

ZONING CHANGE REVIEW SHEET

H.L.C. DATE: August 28, 2017
P.C. DATE: September 12, 2017

CASE: - C14-2017-0076 – ACC Rio Grande Campus - Block 153 Zoning

ADDRESS: 1212 Rio Grande Street

DISTRICT AREA: 9

OWNER/APPLICANT: Austin Community College District (Paul R Mason)

AGENT: Urban Design Group (Vanessa Mendez)

ZONING FROM: UNZ and UNZ-H **TO:** DMU-CO and DMU-CO-H

TOTAL AREA: 3.247 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends Downtown Mixed Use- Conditional Overlay (DMU-CO) combining district for Tract 1 and, Downtown Mixed Use- Conditional Overlay- Historic Landmark (DMU-CO-H) combining district for Tract 2.

The Conditional Overlay will limit the height to sixty feet (60’) on both tracts; prohibit the following uses on Tract 2: Automotive repair services, Automotive sales, Automotive washing (of any type), Bail bond services, Cocktail lounge, Exterminating services, Liquor sales, Outdoor entertainment, Residential treatment and Service station; prohibit the same set of uses on Tract 1, with the addition of Pawn shop services; and will limit total vehicle trips to less than 2,000 per day across both tracts.

HISTORIC LANDMARK COMMISSION RECOMMENDATION:

August 28, 2017 *Scheduled for Historic Landmark Commission*

PLANNING COMMISSION RECOMMENDATION:

September 12, 2017 *Scheduled for Planning Commission*

ISSUES:

None on subject tract

DEPARTMENT COMMENTS:

The subject property is comprised of six unplatted lots, comprising the entire block south of W 13½ Street, north of W 12th Street, east of West Avenue, and west of Rio Grande Street, and is approximately 3.25 acres.

The property is divided into two tracts. Tract 2 is the southern portion of the property, is currently unzoned, and has a historic landmark designation which was granted in 1982. (See Exhibit D). Located on Tract 2 is a historic building which once housed Austin High School and, prior to that, John Allen Junior High School. The building is now the main building (Building 1000) for the Rio Grande campus of Austin Community College (ACC). Tract 1 is the northern portion of the property and is the site of a more recently constructed building known as the Annex, also owned by ACC and used for classrooms and educational facilities. In addition, Tract 1 has a parking lot with vehicular access taken from Rio Grande Street to the east and from West Avenue to the west.

The main building was designed by architect Dennis Walsh, and constructed in 1916, originally in a T-shape, with the main cross piece fronting on Rio Grande and the stem extending to the west. From 1916 to 1925, the building was the home of Allen Junior High. In 1925, additions were made to the school, creating a double court yard design. With the completion of the additions and renovations, the building became the new location of Austin High School, and housed this school until 1975. The Austin Independent School District maintained the property until 2004 when it was conveyed to Austin Community College. (For more on the history of the building, see Exhibit D).

In 2012, an application was made to rezone the property to DMU and DMU-H, for Tracts 1 and 2 respectively – the same request as the current one. Staff supported the application with conditions, which included a 60 ft height limit, front, side, and rear setbacks, a limit of 2,000 daily trips, and a set of prohibited uses. Planning Commission approved the staff recommendation, and added a requirement for participation the Great Streets program. However, the applicant ultimately withdrew the application for rezoning.

For the current application, the applicant is requesting downtown mixed use (DMU) district zoning. The applicant has a plan that includes constructing covers for existing courtyard spaces and reconfiguring the parking area, improvements that are part of a submitted site plan (SP-2017-0260C) for the property. The applicant must obtain zoning prior to approval of the site plan. There is a simultaneously submitted rezoning request (C14-2017-0077), also to DMU, for a property located at 1218 West Avenue, for which ACC is also the applicant.

The applicant also plans to remodel and renovate for the main building. Because of the building's Historic Landmark status, a certificate of appropriateness was applied for and was granted by the Historic Landmark Commission on July 24, 2017.

The majority of the property (all but the northernmost 90 feet) is located within the Criminal Justice Center Overlay (LDC Section 25-2-650). Pawn shop services is a prohibited use within the overlay. Certain uses that would otherwise be permitted in the base zoning are conditional uses - bail bond services, cocktail lounges and liquor sales. Part of the property is located within the Redbud Trail Capitol View Corridor (CVC). However, this would not be a constraint on the property, because for the portion it regulates, the CVC would limit building height to approximately 140 feet, and the height limit recommended by staff is 60 feet, and DMU base zoning allows 120 feet.

In the Imagine Austin Comprehensive Plan, downtown is designated as a Regional Center, the most urban place in the region. Higher densities are encouraged in these areas, including low to high rise residential, office, and other uses, including civic uses such as educational.

The property is located in the Northwest District of the Downtown Austin Plan (DAP), which was adopted in 2011. Because both tracts were unzoned at the time of the plan, there were no zoning recommendations for the tracts contained in the DAP. However, the area that surrounds the tracts are recommended for downtown mixed-use, DMU-60, with the 60 referring to a height limit to be contained in a conditional overlay. (See Exhibit E). Base DMU zoning allows for 120 feet in height. The Northwest District has a significant number of Historic Landmark structures. Limiting the height to 60 feet will better compliment the historic character of the district.

In addition to a height restriction, staff recommends the addition of a set of prohibited uses to the conditional overlay; these uses would not be desirable in the context of the neighborhood, should the property ever be redeveloped. Some of these uses are conditional in the DMU district, and this is an extra measure to ensure that they are never allowed in the district.

For Tract 2, prohibited uses would be as follows: Automotive repair services, Automotive sales, Automotive washing (of any type), Bail bond services, Cocktail lounge, Exterminating services, Liquor sales, Outdoor entertainment, Residential treatment and Service station. For Tract 1, staff recommends the same set of prohibited uses with the addition of Pawn shop services; part of Tract 1 is outside the Criminal Justice Overlay and therefore will not have this use prohibited as part of base zoning. Finally, a limit of 2,000 trips per day is recommended, across both tracts.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	UNZ, UNZ-H	Community College
<i>North</i>	W 13 ½ St, then LO, GO	W 13 ½ St, then Office, Three/fourplex
<i>South</i>	W 12th St, then UNZ	W 12th St, then elementary school
<i>East</i>	Rio Grande St, then LR, GO, LR-CO, DMU-CO	Rio Grande St, then office, apartment/condo, parking
<i>West</i>	West Ave, then LO, SF-3, MF-4, LO, CS	West Ave, then educational, office, single family, three/fourplex, commercial

NEIGHBORHOOD PLANNING AREA: Downtown Austin Plan (Northwest District)

TIA: No, however a TIA may be required at the time of site plan.

