

## ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1103 WEST 24<sup>TH</sup> STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (GR-MU-V-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-conditional overlay-neighborhood plan (GO-CO-NP) combining district to community commercial-mixed use-vertical mixed use building-neighborhood plan (GR-MU-V-NP) combining district on the property described in Zoning Case No. C14-2020-0026, on file at the Housing and Planning Department, as follows:

0.6931 acres out of Outlot 41, Division "D" of the Government Outlots adjacent to the Original City of Austin, Travis County, Texas according to the Plat of Record on file with the General Land Office of the State of Texas, said 0.6931 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1103 West 24<sup>th</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. 040826-57 that established zoning for the West University Neighborhood Plan.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2020.

**PASSED AND APPROVED**

\_\_\_\_\_, 2020      § \_\_\_\_\_  
                                 § \_\_\_\_\_  
                                 § \_\_\_\_\_  
                                 Steve Adler  
                                 Mayor

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

**CRICHTON AND ASSOCIATES, INC.  
LAND SURVEYORS**

6448 HIGHWAY 290 EAST SUITE B-105  
AUSTIN, TEXAS 78723  
512-244-3395

**FIELD NOTES**

**FIELD NOTES FOR 0.6931 ACRES OUT OF OUTLOT 41, DIVISION "D" OF THE GOVERNMENT OUTLOTS ADJACENT TO THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT OF RECORD ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS BEING THE SAME TRACT AS DESCRIBED IN VOL. 11417 PG. 683 REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at an "X" found on top of a concrete column on the South R.O.W of West 24<sup>th</sup> Street being the Northeast corner of Lot 14, Longview Terrace, a subdivision recorded in Plat Book 4 Page 44. of the Travis County, Texas Plat Records for the Northwest corner of this tract and the **POINT OF BEGINNING**.

THENCE S86°08'05"E with the South R.O.W. of West 24 Street, a distance of 174.29 feet to a calculated point being the intersection of the South R.O.W. of West 24<sup>th</sup> Street and the West R.O.W. of Leon Street.

THENCE S03°30'33"W with the West R.O.W. of Leon Street, a distance of 173.99 feet to a 1/2" iron pin found being the Northeast corner of a 0.244 acre tract out of Outlot 41, Division "D" as recorded in Doc. No. 2008097247 Official Public Records of Travis County, Texas for the Southeast corner of this tract.

THENCE N85°50'27"W with the North line of said 0.244 acre tract, a distance of 173.61 feet to a calculated point at the Northwest corner of said 0.244 acre tract also being on the East line of 2313 Longview Condominiums, a condominium declaration recorded in Vol 7872 Pg. 277 of the Condominium Records of Travis County, Texas for the Southwest corner of this tract.

THENCE N03°16'52"E pass the Northeast corner of 2313 Longview Condominiums also being the Southeast corner of Lot 13 Longview Terrace, continuing on the the East line of said Lot 13 and Lot 14, Longview Terrace, a distance of 173.13 feet to the **POINT OF BEGINNING** and containing 0.6931 acres, more or less.

**BEARING BASIS IS TEXAS STATE PLANE COORDINATES (NAD83), TEXAS CENTRAL ZONE (4203)**

I hereby certify that the foregoing field notes were prepared partially from a survey on the ground and partially from public records, under my supervision and are true and correct to the best of my knowledge and belief.

