

ORDINANCE NO. _____

1
2
3 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
4 PROPERTY LOCATED AT 300 CHICON STREET IN THE EAST CESAR
5 CHAVEZ NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE
6 MODERATE-HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP)
7 COMBINING DISTRICT TO TRANSIT ORIENTED DEVELOPMENT-
8 NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT(TOD MIXED USE
9 SUBDISTRICT).

10
11 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

12
13 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
14 change the base district from multifamily residence moderate-high density-neighborhood
15 plan (MF-4-NP) combining district to transit oriented development-neighborhood plan
16 (TOD-NP) combining district (TOD mixed use subdistrict) on the property described in
17 Zoning Case No. C14-2018-0050.SH, on file at the Planning and Zoning Department, as
18 follows:

19
20 4.033 acres commonly known as the Housing Authority of the City of Austin, 300
21 Chicon Street, being a portion of Outlot 6, Division "O" of the Government
22 Outlots adjoining the Original City of Austin, Travis County, Texas, according to a
23 Plat of said Government Outlots on file in the General Land Office of the State of
24 Texas, and being more particularly described by metes and bounds in **Exhibit "A"**
25 incorporated into this ordinance (the "Property"),

26
27 locally known as 300 Chicon Street in the City of Austin, Travis County, Texas, generally
28 identified in the map attached as **Exhibit "B"**.

29
30 **PART 2.** The Property shall be developed according to the transit oriented development
31 mixed use subdistrict of the Plaza Saltillo Transit Oriented District as established by
32 Ordinance No. 20081211-082.

33
34 **PART 3.** The Property is subject to Ordinance No. 20001214-020 that established zoning
35 for the East Cesar Chavez Neighborhood Plan.
36

1 **PART 4.** This ordinance takes effect on _____, 2018.

2
3 **PASSED AND APPROVED**

4
5 §
6 §
7 _____, 2018 § _____

8 Steve Adler
9 Mayor

10
11
12 **APPROVED:** _____ **ATTEST:** _____

13 Anne L. Morgan
14 City Attorney

15 Jannette S. Goodall
City Clerk

DRAFT

DESCRIPTION

DESCRIBING A TRACT OF LAND CONTAINING 4.033 ACRES, COMMONLY KNOWN AS THE HOUSING AUTHORITY OF THE CITY OF AUSTIN, 300 CHICON STREET, BEING A PORTION OF OUTLOT 6, 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 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 5/8" iron rod with plastic cap marked "RL SURVEYING" at the southeast corner of this tract as shown on a survey by Clifton Seward R.P.L.S. No. 4337 dated 06/06/17, same being in the west right-of-way line of Chicon Street (60' R.O.W.) and in the north right-of-way line of East 3rd Street (60' R.O.W.);

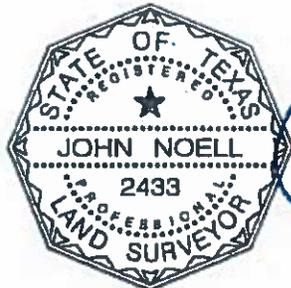
THENCE, with the south line of this tract, same being the north line of said East 3rd Street, N69°40'35"W, 623.15 feet to a calculated point at the southwest corner of this tract as shown on said Clifton Seward survey, same being in the east right-of-way line of Chalmers Avenue (60' R.O.W.);

THENCE, with the west line of this tract, same being the east line of said Chalmers Avenue, N20°38'16"E, 282.04 feet to a 5/8" iron rod with plastic cap marked "RL SURVEYING" at the northwest corner of this tract as shown on said Clifton Seward survey, same being in the south right-of-way line of East 4th Street (R.O.W. varies);

THENCE, with the north line of this tract, same being the south line of said East 4th Street, S69°40'51"E, 622.49 feet to a 5/8" iron rod with plastic cap marked "RL SURVEYING" at the northeast corner of this tract as shown on said Clifton Seward survey, same being in the west line of said Chalmers Avenue;

THENCE, with the east line of this tract, same being the west line of said Chalmers Avenue, S20°30'14"W, 282.09 feet to the POINT OF BEGINNING and containing 4.033 acres of land.

Field Notes Prepared by:
URBAN DESIGN GROUP PC
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040
TBPLS NO. 10065900



Handwritten signature of John Noell
John Noell, R.P.L.S. #2433
April 9, 2018
Date:

Map accompanies.
References: TCAD: 02 0408 0701, Austin Grid: K-21
Basis of Bearings: Texas State Plane Coordinate System, Central Zone (4203), NAD83.

EAST 4th STREET (R.O.W. VARIES)

622.49'

S69° 40'51"E

4.033 ACRES
OUTLOT 6, DIVISION "O"

THE HOUSING AUTHORITY OF
THE CITY OF AUSTIN
300 CHICON STREET

623.15'

N69° 40'35"W

EAST 3rd STREET (60' R.O.W.)