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: CVC 19, Red Bud Trail

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

<i>Community Registry Name</i>	<i>ID</i>
Austin Heritage Tree Foundation	1340
Austin Independent School District	742
Austin Neighborhoods Council	511
Bike Austin	1528
Central Austin Community Development	1391
City of Austin Downtown Commission	623
Downtown Austin Neighborhood Assn (DANA)	402
Friends of Austin Neighborhoods	1530
Historic Austin Neighborhood Association	1400
Homeless Neighborhood Association	1550
Old Austin Neighborhood Association	57
Preservation Austin	1424
Seltexas	1363
Shoal Creek Conservancy	1497
Sierra Club Austin Regional Group	1228
West Downtown Alliance Inc	1253
West End Austin Alliance	998

SCHOOLS: Matthews Elementary, O Henry Middle School, Austin High School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2017-0077 Austin Community College District	From SF-3 & P to DMU	To be reviewed, 09-12-17	To be reviewed, 10-05-17
C14H-2017-0107 Tucker-Winfield Apartment House 1105 Nueces Street	From GO to GO-H	To be reviewed, 09-12-17	To be reviewed, 10-05-17

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2017-0054 San Antonio Street Rezoning 1202 San Antonio St	From GO to DMU	06-13-17- Apvd DMU-CO, CO for 60 ft ht limit, prohibited uses - bail bond services, liquor sales, cocktail lounge; outdoor amplified sound prohibited by restrictive covenant	08-03-17- Apvd DMU-CO on First reading only, CO for 60 ft ht limit, prohibited uses - bail bond services, liquor sales, cocktail lounge, 2,000 daily trip limit; outdoor amplified sound prohibited by restrictive covenant; pending Second and Third Readings
C14-2017-0059 1105 Rio Grande Street	From GO to DMU	06-20-17 - Apvd DMU-CO (CO for 60 ft height limit)	08-03-17- Approved DMU-CO combining district zoning on First Reading (Second and Third Readings pending completion of Public Restrictive Covenant)
C14-2017-0037 Burrell Johnston 1108 Nueces Street	From GO to DMU	05-09-17 - Apvd DMU-CO w/CO for 60' height limit	06-08-17- Apvd DMU-CO w/CO for 60' height limit
C14-2016-0110 West House LLC 1005 West Ave	From MF-4 to GO-MU	12-13-16- Apvd DMU-CO w/CO for 60'	01-26-17- Apvd DMU-CO as PC rec
C14-2015-0133 1204 San Antonio Street	From GO to CBD (Applicant amended request to go from GO to DMU on November 16, 2015)	03-08-16- Approved DMU-CO with a 90 ft. height restriction for Tract A (1204 San Antonio St.); DMU-CO with a 60 ft. height restriction for Tract B (1205 Nueces St.); bail bond services, cocktail lounge, pawn shop, liquor store, outdoor entertainment and amplified music uses are prohibited on Tracts A and B	06-16-16 - Approved DMU-CO zoning, with a height restriction of 60 feet and with bail bond services, cocktail lounge, pawn shop, liquor store, outdoor entertainment and outdoor amplified sound uses being prohibited (Ordinance 20160616-037)

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2013-0087 1402 West Avenue	From LO-H to DMU-CO-H	10-08-13- Apvd DMU-CO-H	12-12-13- Apvd (DMU-H-CO) Prohibited uses - cocktail lounge, liquor sales, bail bond services, pawn shop services, drive thru, auto rental, auto repair, auto sales, auto washing (of any type), service station, outdoor entertainment, group residential, and vehicle storage.
C14-2012-0080 1204 West Ave	From LO, MF-4, and CS TO DMU.	03-26-13- Apvd. Staff rec of DMU-CO w/added conds. of restaurant uses w/o drive-thru and include Great Streets	04-25-13 – Postponed indefinitely Case Expired per LDC 25-2-246(A)(2)
C14-2012-0082 1209 Rio Grande Street	From GO, LR-CO to DMU	03-26-13- Apvd DMU-CO (staff) with added conditions of restaurant uses without drive thru and include Great Streets	04-25-13- Apvd indefinite postponement; Case Expired per LDC 25-2-246(A)(2)
C14-2012-0079 ACC Rio Grande Campus – 1218 West Rezoning	From SF-3 & P to DMU	03-26-13- Apvd. Staff rec of DMU-CO w/added conds. of restaurant uses w/o drive-thru and include Great Streets	04-25-13- Apvd indefinite postponement; Case Expired per LDC 25-2-246(A)(2)
C14-2011-0010 821 West 11 th 821 West 11 th Street	From MF-3 to DMU	04-12-11- Apvd DMU-CO	04-28-11- Apvd Ord. No. 20110428-064 (DMU-CO); CO limit of 2,000 daily trips, max built of 40 ft, min front yard setback of 15 ft, prohibited uses – liquor sales, pawn shop services, cocktail lounge, adult oriented businesses.

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2010-0197 600 W 13 th Street	From GO to DMU	02-08-11- Apvd DMU-CO; CO to prohibit: Outdoor entertainment, pawnshops, bail bond services, cocktail lounge and liquor sales)	03-10-11- Apvd DMU-CO, Ord #20110310-34; CO for 60 ft max height, prohibited uses – pawn shop services, cocktail lounge, outdoor entertainment, bail bond services, liquor sales.
C14H-2009-0026 Byrne-Reed House 1410 Rio Grande St	From GO to GO-H	02-22-11- Apvd GO-H as staff rec.	03-10-11- Apvd GO-H, ord # 20110310-036.
C14-2007-0030 Allan Thrasher House 1104 San Antonio Street	From CS to DMU Case withdrawn	5-8-07 - W/D; no action req'd	N/A
C14-2007-0219 1306 West Avenue	From SF-3 to MF-4	11-27-07- Apvd staff rec of MF-4	01-10-08- Apvd MF-4, Ord. 20080110-088
C14-84-056(RCT) & C14-75-085(RCT) Wells Fargo- Enfield 605 W 15 th Street	Restrictive Covenant termination	02-12-13- Apvd termination of restrictive covenant, use restriction to drive in-banking facility	04-15-13- Apvd ord. # 20130214-080; 03-21-13- Apvd ord# 20130321-062
C14-05-0190 515 West 15 th Street	From GO to DMU-CURE	03-07-06- APVD STAFF ALT REC OF CBD-CO W/CONDS	06-08-06- APVD CBD-CO; CO of limit of 2,000 daily trips, set of prohibited uses; drive-in prohibited, 70 ft height limit, only one commercial use allowed on the ground floor

RELATED CASES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2012-0081 and C14H-2012-0013 1212 Rio Grande Street	From UNZ-H & UNZ to DMU-H & DMU Case Expired per LDC 25-2-246(A)(2)	3-26-13 - Apvd. Staff rec of DMU-CO w/added conditions of restaurant uses w/o drive-thru and include Great Streets	04-25-13 - Postponed on consent indefinitely. Items postponed indefinitely are withdrawn from the active agenda and must be re-noticed before being placed back on the council agenda
C14H-82-009 Allan Jr High/Austin High School 1212 Rio Grande Street	From UNZ to UNZ-H	04-07-22- Voted to recommend against Historic designation.	06-10-82- Apvd Undesignated-H

SUBDIVISION: Six unplatted lots, comprising the entire block south of W 13½ Street, north of W 12th Street, east of West Avenue, and west of Rio Grande Street.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
West Avenue	90 ft.	36 ft.	Collector	Yes	Yes, Wide Curb Lane	Yes
W 12 th Street	120 Ft.	25 ft. (divided)	Arterial	Yes	Yes, Shared Lane	Yes
Rio Grande Street	82 ft.	42 ft.	Collector	Yes	No	Yes
W 13 th Half Street	60 ft.	42 ft.	Local	No	No	Yes

TR1. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigation may be required at the time of site plan application.

TR2. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR3. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113. LDC, Sec. 25-6-113.