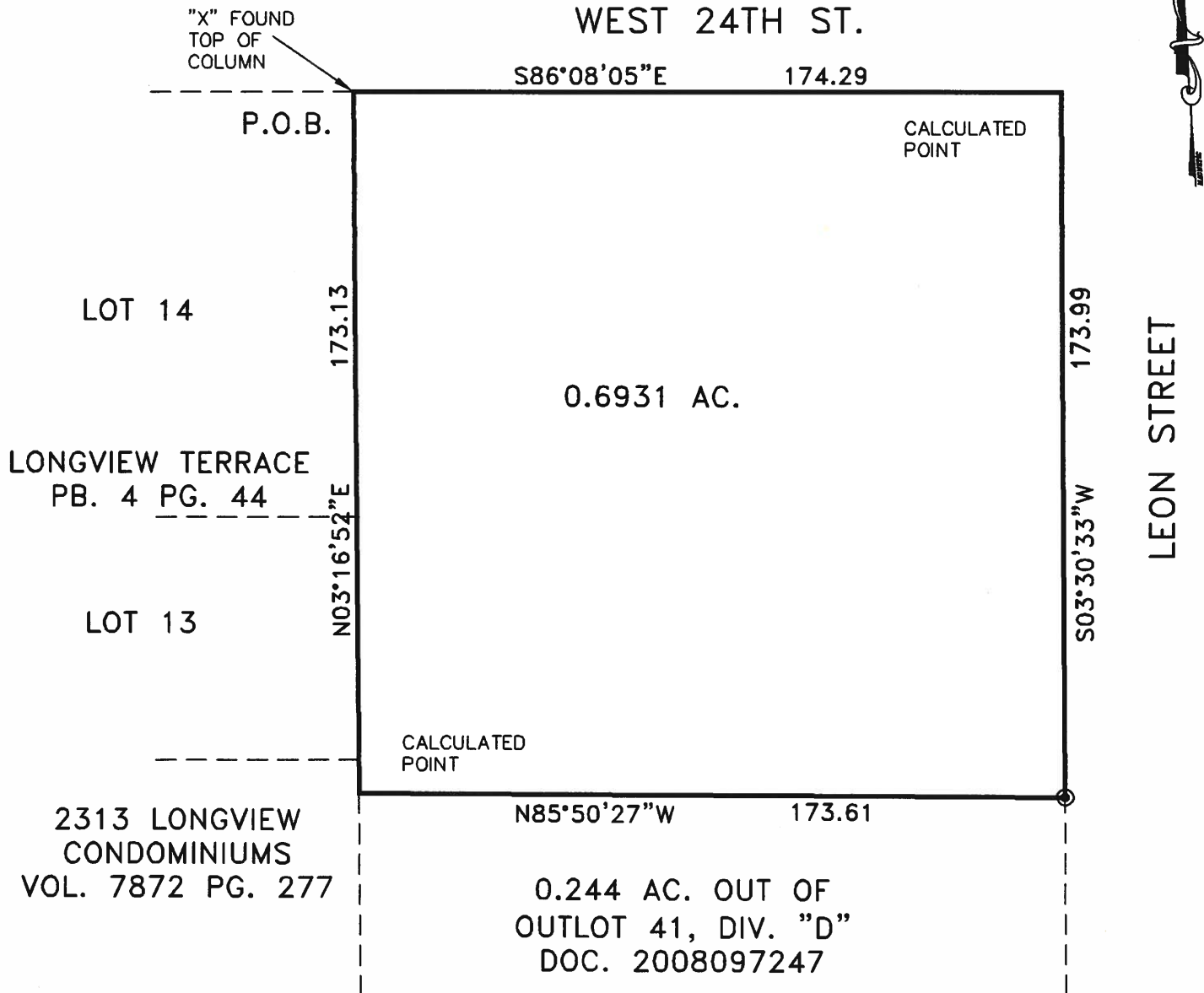
Witness my hand and seal September 24, 2020

Herman Crichton, R.P.L.S. 4046  
20\_189



Exhibit A

SCALE 1" = 40'



LOT 14

LONGVIEW TERRACE  
PB. 4 PG. 44

LOT 13

2313 LONGVIEW  
CONDOMINIUMS  
VOL. 7872 PG. 277

0.244 AC. OUT OF  
OUTLOT 41, DIV. "D"  
DOC. 2008097247

SKETCH TO ACCOMPLANY FIELD NOTES FOR 0.6931 ACRES OUT OF OUTLOT 41, DIVISION "D" OF THE GOVERNMENT OUTLOTS ADJACENT TO THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT OF RECORD ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS BEING THE SAME TRACT AS DESCRIBED IN VOL. 11417 PG. 683 REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

NOTE: BEARING BASIS IS TEXAS STATE PLANE  
COORDINATES (NAD83), CENTRAL TEXAS ZONE (4203)

