

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3300 EAST 7TH STREET AND 3311 GONZALES STREET IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-NEIGHBORHOOD PLAN (GO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-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 office-neighborhood plan (GO-NP) combining district to community commercial-neighborhood plan (GR-NP) combining district on the property described in Zoning Case No. C14-2018-0081, on file at the Planning and Zoning Department, as follows:

Being a 0.774 acre tract of land out of Outlot 18, Division A of the Government Outlots adjoining the Original City of Austin, Travis County Texas, the tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 3300 East 7th Street and 3311 Gonzales 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. 030327-11a that established zoning for the Govalle Neighborhood Plan.

PART 3. This ordinance takes effect on _____, 2018.

PASSED AND APPROVED

_____, 2018 § _____
 § _____
 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

LEGAL DESCRIPTION

BEING a 0.774 acre tract of land out of Outlot 18, Division A of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, and being all of Lot 1 and Lot 2, Block No. 3 of EDEN ACRES, a subdivision as recorded in Volume 3, Page 207 of the Plat Records of Travis County, Texas, SAVE & EXCEPT that portion conveyed to the City of Austin recorded in Volume 830, Page 522 and Volume 850, Page 345, both of the Deed Records of Travis County, Texas; said Lot 1 and Lot 2 being described in the Special Warranty Deed with Vendor's Lien to 3301 Gonzales, LLC recorded in Document No. 2018037503 of the Official Public Records of Travis County, Texas; said 0.774 acre tract of land being more particularly described by metes and bound as follows with bearing referenced to the Texas Coordinate System of 1983, Central Zone:

BEGINNING at the intersection of the southerly right-of-way line of Gonzales Street (45' public right-of-way) with the easterly right-of-way line of Allen Street (50' public right-of-way) at the northwest corner of said Block No. 3, EDEN ACRES, same being the northwest corner of said Lot 1, for the northwest corner of the herein described tract, from which a 3/4" iron pipe found bears North 57° East a distance of 0.52 feet;

THENCE with the southerly right-of-way line of Gonzales Street and the northerly line of said Block No. 3, South 69°16'09" East, passing at a distance of 101.34 feet a 1/2" iron rod found for the northeast corner of said Lot 1, same being the northwest corner of said Lot 2, and continuing for a total distance of 202.67 feet to a 5/8" iron rod with cap stamped "JONES|CARTER" set for the northeast corner of said Block No. 3, same being the northeast corner of said Lot 2 and the northwest corner of Lot 1, EDEN ACRES NO. 2, a subdivision as recorded in Volume 4, Page 129 of the Plat Records of Travis County, Texas, for the northeast corner of the herein described tract;

THENCE departing said southerly right-of-way line of Gonzales Street with the easterly line of said Block No. 3, EDEN ACRES, same being the westerly line of said EDEN ACRES NO. 2, South 20°29'51" West, passing at a distance of 140.49 feet a 1" iron pipe found for the northwest corner of Lot 5 of said EDEN ACRES NO. 2, and continuing for a total distance of 189.52 feet to a point in the northerly line of East 7th Street (public right-of-way varies) for the southeast corner of said Lot 2, same being the southeast corner of the herein described tract, from which a 1" square iron rod found bears South 10° West a distance of 0.41 feet;

THENCE with the northerly right-of-way line of said East 7th Street, northwesterly with a non-tangent curve to the left having a radius of 3880.05 feet and a delta angle of 03°04'00", an arc distance of 207.68 feet (the chord of said curve bears North 56°55'18" West a distance of 207.65 feet) to the intersection of the northerly right-of-way line of said East 7th Street with said easterly right-of-way line of Allen Street at the the southwest corner of said Lot 1, for the southwest corner of the herein described tract, from which a 1/2" iron rod found bears North 37° East a distance of 0.33 feet;

Exhibit A

THENCE departing said northerly right-of-way line of East 7th Street with said easterly right-of-way line of Allen Street, North 20°29'51" East a distance of 145.12 feet to the POINT OF BEGINNING and CONTAINING an area of 0.774 acres of land.

I HEREBY CERTIFY that these notes were prepared by JONES|CARTER from a survey made on the ground on February 23, 2017 and are true and correct to the best of my knowledge. A sketch accompanies this description.