TR4. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a wide curb lane is recommended for West Avenue and a protected bike lane is recommended for W 12th Street.

TR5. FYI – Driveways, sidewalks, accessibility requirements, etc. shall comply with current Land Development Code and Criteria at the time of Subdivision and Site Plan Applications.

CITY COUNCIL DATE: October 5, 2017

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Scott Grantham

PHONE: 512-974-3574

EMAIL: Scott.Grantham@austintexas.gov

BASIS FOR RECOMMENDATION

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Granting DMU-CO would be in keeping with the adjacent uses and zonings in the area and would be in conformance with the Downtown Austin Plan.

2. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*
3. *Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.*

The DMU zoning district is appropriate for this site as it is supported by the Austin Downtown Plan that was adopted by City Council in December, 2011. The subject property is located in a general area that is primarily recommended for Downtown Mixed Use – DMU and suggests a height restriction of 60 ft. (see Exhibit E). DMU will grant entitlement rights to develop the property in a way that will implement the district-specific goals.

The zoning change is also congruent with the Imagine Austin Plan that encourages infill and redevelopment, specifically in those areas classified as a Regional Center on the Imagine Austin’s Growth Concept Map.

EXISTING CONDITIONS

Site Characteristics

The property is currently developed with two buildings, part of the Rio Grande campus of Austin Community College. There is a parking lot on the northern portion of the property; vehicular access to the parking lot is taken from Rio Grande Street to the east and from West Avenue to the west. The tract is relatively flat with a slight grade change, sloping down from the east to the west. There are no critical environmental features on the property and it is not in a floodplain.

Impervious Cover

The tract is located in an Urban Watershed and therefore the zoning district determines the impervious cover limits. The DMU zoning district allows up to 100% impervious cover.

Comprehensive Planning – Anne Milne – 512-974-2868

Downtown Austin Plan

The property is located in the Northwest District of the Downtown Austin Plan. The property is not identified on the Proposed Downtown Zoning Change as a property to be changed. Instead, it is identified as Austin Community College (ACC). The nearby areas are proposed to be rezoned as DMU.

Imagine Austin Plan

The subject property is located within the boundaries of a Regional Center as defined in the Imagine Austin Growth Concept Map. A Regional Center is the most urban and dense of the activity center types and is intended to be a retail, cultural, recreation, and entertainment destination in central Texas. These are also the places where the greatest density of people and jobs and the tallest buildings in the region will be located. The densities, buildings heights, and overall character of a center will vary depending on location. Regional centers will range in size between approximately 25,000-45,000 people and 5,000- 25,000 jobs. The following IACP policies are applicable to this case:

- **LUT P3** Promote development in compact centers, communities or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.

Based on the information above, Staff believes that the proposed zoning change is supported by the Imagine Austin Comprehensive Plan.

Site Plan – Ramon Rezvanipour - 512-974-3124

- SP 1. Site plans will be required for any new development other than single-family or duplex residential.
- SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.
- SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

- SP 4. The site is subject to compatibility standards. Along the north and west property lines, the following standards apply:
 - No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 25 feet of the property line.
 - A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
 - For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
 - An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
 - A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
 - A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Additional design regulations will be enforced at the time a site plan is submitted.

Overlays

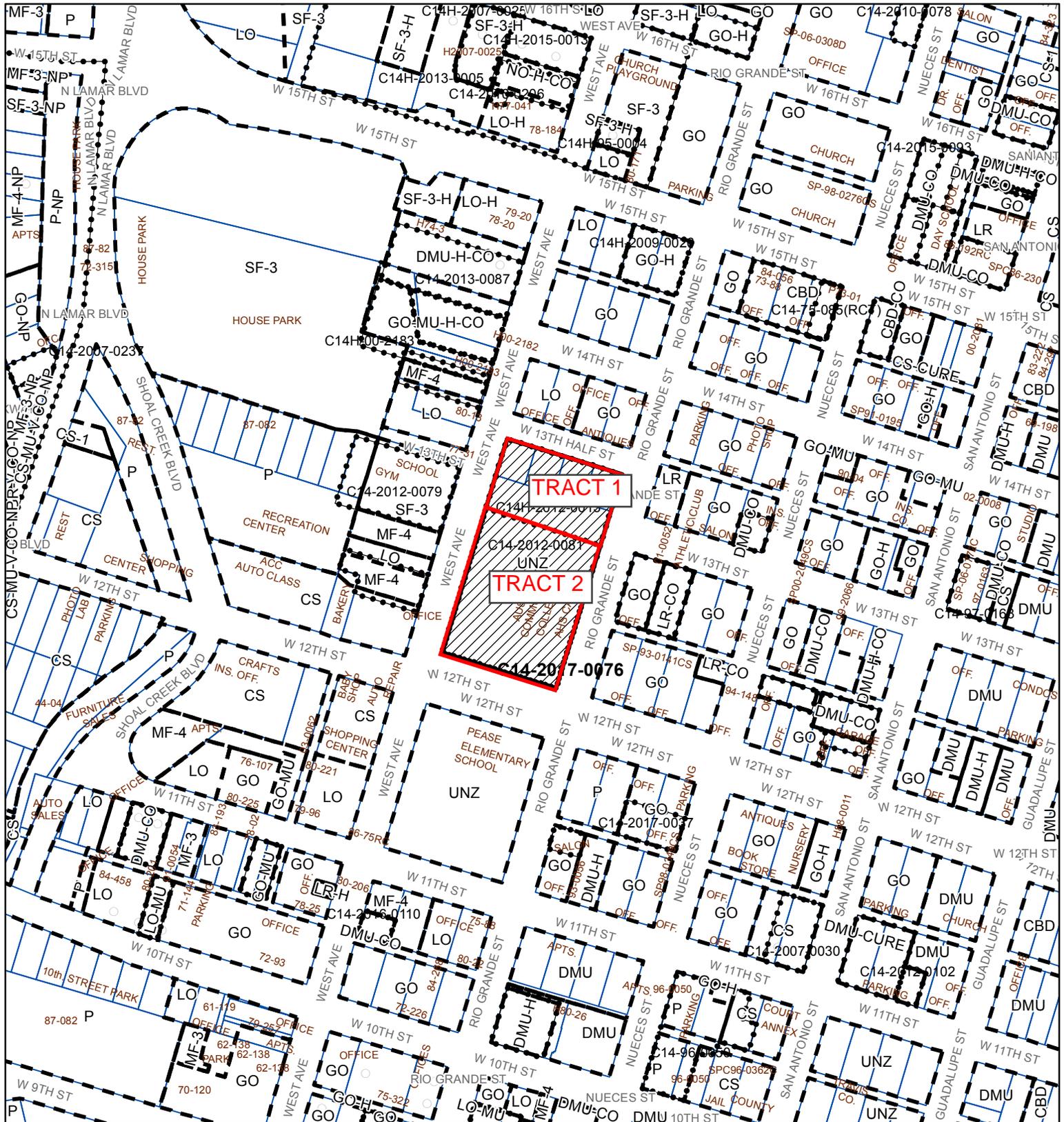
- SP 5. FYI – This site is located within the Criminal Justice Center Overlay, the Central Urban Redevelopment Overlay, the Red Bud Trail Capital View Corridor Overlay, and the Downtown Neighborhood Plan Area. Additional comments may be generated during the site plan review process.

