

**ORDINANCE NO. 20180322-086**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1640 EAST 2<sup>nd</sup> STREET IN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT AND MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-5-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 general commercial services-neighborhood plan (CS-NP) combining district and multifamily residence moderate-high density-neighborhood plan (MF-4-NP) to multifamily residence high density-neighborhood plan (MF-5-NP) combining district on the property described in Zoning Case No. C14-2017-0113.SH, on file at the Planning and Zoning Department, as follows:

2.169 acres, being a portion of Block 2 of the subdivision of Outlot 21, Division O of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to a plat of said Government Outlots on file in the General Land Office of the State of Texas, a plat of the subdivision of said Outlot 21 being of record in Minute Book K, Page 565, of District Court Records of Travis County, Texas, said 2.169 acres also being all of that certain 2.169 acre tract of land described in a Warranty Deed to the Housing Authority of the City of Austin, executed on October 12, 1977, and recorded in Volume 5944, Page 316, Deed Records of Travis County, Texas and 2.169 acres more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1640 East 2<sup>nd</sup> Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

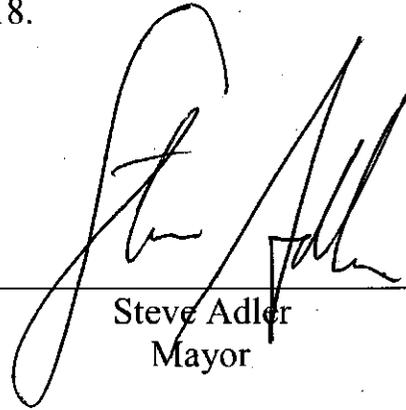
**PART 2.** The Property is subject to Ordinance No. 20001214-20 that established zoning for the East Cesar Chavez Neighborhood Plan.

**PART 3.** This ordinance takes effect on April 2, 2018.

**PASSED AND APPROVED**

March 22, 2018

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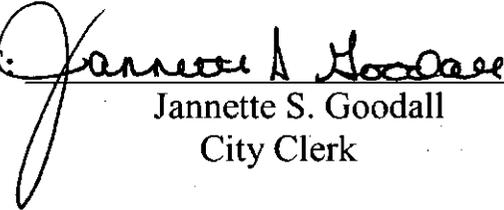
Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

DESCRIPTION

DESCRIBING A TRACT OF LAND CONTAINING 2.169 ACRES, BEING A PORTION OF BLOCK 2 OF THE SUBDIVISION OF OUTLOT 21, DIVISION O OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO A PLAT OF SAID GOVERNMENT OUTLOTS ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, A PLAT OF THE SUBDIVISION OF SAID OUTLOT 21 BEING OF RECORD IN MINUTE BOOK K, PAGE 565 OF DISTRICT COURT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2.169 ACRES ALSO BEING ALL OF THAT CERTAIN 2.169 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE HOUSING AUTHORITY OF THE CITY OF AUSTIN EXECUTED ON OCTOBER 12, 1977 AND RECORDED IN VOLUME 5944, PAGE 316, DEED RECORDS OF SAID COUNTY AND STATE AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at the southeast corner of said 2.169 acre tract, same being in the west right-of-way line of Chalmers Avenue and in the north right-of-way line of East 2nd Street;

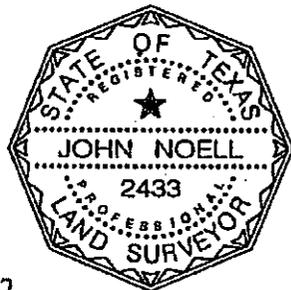
THENCE, with the south line of said 2.169 acre tract, same being the north line of said East 2nd Street, N67°11'00"W, 311.93 feet to the southwest corner of said 2.169 acre tract, same being the southeast corner of that certain 2.17 acre tract of land described in a deed to the City of Austin as recorded in Volume 6325, Page 1406, Deed Records of said County and State;

THENCE, with the west line of said 2.169 acre tract, same being the east line of said 2.17 acre tract, N23°05'00"E, 302.79 feet to the northwest corner of said 2.169 acre tract, same being the northeast corner of said 2.17 acre tract and in the south right-of-way line of East 3rd Street;

THENCE, with the north line of said 2.169 acre tract, same being the south line of said East 3rd Street, S67°15'00"E, 311.67 feet to the northeast corner of said 2.169 acre tract, same being in the west line of said Chalmers Avenue;

THENCE, with the east line of said 2.169 acre tract, same being the west line of said Chalmers Avenue, S23°02'00"W, 303.15 feet to the POINT OF BEGINNING and containing 2.169 acres of land.

Field Notes Prepared by:
URBAN DESIGN GROUP PC
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040
TBPLS NO. 10065900
References: TCAD: 02 0408 0102
Basis of Bearings: Volume 5944, Page 316, Deed Records of Travis County, Texas



Handwritten signature of John Noell
John Noell, R.P.L.S. #2433
Date: 9.27.17

Austin Grid: K-21

Exhibit A

EAST 3RD STREET

S67° 15'00"E 311.67'

CITY OF AUSTIN  
2.17 ACRES  
VOL. 6325, PG. 1406

N23° 05'00"E 302.79'

THE HOUSING AUTHORITY  
OF THE CITY OF AUSTIN  
2.169 ACRES  
VOL. 5944, PG. 316

S23° 02'00"W 303.15'

