Item # 22
P&Z Dept.

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 610 EAST 11TH STREET FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT AND COMMERCIAL-LIQUOR SALES (CS-1) DISTRICT TO CENTRAL BUSINESS (CBD) 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 commercial services (CS) district and commercial-liquor sales (CS-1) district to central business (CBD) district on the property described in Zoning Case No. C14-2017-0062, on file at the Planning and Zoning Department, as follows:

> 1.300-acre (56,619 square feet) tract out of Block 140 of the Original City of Austin, according to the map on file at The General Land Office of The State of Texas, entitled "A Topographic Map of the City of Austin" drawn by Reuben W. Ford, dated May, 1872, said tract being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 610 East 11th Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. This ordinance takes effect on _____, 2017.

PASSED AND APPROVED

§
§
_____, 2017 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

DRAFT

Exhibit "__"

DOUCET & ASSOCIATES

74018 Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

Velocity Boundary Surveys: Sabine West
Travis County, Texas

D&A Job No. 989-005
July 24, 2017

PROPERTY DESCRIPTION
For a 1.300-Acre [56,619 Square Feet] Tract

BEING A 1.300-ACRE [56,619 SQUARE FEET] TRACT OUT OF BLOCK 140 OF THE ORIGINAL CITY OF AUSTIN, ACCORDING TO MAP ON FILE AT THE GENEARAL LAND OFFICE OF THE STATE OF TEXAS, ENTITLED "A TOPOGRAPHICAL MAP OF THE CITY OF AUSTIN" DRAWN BY REUBEN W. FORD, DATED MAY, 1872, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the intersection of the south right-of-way line of 12th street (formerly College Avenue), a called 120-feet wide right-of-way according to said Topographical Map of the City of Austin, with the west right-of-way line of Sabine Street, a called 80-feet wide right-of-way according to said Topographical Map of the City of Austin, for the northeast corner of said Block 140, the northeast corner of that tract described as "the north 117.5 feet of Lot 5, Block 140" to Austin Municipal Federal Credit Union (now Velocity Credit Union, no record information found) as recorded in Volume 2442, Page 155 of the Deed Records of Travis County, Texas [D.R.T.C.T.] and the northeast corner of the 1.300-acre tract described herein, and from which a 1/2-inch iron rod bears S67°42'32"W a distance of 0.66 feet;

THENCE with said west right-of-way line of Sabine Street, same being the east line of said Block 140, with the east line that tract described as "the south 42.5 feet of Lot 5, Block 140" to Austin Municipal Federal Credit Union as recorded in Volume 2422, Page 154 D.R.T.C.T., with the intersection of said west right-of-way line of Sabine Street with a 20-feet wide alley vacated by City of Austin Ordinance Number 711118-H, and with the east line of that called 26,665 Square Feet tract described to Austin Municipal Federal Credit Union as recorded in Volume 7109, Page 344 D.R.T.C.T., S16°26'13"W a distance of 340.00 feet to a 1/2-inch iron rod with cap marked "DOUCET & ASSOCIATES" set at the intersection of said west right-of-way line of Sabine Street with the north right-of-way line of 11th street (formerly Mosquite Street), a called 80-feet wide right-of-way according to said Topographical Map of the City of Austin, for the southeast corner of said 26,665 Square Feet tract and the southeast corner of the 1.300-acre tract described herein;

THENCE with said north right-of-way line of 11th street, same being the south line of said Block 140 and the south line of said 26,665 Square Feet tract, N73°41'31"W a distance of 120.75 feet to a 1/2-inch iron rod with cap marked "DOUCET & ASSOCIATES" set for the southeast corner of Lot 1, Symphony Square, a subdivision according to the plat of record in Volume 62, Page 49 of the Plat Records of Travis County, Texas, same being the southwest corner of said 26,665 Square Feet tract and the southwest corner of the 1.300-acre tract described herein;

THENCE leaving said north right-of-way line of 11th street and said south line of Block 140, with the east line of said Lot 1, Symphony Square, same being the west line of said 26,665 Square Feet tract, N06°28'47"W a distance of 173.53 feet to a 1/2-inch iron rod found at the intersection of the south line of said vacated 20-feet wide alley with said west line of the 26,665 Square Feet tract and said east line of said Lot 1, Symphony Square;