Environmental – Mike McDougal - 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is a floodplain adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

Water Utility – Neil Kepple – 512-972-0077

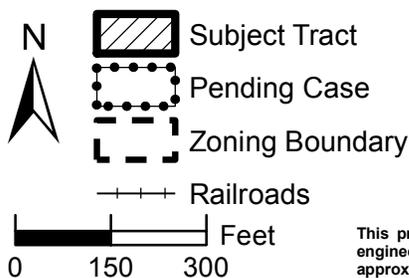
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for Austin Water utility tap permits.



ZONING

Case#: C14-2017-0076

EXHIBIT A



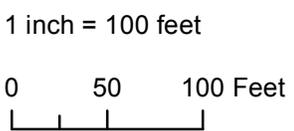
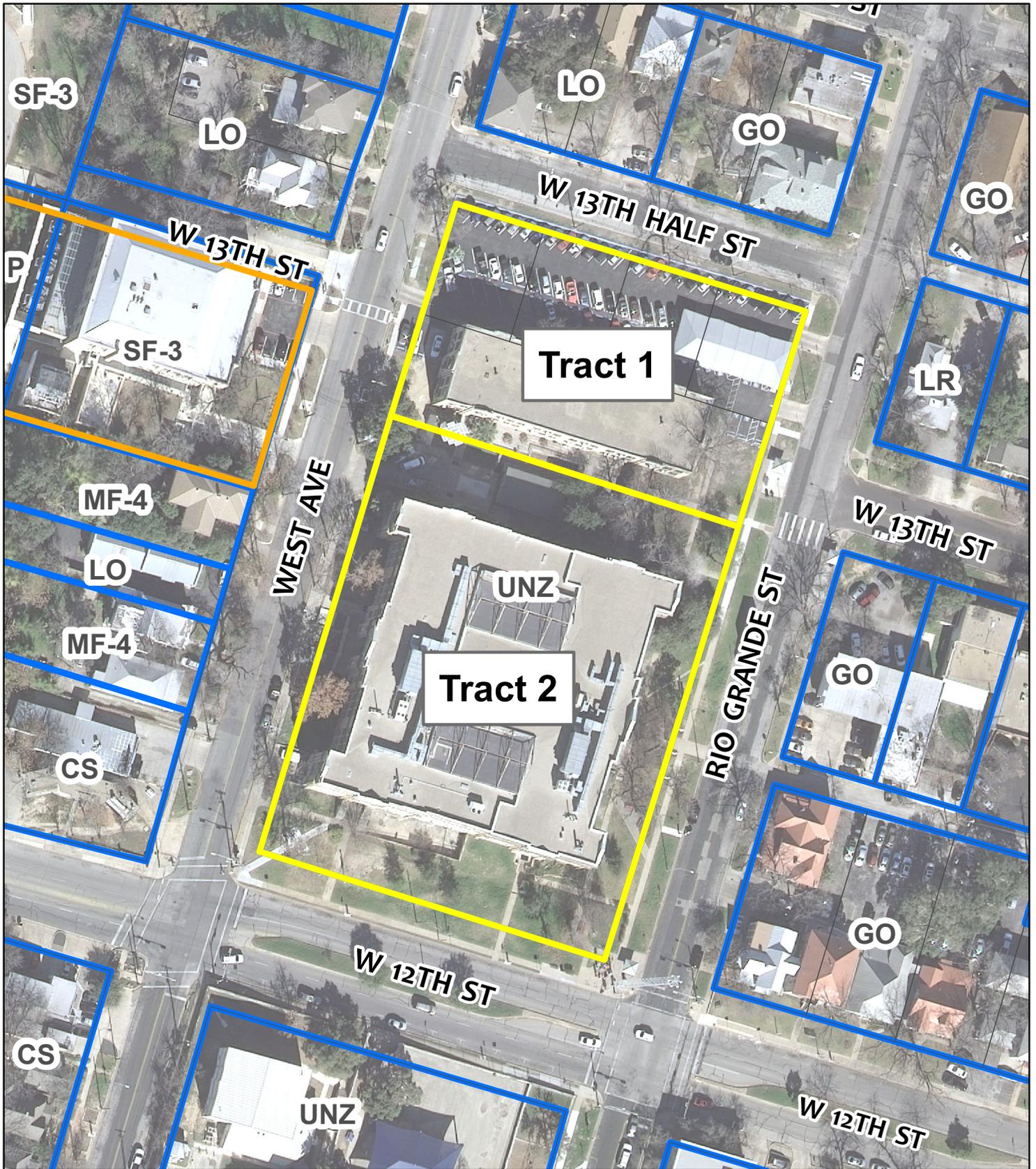
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



Created: 7/6/2017

1" = 300'



ZONING & VICINITY

Zoning Case: C14-2017-0076
 Address: 1212 Rio Grande Street
 Subject Area: 3.24 Acres
 Case Manager: Scott Grantham

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



EXHIBIT B

EXHIBIT C

Exhibit " "

Field Notes for 1.451 Acres

BEING 1.451 ACRES OF LAND, MORE OR LESS, BEING A PORTION OF LOTS 1 THROUGH 4, BLOCK 153, ALL OF WEST 13TH STREET VACATED BY ORDINANCE RECORDED IN VOLUME K, PAGE 430 OF THE ORDINANCE RECORDS OF THE CITY OF AUSTIN AND IN VOLUME 602, PAGE 105 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF THE ACADEMY TRACT IN THE ORIGINAL CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, SAME BEING A PORTION OF THE 3.247 ACRE TRACT CONVEYED TO AUSTIN COMMUNITY COLLEGE AS TRACT 1 BY SPECIAL WARRANTY DEED, EXECUTED ON MARCH 29, 2004 AND FILED FOR RECORD ON MARCH 31, 2004, RECORDED IN DOCUMENT 2004059329 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.451 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a PK nail found at the intersection of the southwesterly right-of-way line of West 13^h 1/2 Street (60' R.O.W.) and the southeasterly right-of-way line of West Avenue (80' R.O.W.) at the most northerly corner of the remainder of said Lot 1, Block 153, Original City of Austin, same being the most northerly corner of said Austin Community College tract, for the Point of Beginning and the most northerly corner of the herein described tract of land;

1) THENCE, South 73°05'51" East, a distance of 275.89 feet, with the southwesterly right-of-way line of West 13th 1/2 Street, the northeasterly line of the remainder of said Lots 1 through 4, Block 153, Original City of Austin, same being the northeasterly line of said Austin Community College tract, to a calculated point at the intersection of the southwesterly right-of-way line of West 13th 1/2 Street and the northwesterly right-of-way line of Rio Grande Street (80' R.O.W.) at the most easterly corner of the remainder of said Lot 4, Block 153, Original City of Austin, same being the most easterly corner of said Austin Community College tract, for the most easterly corner of the herein described tract of land;

2) THENCE, South 16°35'22" West, a distance of 228.25 feet, with the northwesterly right-of-way line of Rio Grande Street, the southeasterly line of said Lot 4, Block 153, Original City of Austin, the southeasterly line of said vacated portion of West 13th Street and the southeasterly line of said Academy tract, to a calculated point for the most southerly corner of the herein described tract of land, from which an "X" cut in concrete found at the intersection of the northwesterly right-of-way line of Rio Grande Street and the northeasterly right-of-way line of West 12th Street (R.O.W. varies) at the most southerly corner of said Academy tract, same being the most southerly corner of said Austin Community College tract bears South 16°35'22" West, a distance of 283.98 feet;