CHALMERS AVENUE

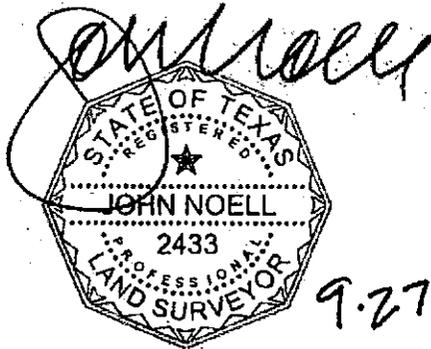
N67° 11'00"W 311.93'

POINT OF  
BEGINNING  
Field note #1411  
2.169 acres

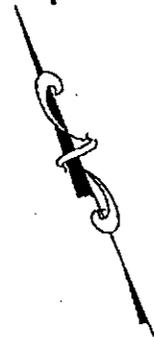
EAST 2ND STREET



Urban Design Group  
TX Registered Engineering Firm #F-1843  
TBPLS 10065900  
3660 Stoneridge Road  
Suite E101  
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512.347.0040

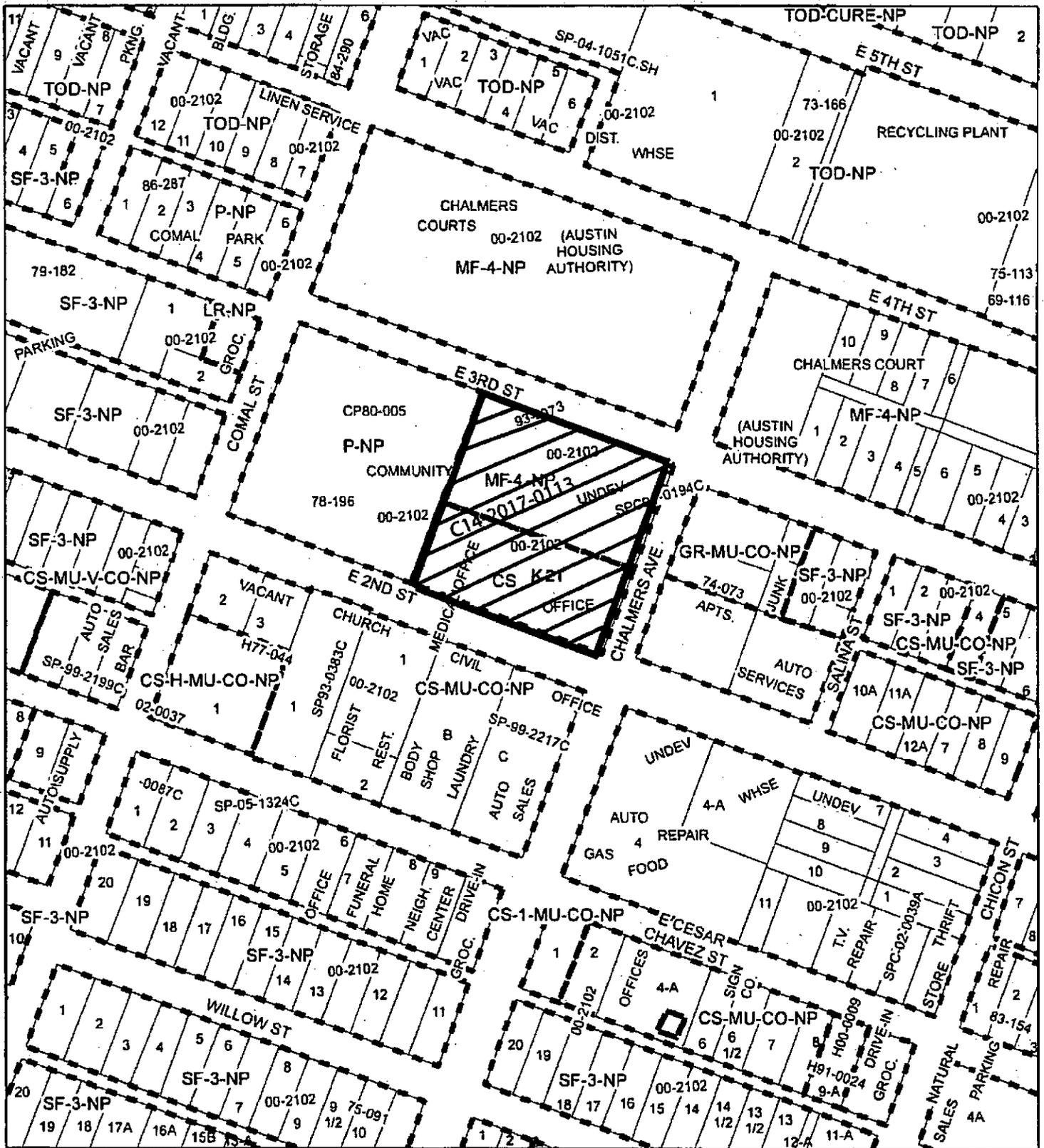


URBAN DESIGN GROUP  
TBPLS 10065900



1" = 60'

Field note #1411 to accompany this map



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY
-  CREEK BUFFER

1" = 200'

**CHALMERS COURT**  
 ZONING CASE#: C14-2017-0113  
 LOCATION: 1640 E. 2ND ST.  
 SUBJECT AREA: 2.17 ACRES  
 GRID: K21  
 MANAGER: HEATHER CHAFFIN

Exhibit B



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.