

**ORDINANCE NO. 20180628-104**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1600 EAST 3<sup>RD</sup> STREET IN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT TO TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT (TOD MIXED USE SUBDISTRICT).**

**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 multifamily residence moderate-high density-neighborhood plan (MF-4-NP) combining district to transit oriented development-neighborhood plan (TOD-NP) combining district (TOD mixed use subdistrict) on the property described in Zoning Case No. C14-2018-0051.SH, on file at the Planning and Zoning Department, as follows:

4.037 acres commonly known as the Housing Authority of the City of Austin, 1600 East 3<sup>rd</sup> Street, being a portion of Outlot 5, 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 in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1600 East 3rd Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

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

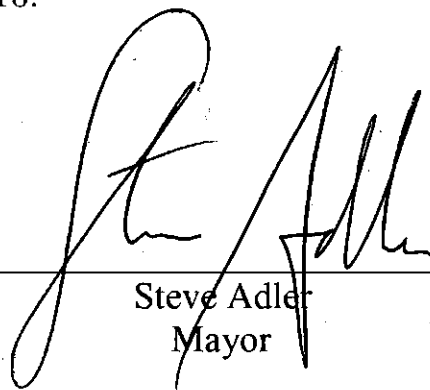
**PART 3.** The Property is subject to Ordinance No. 20001214-020 that established zoning for the East Cesar Chavez Neighborhood Plan.

**PART 4.** This ordinance takes effect on July 9, 2018.

**PASSED AND APPROVED**

\_\_\_\_ June 28 \_\_\_\_\_, 2018

§  
§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**

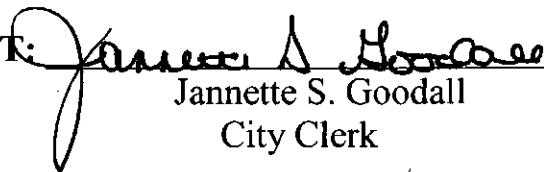
  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

EXHIBIT " " " "  
FN #1446  
UDG #17-928

C14-2018-0051SH

Outlot 5, Division "O"  
City of Austin, Travis County, Texas.  
Page 1 of 1

### DESCRIPTION

DESCRIBING A TRACT OF LAND CONTAINING 4.037 ACRES, COMMONLY KNOWN AS THE HOUSING AUTHORITY OF THE CITY OF AUSTIN, 1600 E. 3<sup>RD</sup> STREET, BEING A PORTION OF OUTLOT 5, 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 Chalmers Avenue (60' R.O.W.) and in the north right-of-way line of East 3<sup>rd</sup> Street (60' R.O.W.);

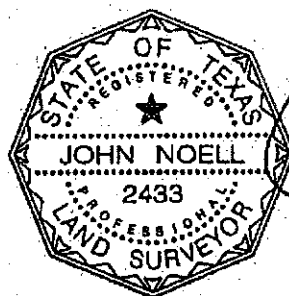
THENCE, with the south line of this tract, same being the north line of said East 3<sup>rd</sup> Street, N69°40'35"W, 623.71 feet to a 5/8" iron rod with plastic cap marked "RL SURVEYING" at the southwest corner of this tract as shown on said Clifton Seward survey, same being in the east right-of-way line of Comal Street (60' R.O.W.);

THENCE, with the west line of this tract, same being the east line of said Comal Street, N20°42'13"E, 281.99 feet to a cotton spindle in concrete 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 4<sup>th</sup> Street (R.O.W. varies);

THENCE, with the north line of this tract, same being the south line of said East 4<sup>th</sup> Street, S69°40'51"E, 623.39 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°38'16"W, 282.03 feet to the POINT OF BEGINNING and containing 4.037 acres of land.

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



  
John Noell, R.P.L.S. #2433

April 9, 2018  
Date:

Map accompanies.

References: TCAD: 02 0408 0201, Austin Grid: K-21  
Basis of Bearings: Texas State Plane Coordinate System, Central Zone (4203), NAD83.

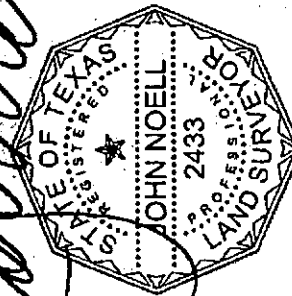
**Exhibit A**



Urban Design Group PC  
TX Registered Engineering Firm #F-1843  
TBP#LS 10065900  
3660 Stoneridge Road  
Suite E101  
Austin, TX 78746  
512.347.0040

DATE: APRIL 9, 2016

*Handwritten signature*



URBAN DESIGN GROUP  
TBP#LS 10065900

FIELD NOTE #1446 TO ACCOMPANY THIS MAP

LEGEND

● 5/8" IRON ROD W/ CAP  
(RL SURVEYING)

⊗ COTTON SPINDLE  
IN CONCRETE

SCALE: 1"=100'



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

N20° 42'13"E  
281.99'

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

623.39'  
S69° 40'51"E

4.037 ACRES  
OUTLOT 5, DIVISION "D"

THE HOUSING AUTHORITY OF  
THE CITY OF AUSTIN  
1600 E. 3rd STREET

623.71'

N69° 40'35"W

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

282.03'  
S20° 38'16"W

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

POINT OF BEGINNING  
4.037 ACRES  
FIELD NOTE #1446



# CHALMERS COURT WEST

ZONING CASE#: C14-2018-0051.SH

LOCATION: 1600 E 3RD ST.

SUBJECT AREA: 4.04 ACRES

GRID: K21

MANAGER: HEATHER CHAFFIN

Exhibit B



- 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.