3) THENCE, North 73°26'20" West, a distance of 78.72 feet, leaving the northwesterly right-of-way line of Rio Grande Street and the southeasterly line of said Academy tract, same being the southeasterly line of said Austin Community College tract and crossing said Academy tract, same being said Austin Community College tract, to a calculated point for a corner;

4) THENCE, South 16°33'40" West, a distance of 1.34 feet, to a calculated point for a corner;

5) THENCE, North 73°26'20" West, a distance of 12.97 feet, to a calculated point for a corner;

6) THENCE, North 16°33'40" East, a distance of 1.34 feet, to a calculated point for a corner;

7) THENCE, North 73°26'20" West, a distance of 184.19 feet, to a calculated point in the southeasterly right-of-way line of West Avenue and in the northwesterly line of said Academy tract, same being the northwesterly line of said Austin Community College tract, for the most westerly corner of the herein described tract of land, from which an iron rod with SAM cap found at the intersection of the southeasterly right-of-way line of West Avenue and the northeasterly right-of-way line of West 12th Street at the most westerly corner of said Academy tract, same being the most westerly corner of said Austin Community College tract, bears South 16°35'22" West, a distance of 283.16 feet;

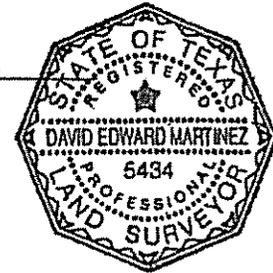
8) THENCE, North 16°35'22" East, a distance of 229.89 feet, with the southeasterly right-of-way line of West Avenue and the northwesterly line of said Academy tract, the northwesterly line of said vacated portion of West 13th Street and the northwesterly line of said Lot 1, Block 153, Original City of Austin, same being the northwesterly line of said Austin Community College tract, to the Point of Beginning and containing an area of 1.451 acres of land, more or less.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.


David Edward Martinez
Registered Professional Land Surveyor 5434

Date

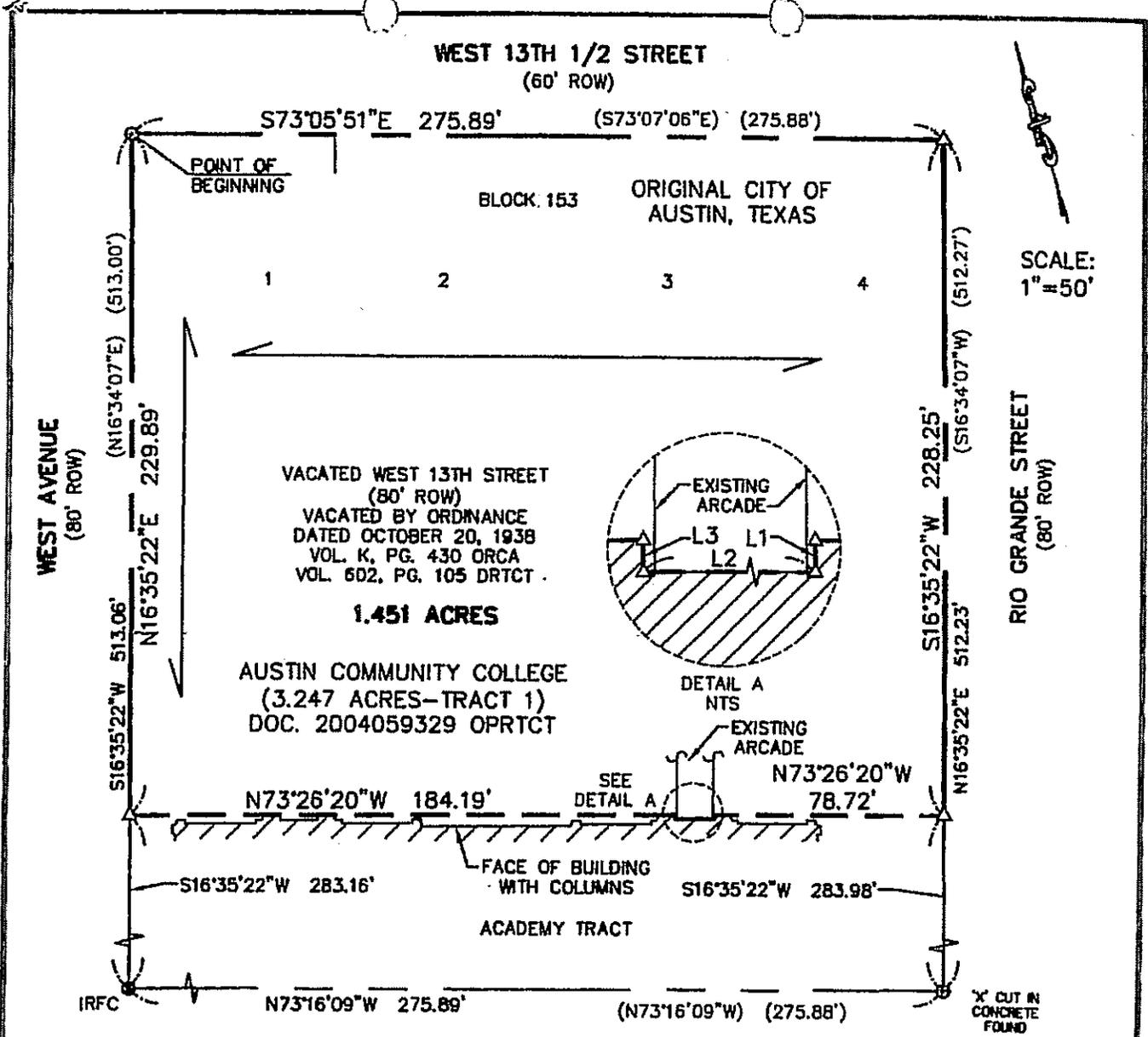
05/22/12



305 East Huntland Drive
Suite 200
Austin, Texas 78752
(512) 453-0767

Bearing Basis: South line (North 73°16'09" West, 275.88') of 3.247 acres (Tract 1) conveyed to Austin Community College in Document 2004059329 of the Official Public Records of Travis County, Texas.