EXHIBIT A

DOUCET
& ASSOCIATES

THENCE continuing with said east line of Lot 1, Symphony Square and the west line of said 26,665 Square Feet tract, crossing said vacated 20-feet wide alley, N15°40'04"E a distance of 10.14 feet to a 1/2-inch iron pipe found in the south line of that tract described as "all of Lot 8 and the west portion of Lot 7, Block 140, Original City of Austin, and the north half of a vacated 20 foot alley" to The Austin Symphony Orchestra Society, Inc. as recorded in Document Number 2001032601 of the Official Public Records of Travis County, Texas [O.P.R.T.C.T.] for the northwest corner of said 26,665 Square Feet tract;

THENCE continuing across said vacated 20-feet wide alley, with the north line of said 26,665 Square Feet tract, same being the south line of said Austin Symphony Orchestra tract, S73°57'25"E a distance of 12.01 feet to a 1/2-inch iron rod with cap marked "DOUCET & ASSOCIATES" set;

THENCE continuing across said vacated 20-feet wide alley, with the east line of said Austin Symphony Orchestra tract, same being the west line of that tract described as "all of Lot 6 and the east 35.4 feet of Lot 7, Block 140, Original City of Austin" to The Austin Municipal Federal Credit Union, as recorded in Volume 2472, Page 125, D.R.T.C.T., N16°27'31"E a distance of 170.00 feet to a 1/2-inch iron rod with cap marked "DOUCET & ASSOCIATES" set in said south right-of-way line of 12th street, same being the north line of said Block 140, for the northeast corner of said Austin Symphony Orchestra tract, same being the northwest corner of said Austin Municipal Federal Credit Union tract and the northwest corner of the 1.300-acre tract described herein;

THENCE with said south right-of-way line of 12th street and said north line of Block 140, same being the north line of the northerly Austin Municipal Federal Credit Union Tracts, S73°37'59"E a distance of 176.38 feet to said **POINT OF BEGINNING** of the 1.300-acre tract described herein, and containing 1.300 acres [56,619 square feet].

Basis of bearings is the Texas Coordinate System, Central Zone [4203], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by using the surface adjustment factor of 1.0000616. Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

I Edward A. Prince, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.

