereof;

THENCE with the common line between the southeast quarter and the southwest quarter of said Lot 2, N 21°30'44" E 44.08 feet to a calculated point for the northwest corner hereof;

THENCE crossing through the southeast quarter of Lot 2, and with the south edge of an existing wall, S 68°04'08" E 49.85 feet to a calculated point on the common line between the southeast quarter of Lot 2 and the above described Hamilton property, for the northeast corner hereof;

THENCE with the common line between the southeast quarter of Lot 2 and the Hamilton property, S 21°26'15" W 43.80 feet to the **PLACE OF BEGINNING** and containing 0.05 acre of land or a calculated map area of 2,192 square feet of land, more or less.

See map prepared to accompany this description.

HARRIS-GRANT SURVEYING, INC.

(TBPLS Firm No. 10036100)

P.O. BOX 807, MANCHACA TEXAS 78652

512-444-1781



James M. Grant
JAMES M. GRANT

R.P.L.S. 1919

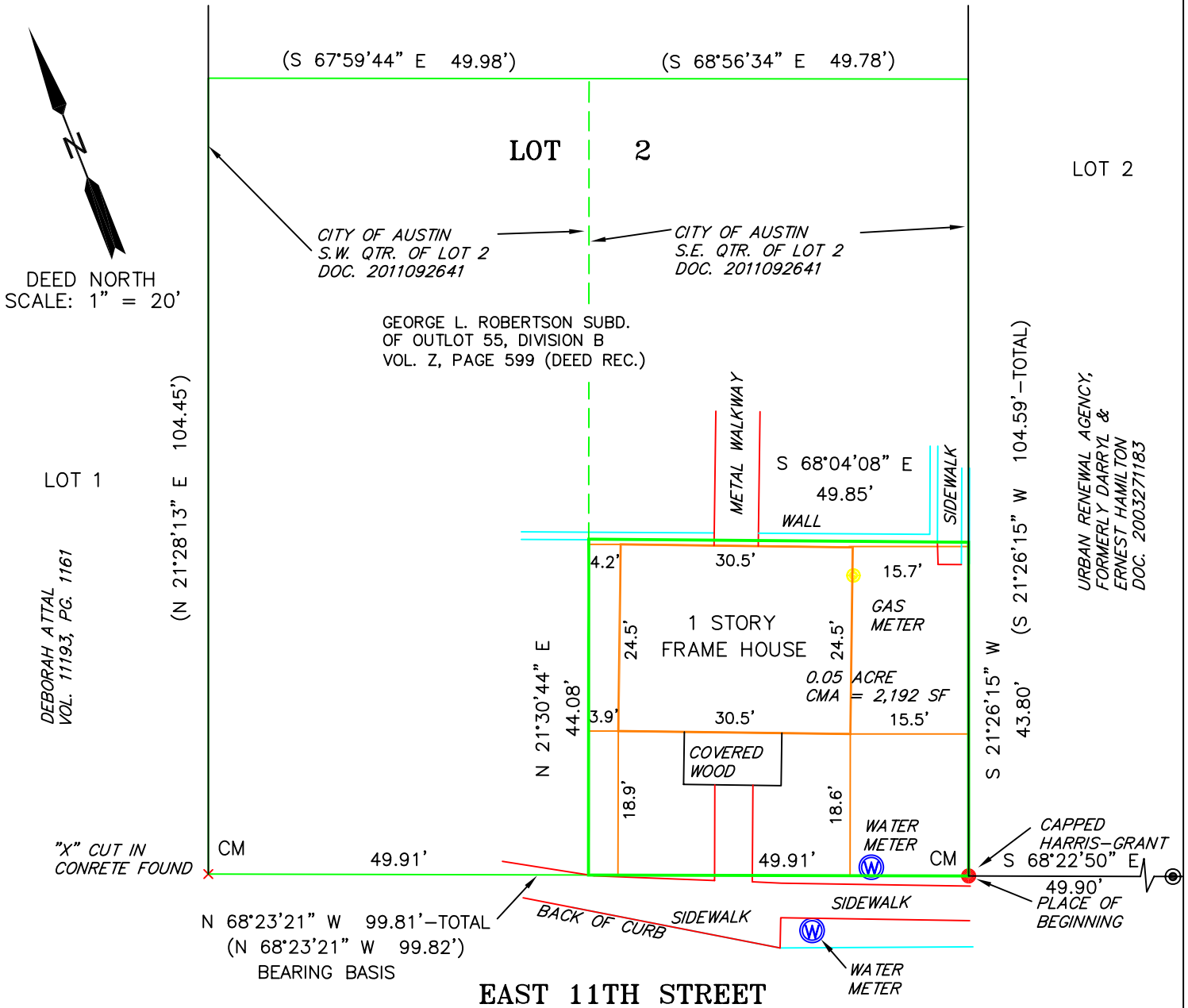
jg\carlson\09-13\E. 11TH-912-COA-44100\M&B