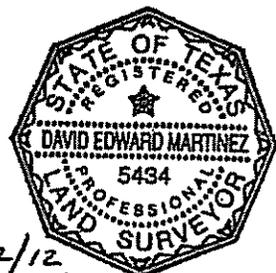
TCAD No.: 0210001001
CITY GRID No.: J23



LEGEND:

- ⊙ PK NAIL FOUND (UNLESS OTHERWISE SPECIFIED)
- ⊙ IRFC IRON ROD WITH SAM CAP FOUND
- △ CALCULATED POINT
- () INDICATES RECORD DATA
- DRTCT DEED RECORDS OF TRAVIS COUNTY, TEXAS
- OPRTCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- ORCA ORDINANCE RECORDS OF THE CITY OF AUSTIN, TEXAS

**WEST 12TH STREET
(ROW VARIES)**



05/22/12

David E. Martinez

BEARING BASIS:
SOUTH LINE (N73°16'09"W, 275.88') OF 3.247 ACRES
(TRACT 1) CONVEYED IN DOC. 2004059329 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S16°33'40"W	1.34'
L2	N73°26'20"W	12.97'
L3	N16°33'40"E	1.34'

mwm
Design Group

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

**SKETCH TO ACCOMPANY
FIELD NOTES**

TRAVIS COUNTY, TEXAS

DATE: 22 MAY 12
JOB NO: 22511H
CUT: 1451AC

3
1 OF 3

Field Notes for 1.796 Acres

BEING 1.796 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE ACADEMY TRACT IN THE ORIGINAL CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, SAME BEING A PORTION OF THE 3.247 ACRE TRACT CONVEYED TO AUSTIN COMMUNITY COLLEGE AS TRACT 1 BY SPECIAL WARRANTY DEED, EXECUTED ON MARCH 29, 2004 AND FILED FOR RECORD ON MARCH 31, 2004, RECORDED IN DOCUMENT 2004059329 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.796 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at an iron rod with SAM cap found at the intersection of the southeasterly right-of-way line of West Avenue (80' R.O.W.) and the northeasterly right-of-way line of West 12th Street (R.O.W. varies) and at the most westerly corner of said Academy tract, same being the most westerly corner of said Austin Community College tract, for the Point of Beginning and the most westerly corner of the herein described tract of land;

1) THENCE, North 16°35'22" East, a distance of 283.16 feet, with the southeasterly right-of-way line of West Avenue and the northwesterly line of said Academy tract, same being the northwesterly line of said Austin Community College tract, to a calculated point for the most northerly corner of the herein described tract of land, from which a PK nail found at the intersection of the southwesterly right-of-way line of West 13th 1/2 Street (60' R.O.W.) and the southeasterly right-of-way line of West Avenue at the most northerly corner of the remainder of Lot 1, Block 153 of said Original City of Austin, same being the most northerly corner of said Austin Community College tract, bears North 16°35'22" East, a distance of 229.89 feet;

2) THENCE, South 73°26'20" East, a distance of 184.19 feet, leaving the southeasterly right-of-way line of West Avenue and the northwesterly line of said Academy tract, same being a northwesterly line of said Austin Community College tract and crossing said Academy tract, same being said Austin Community College tract, to a calculated point for a corner;

3) THENCE, South 16°33'40" West, a distance of 1.34 feet, to a calculated point for a corner;

4) THENCE, South 73°26'20" East, a distance of 12.97 feet, to a calculated point for a corner;

5) THENCE, North 16°33'40" East, a distance of 1.34 feet, to a calculated point for a corner;

6) THENCE, South 73°26'20" East, a distance of 78.72 feet, to a calculated point in the northwesterly right-of-way line of Rio Grande Street (80' R.O.W.) and in the southeasterly line of said Academy tract, same being the southeasterly line of said Austin Community College tract, for the most easterly corner of the herein described tract of land, from which said pk nail found at the most northerly corner of the remainder of said Lot 1 bears North 16°35'22" East, a distance of 228.25 feet, to a calculated point at the intersection of the northwesterly right-of-way

line of Rio Grande Street and the southwesterly right-of-way line of West 13th 1/2 Street, at the most easterly corner of the remainder of Lot 4, Block 153 of said Original City of Austin, same being the most easterly corner of said Austin Community College tract, and North 73°05'51" West, a distance of 275.89 feet;

7) THENCE, South 16°35'22" West, a distance of 283.98 feet, with the northwesterly right-of-way line of Rio Grande Street, the southeasterly line of said Academy tract and the southeasterly line of said Austin Community College tract, to an "X" cut in concrete found at the intersection of the northwesterly right-of-way line of Rio Grande Street and the northeasterly right-of-way line of West 12th Street at the most southerly corner of said Academy tract, same being the most southerly corner of said Austin Community College tract, for the most southerly corner of the herein described tract of land;

8) THENCE, North 73°16'09" West, a distance of 275.89 feet, with the northeasterly right-of-way line of West 12th Street and the southwesterly line of said Academy tract, same being the southwesterly line of said Austin Community College tract, to the Point of Beginning and containing an area of 1.796 acres of land, more or less.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

David E. Martinez
David Edward Martinez
Registered Professional Land Surveyor 5434

05/22/12
Date



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Bearing Basis: South line (North 73°16'09" West, 275.88') of 3.247 acres (Tract 1) conveyed to Austin Community College in Document 2004059329 of the Official Public Records of Travis County, Texas.