CHALMERS AVENUE (60' R.O.W.)

N20° 38'16"E
282.04'

282.09'
S20° 30'14"W

CHICON STREET (60' R.O.W.)

POINT OF BEGINNING
4.033 ACRES
FIELD NOTE #1447

Handwritten signature



DATE: APRIL 9, 2018

URBAN DESIGN GROUP
TBPLS 10065900



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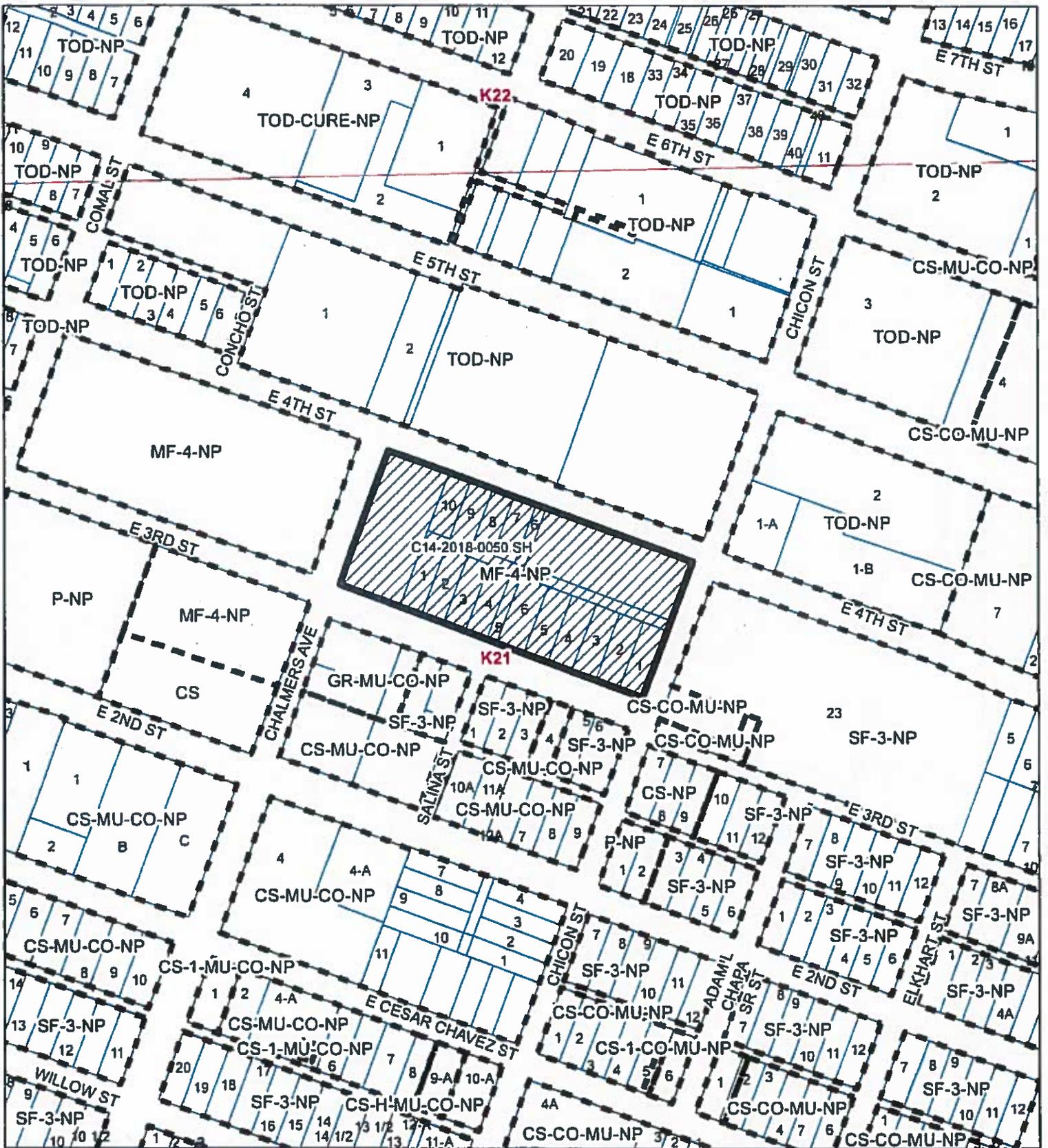
LEGEND

- 5/8" IRON ROD W/CAP (RL SURVEYING)
- ▲ CALCULATED POINT



SCALE: 1"=100'

FIELD NOTE #1447 TO ACCOMPANY THIS MAP



CHALMERS COURT EAST

ZONING CASE#: C14-2018-0050.SH
 LOCATION: 300 CHICON ST.
 SUBJECT AREA: 4.03 ACRES
 GRID: K21
 MANAGER: HEATHER CHAFFIN

Exhibit B



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

1" = 300'

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