Gary C. Bowes
Registered Professional Land Surveyor No. 4053

6/26/2018
Date

BEARING BASIS NOTE:

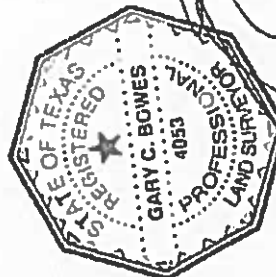
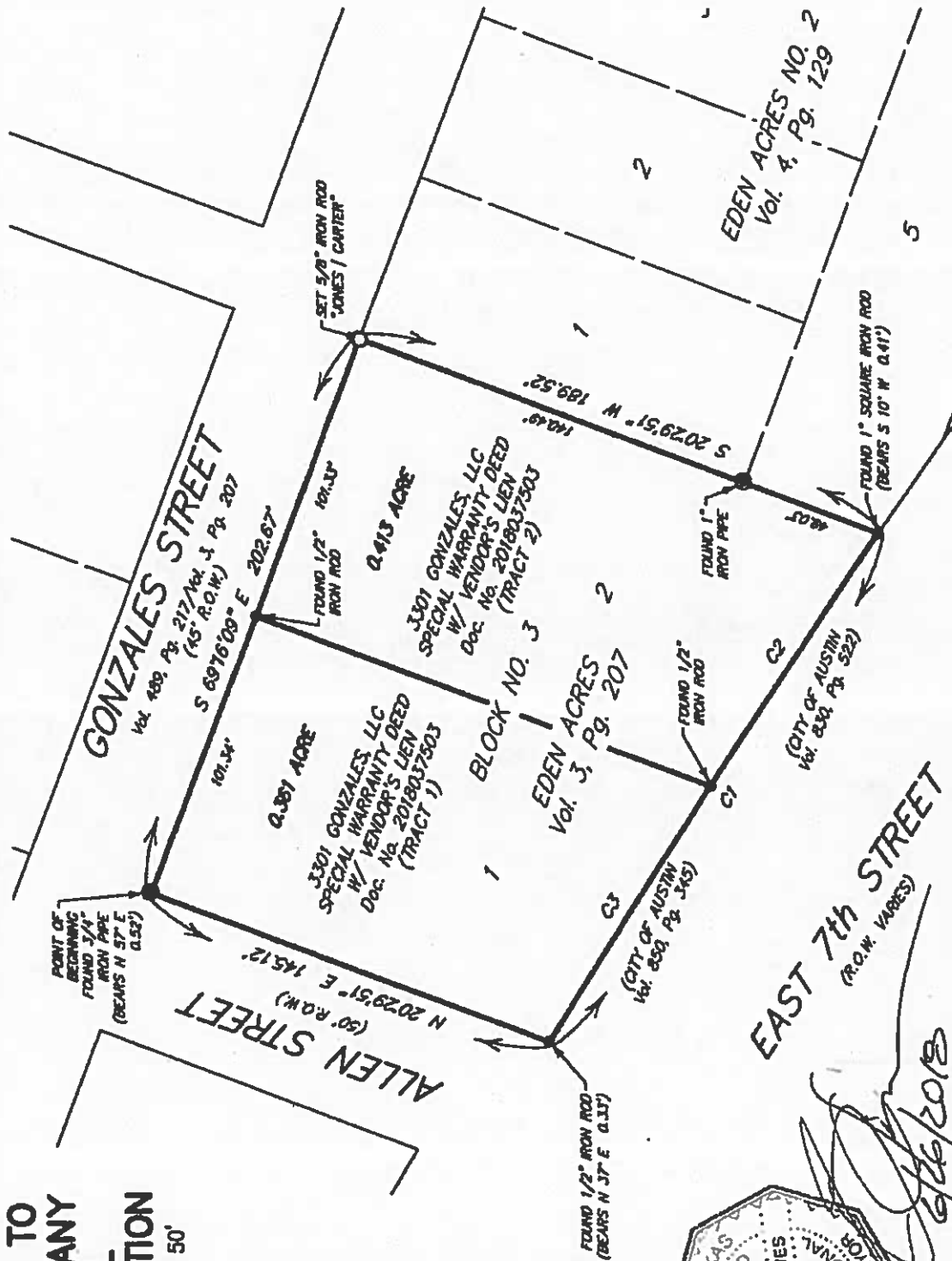
Horizontal datum based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone.
Distances are surface values and a combined scale factor is 1.0000525072.