March 10, 2014

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR ZONING CHANGE

912 EAST 11TH STREET

MAP SYMBOLS:
● 1/2" REBAR FOUND
⊙ CAPPED "HARRIS GRANT"
CM IRON PIPE FOUND
() CONTROL MONUMENT
CMA RECORD DATA FROM
DEED, DOC. 2011092641
CALCULATED MAP AREA



HARRIS-GRANT SURVEYING, INC. (TBPLS FIRM
10036100) P.O. BOX 807
MANCHACA, TEXAS 78652
(512)444-1781

James M. Grant

JAMES M. GRANT, RPLS 1919
DATE: 03-10-2014

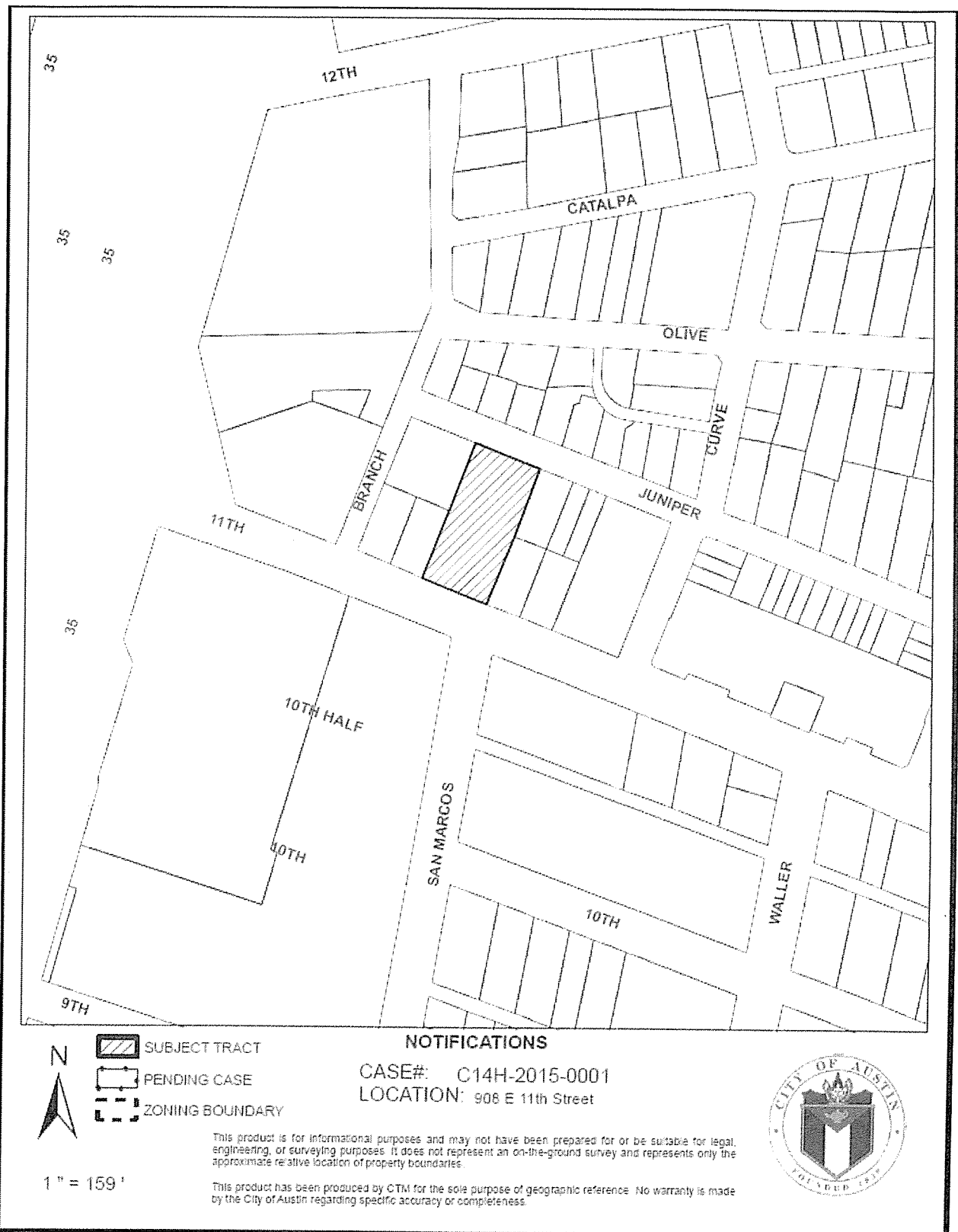


INV. # 45520 W.O. # 44100

FILE PATH: JG\CARLSON\DESKTOP\09-13\COA-3 SURVEYS\44100

Harris-GRANT
SURVEYING, INC.

LOCATION MAP



NOTE: Please refer to the attached field notes for the bounds for the proposed historic zoning.