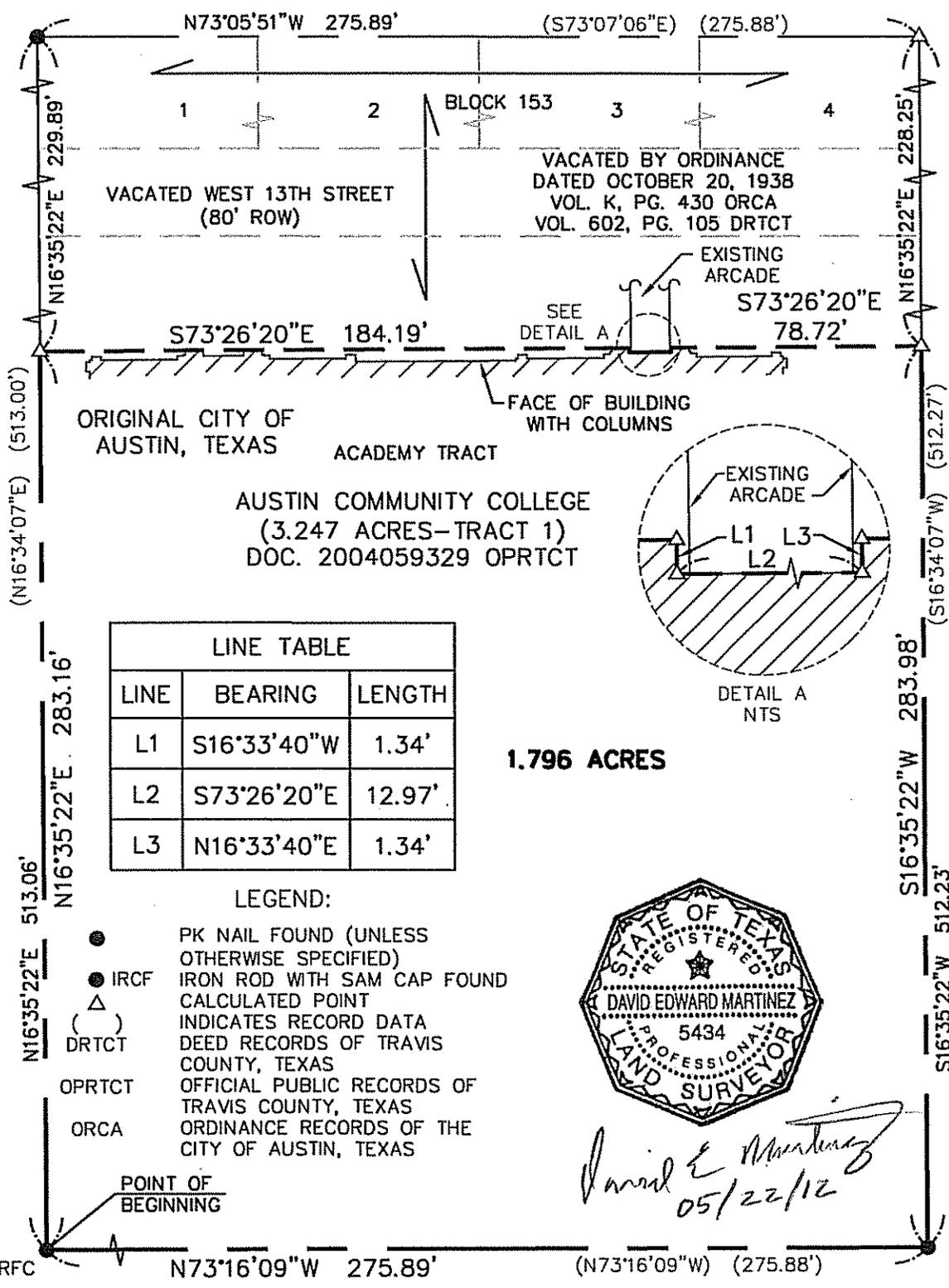
TCAD No.: 0210001001
CITY GRID No.: J23

ACCIM

WEST 13TH 1/2 STREET
(60' ROW)



SCALE:
1"=50'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S16°33'40"W	1.34'
L2	S73°26'20"E	12.97'
L3	N16°33'40"E	1.34'

1.796 ACRES

LEGEND:

- PK NAIL FOUND (UNLESS OTHERWISE SPECIFIED)
- IRCF IRON ROD WITH SAM CAP FOUND
- △ CALCULATED POINT
- () INDICATES RECORD DATA
- DRTCT DEED RECORDS OF TRAVIS COUNTY, TEXAS
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David E. Martinez
05/22/12

BEARING BASIS:
SOUTH LINE (N73°16'09"W, 275.88') OF 3.247 ACRES
(TRACT 1) CONVEYED IN DOC. 2004059329 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

WEST 12TH STREET
(ROW VARIES)

'X' CUT IN
CONCRETE
FOUND



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SKETCH TO ACCOMPANY
FIELD NOTES

20 TRAVIS COUNTY, TEXAS

DATE: 22 MAY 12
JOB NO: 22511H
FILE: 1.796 AC



EXHIBIT D

SURVEY FORM FOR HISTORIC LANDMARK INVENTORY
CITY OF AUSTIN, TEXAS

NAME OF SITE: Allan Jr. High/Austin High

SITE ADDRESS: 700 block West 12th

LEGAL DESCRIPTION: 93,840 sq. ft. out of
Division E, Original City

DEED RECORDS: Volume _____ Page _____
Volume _____ Page _____

TAX ASSESSMENTS:

Year Land Improvements Total

PRESENT USE: Austin Community College

CONSTRUCTION / DESCRIPTION: Three-story
brick school building

CONDITION:

EXTERIOR: Good INTERIOR: _____

File No. C14h-82-009

Parcel No. 2-1000-10-01

ZONING

From: Undesignated

To: Undesignated-Historic

PRESENT OWNERS

A.I.S.D.

TELEPHONE
NUMBER

OTHER INTERESTED PARTIES:

NAMES

Old Austin Neighborhood

Ted Siff

TELEPHONE
NUMBER

DATE BUILT: 1916 DATES AND EXTENT OF ALTERATIONS/ADDITIONS: 1925, expanded to a double
courtyard design by the addition of classroom wings on the north and south sides of the
old "T" shape.

ARCHITECT: Dennis Walsh BUILDER: Van Horn-Shaw Construction Company

ORIGINAL OWNER: A.I.S.D

ARCHITECTURAL STYLE OR PERIOD WITH DESCRIPTION OF ANY INNOVATIVE DESIGN, FEATURES, DETAILS,
MATERIALS OR CRAFTSMANSHIP: _____

NATIONAL REGISTER? no NATIONAL LANDMARK? no RECORDED TEXAS LANDMARK? no

LOCAL SURVEYS OR RECOGNITION? none

Allan Jr. High/Austin High School

In 1910, when the secondary school population in Austin exceeded 800 students, Superintendent A. N. McCallum and high school Principal James E. Pearce began planning for the building of a second high school. Whether it would be a separate school for girls, a second high school operating independently, or a junior high school would not be decided until 1915.

In 1915, the Board of School Trustees determined to proceed with plans for a new school. A bond election had been approved that year and, on July 12, 1915, the Board conducted a hearing to decide the matter. Dennis Walsh was selected as the architect, and his plans for the building were approved on September 17, 1915. Bids were called and the bid of Van Horn-Shaw Construction Company was accepted at \$89,070 on November 25, 1915. On December 20, 1915, the Board acted to organize a junior high school. A poll had been taken at the high school to determine the wishes of the students, and extensive community discussion had been conducted on the matter. The building was ready for occupancy on September 25, 1916, and a final payment was made on October 6, 1916. Total cost of the 1916 construction was \$96,352.

During the next ten school years, 1916-1925, the building served as the John Allan Junior High School, serving grades seven and eight. The building was constructed in a "T" shape, with the crossbar of the "T" along Rio Grande Street, and the stem of the "T" extended westward toward West Avenue. Classrooms were located in the Rio Grande Street wing, while cafeteria, physical education room and auditorium were located in the stem.

The building was ordered converted to a senior high school by vote of the Board of School Trustees in their meeting of September 16, 1925. Superintendent McCallum recommended the change. The old site at 9th and Trinity site lacked space for further high school expansion. McCallum felt that the Rio Grande campus, adjacent to House Park, would be highly suitable for a continued development of a high school.

Renovations and additions to the building were ordered in 1925. Plans drawn by architects Giesecke and Harris reveal that the original "T" shape was expanded to a double courtyard design by the addition of classroom wings on the north and south side of the old "T" shape, enclosing two courtyards. Additions and building refurbishing was still under way during the Thanksgiving Holiday, 1925, when the junior and senior high school campuses were exchanged. From 1925 onward, the Rio Grande campus would serve as the Austin High School campus until 1975.

The shape of the modern Austin High School began to emerge in these years of the twenties and thirties. The school annual, the Comet, entered its modern form. The Maroon student newspaper began publication in 1928. The Student Council wrote a new constitution in 1927, based on their new start in the new building. The Red Dragon drama organization was formed in 1929 and the Red Jackets girls organization was organized in 1926.