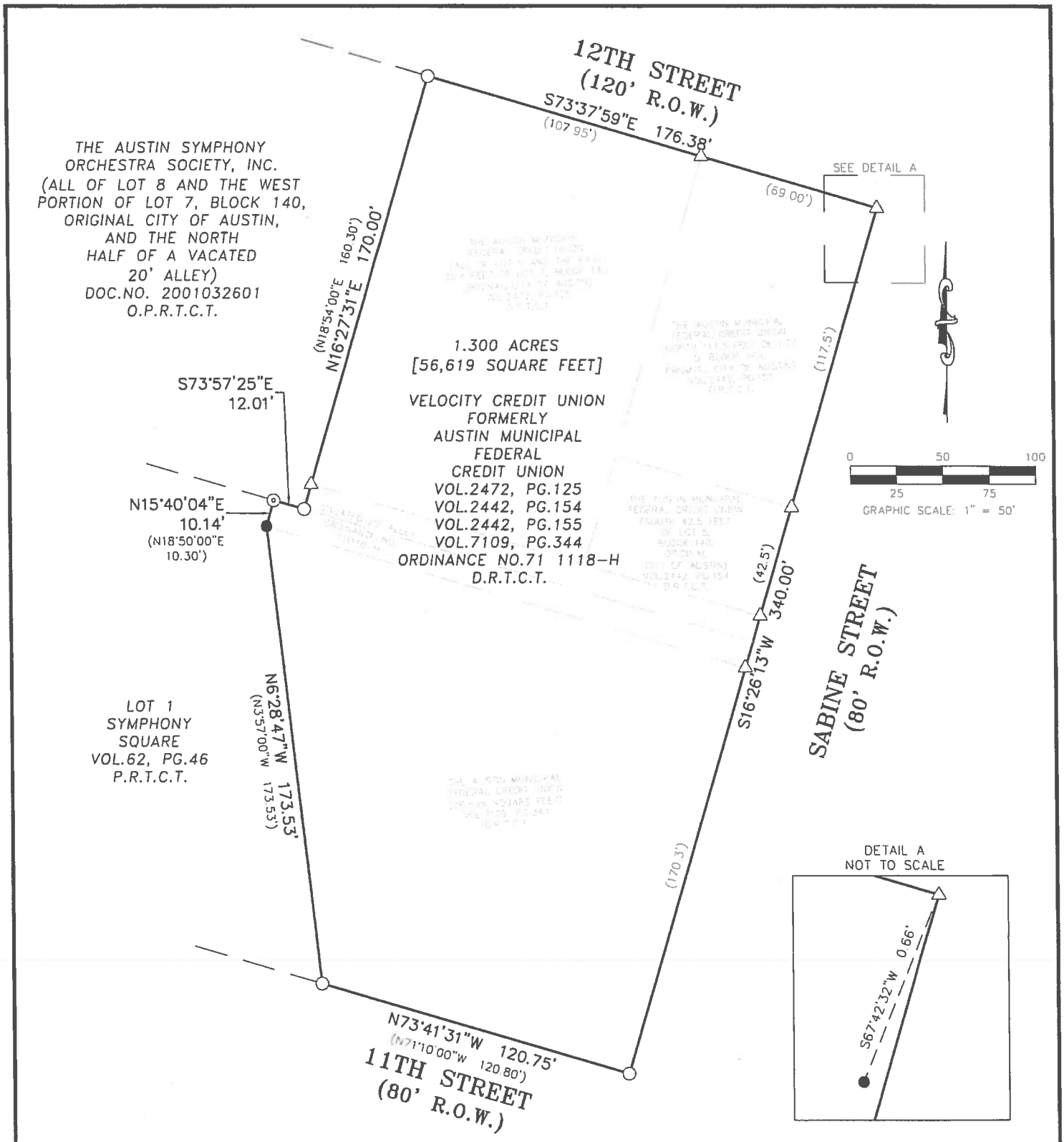
7/24/17

Edward A. Prince Date
Registered Professional Land Surveyor
Texas Registration No. 6465
Doucet & Associates

TBPLS Firm Registration No. 10105800



COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



CATEGORY 1B CONDITION I
STANDARD LAND SURVEY OF
1.300 ACRES
OUT OF BLOCK 140
ORIGINAL CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

DOUCET & ASSOCIATES
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
TBPLS Firm Registration Number: 10105800
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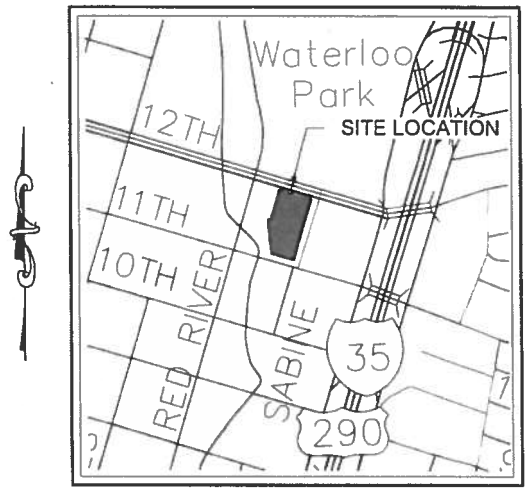
Date:	07-24-2017
Scale:	1"= 50'
Drawn by:	AM
Reviewer:	EP
Project:	989-005
Sheet:	3 OF 4
Field Book:	989-005
Party Chief:	AM
Survey Date:	07-17-2017

LEGEND

———	SUBJECT PROPERTY LINE
— — —	ADJOINING PROPERTY LINE
●	5/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD WITH "DOUCET" CAP
⊙	1/2" IRON PIPE FOUND
△	CALCULATED POINT
( )	RECORD INFORMATION
VOL.	VOLUME
PG.	PAGE
DOC.NO.	DOCUMENT NUMBER
R.O.W	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 1000'



NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAVD83/2011. ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.0000616. UNITS: U.S. SURVEY FEET.

THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.

THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

THIS SURVEY WAS PERFORMED ON THE GROUND JULY 2017.

I, EDWARD A. PRINCE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION I STANDARD LAND SURVEY.