TCAD Map Nos. 0204140408.
Austin Grid: L-21



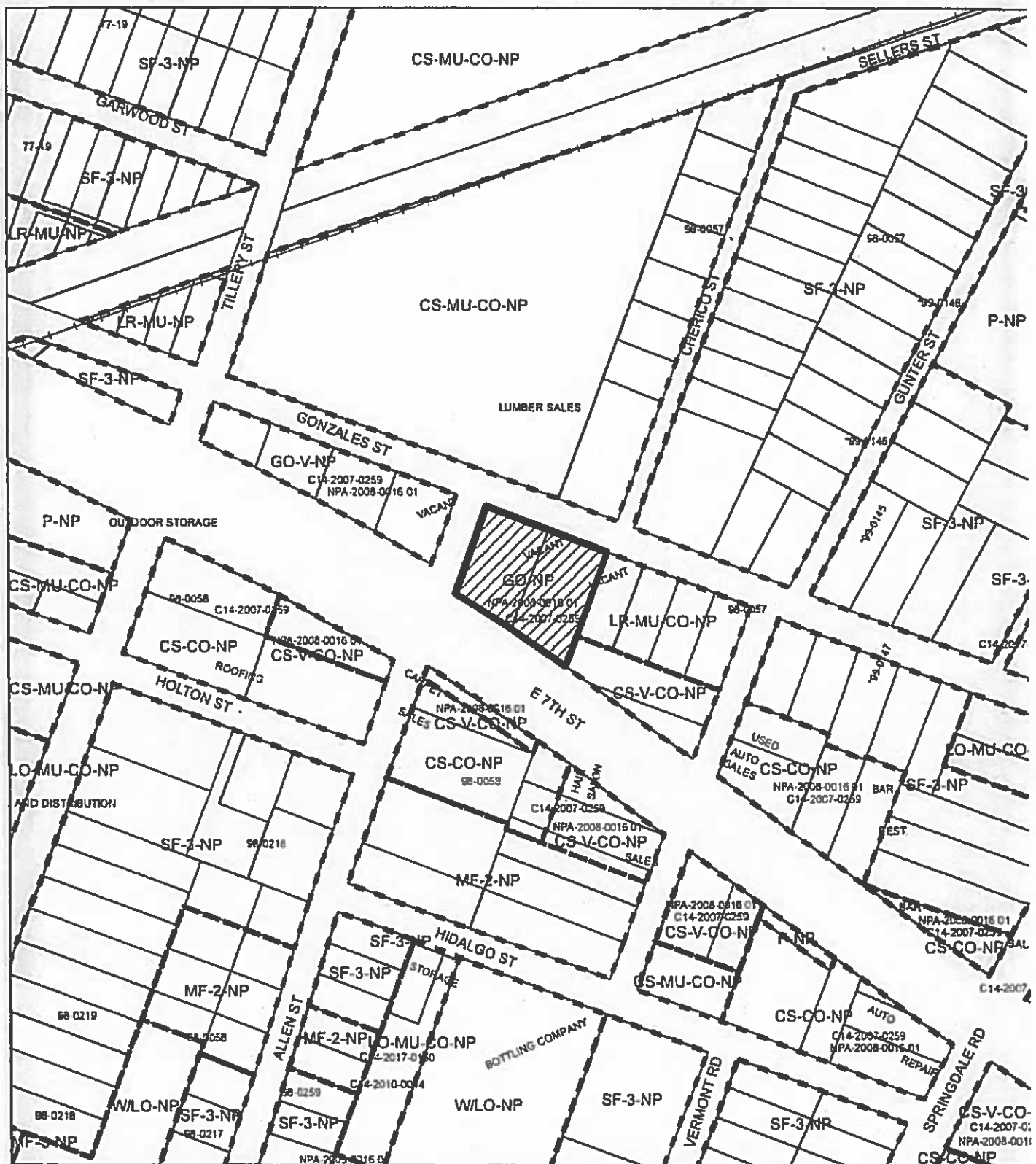
**SKETCH TO
ACCOMPANY
LEGAL
DESCRIPTION**




SCALE 1" = 50'



6/26/2018

JC JONES | CARTER
Texas Board of Professional Engineers Registration No. F-419
Texas Board of Professional Land Surveying Registration No. 30846301
3100 John Deere Boulevard, Suite 150 • Austin, Texas 78741 • 512.443.9468



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

Zoning Case
C14-2018-0081

Exhibit B



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.