SOURCES OF INFORMATION:

Austin-Travis County Collection

Newspaper Files

The History of Stephen F. Austin High School by Elizabeth Whitlow

Dedication of Texas Official Historical Markers for Austin High School

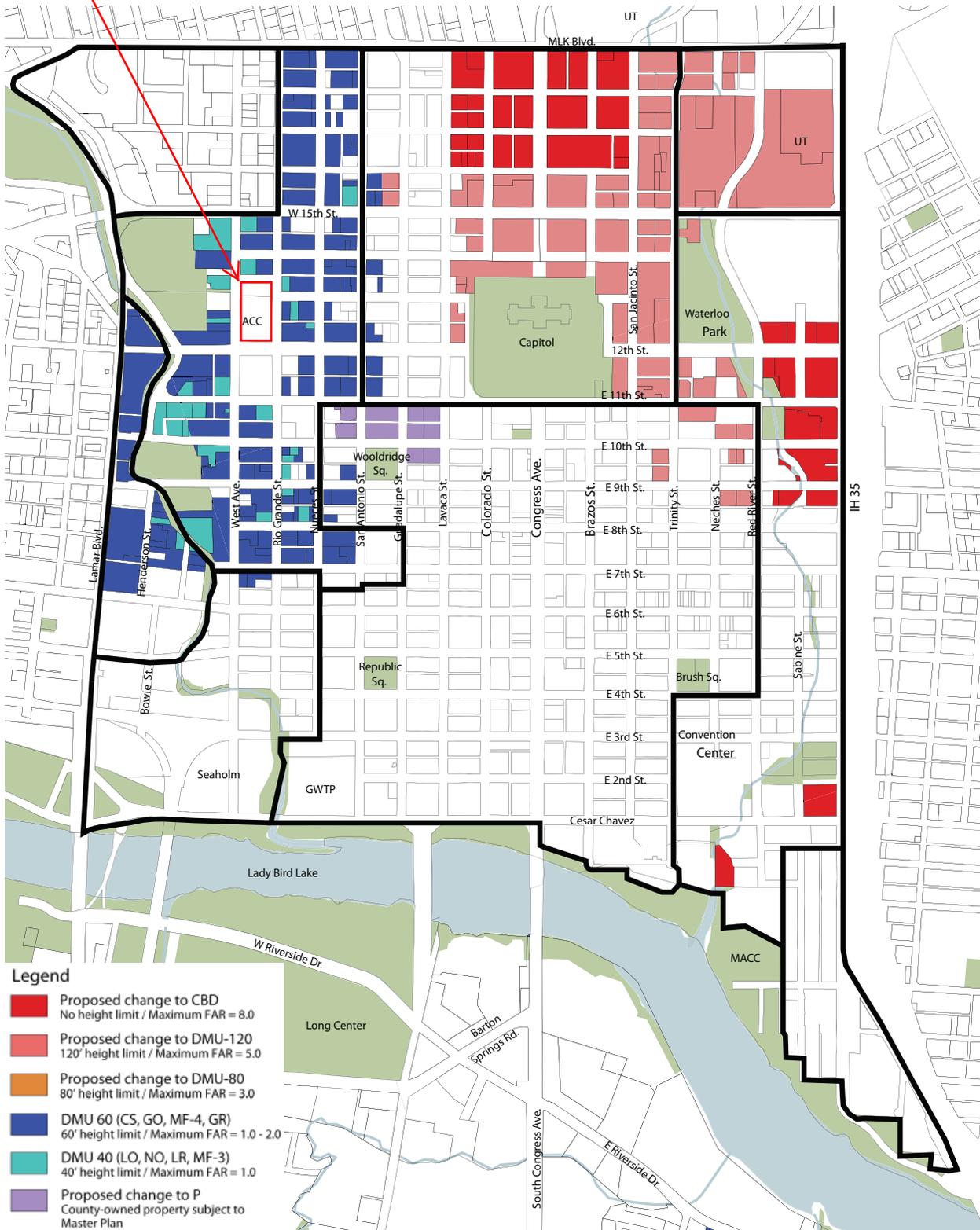
The Austin High Story by Brian Schenk

Excerpts from The Comet

Prepared by: Betty Baker Date: March 1982

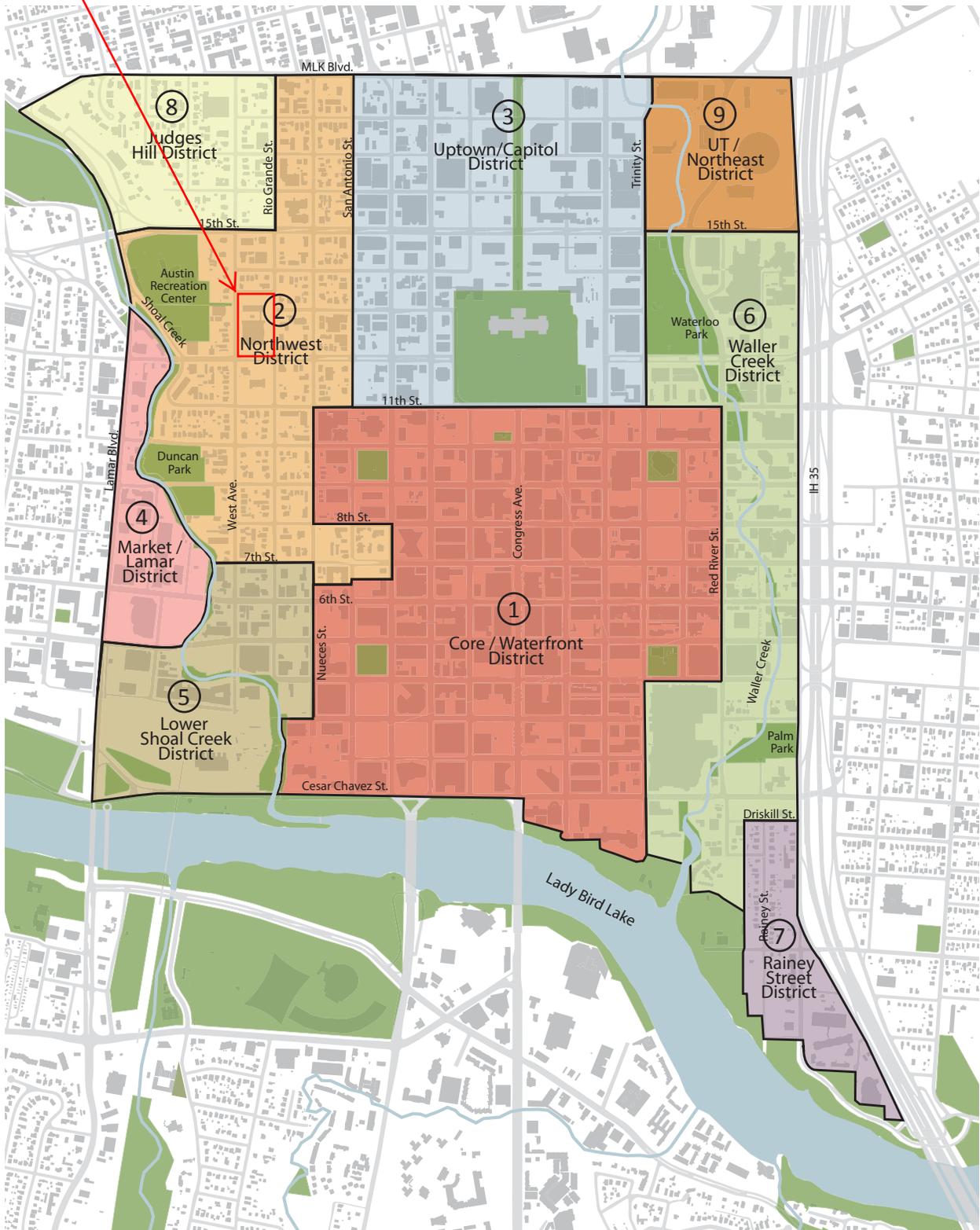
EXHIBIT E - MAPS FROM DOWNTOWN AUSTIN PLAN

Tracts



Proposed Downtown Zoning Changes

Tract



Downtown Districts Map