7/24/17

EDWARD A. PRINCE DATE
REGISTRATION PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6465
DOUCET & ASSOCIATES, INC.
EPRINCE@DOUCETENGINEERS.COM

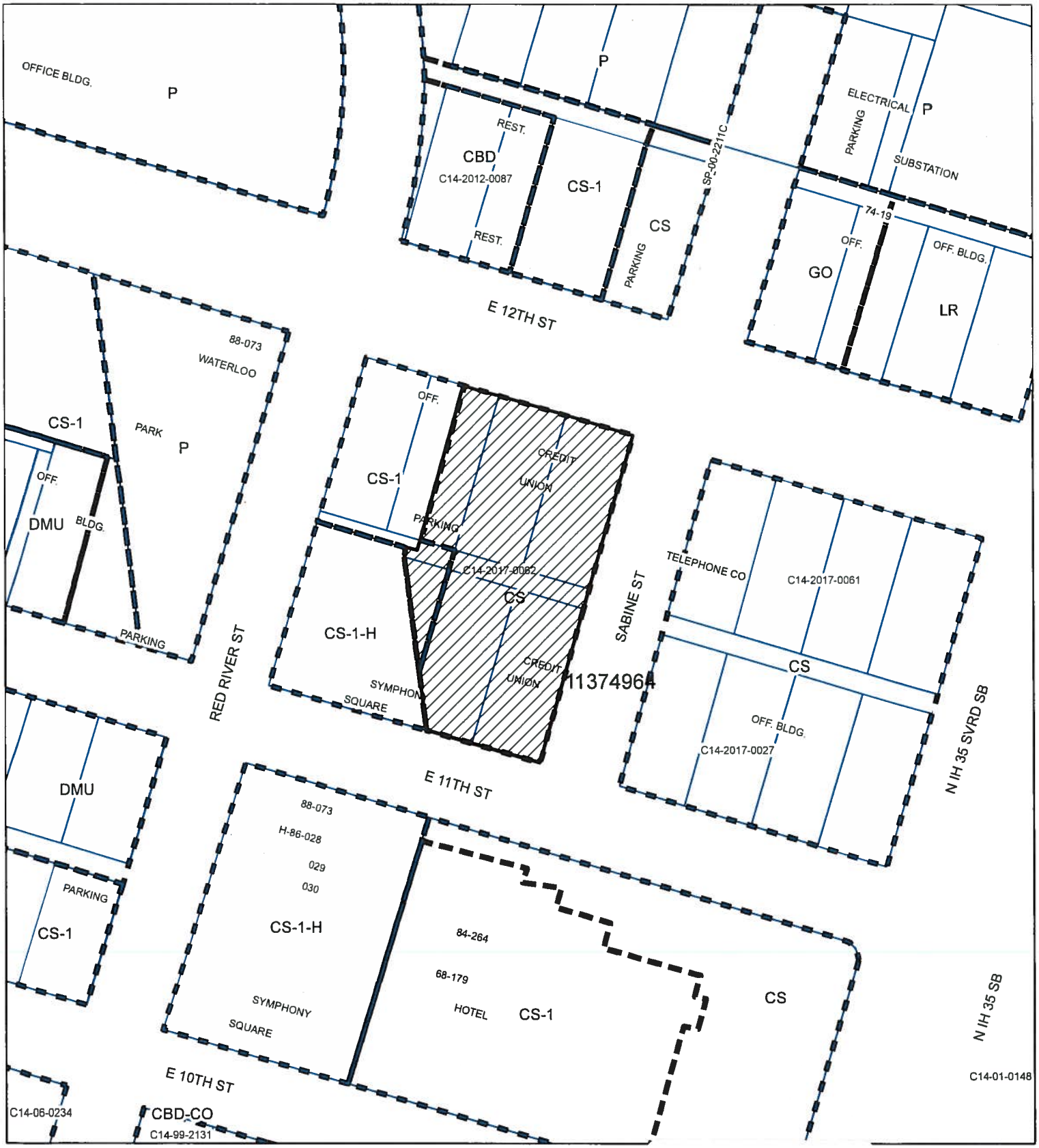


CATEGORY 1B CONDITION I STANDARD LAND SURVEY OF 1.300 ACRES OUT OF BLOCK 140 ORIGINAL CITY OF AUSTIN TRAVIS COUNTY, TEXAS

DOUCET & ASSOCIATES
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
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TBPLS Firm Registration Number: 10105800

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Date:	07-24-2017
Scale:	N/A
Drawn by:	AM
Reviewer:	EP
Project:	989-005
Sheet:	4 OF 4
Field Book:	989-005
Party Chief:	AM
Survey Date:	07-17-2017



ZONING

EXHIBIT B

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

Zoning Case: C14-2017-0062

1 " = 125 '

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN
FOUNDED 1839