**CRICHTON**  
AND ASSOCIATES INC.  
LAND SURVEYORS

TBLS Firm # 101727-00

6448 East Highway 290  
Suite B105

Austin, Texas 78723

(512) 244-3395

Orders@CrichtonandAssociates.com

LEGEND

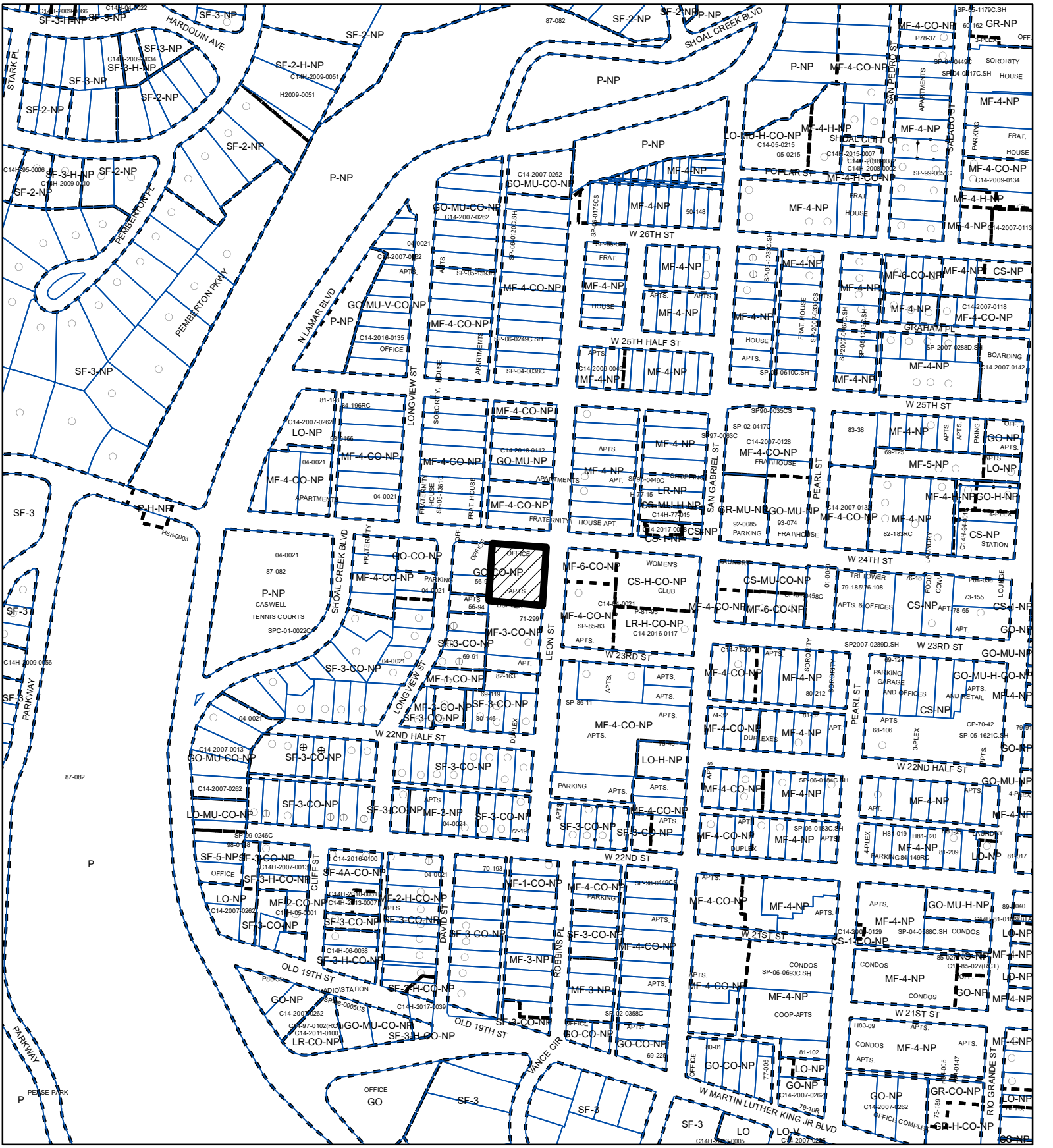
⊙ 1/2" IRON ROD FOUND	⊠ UG UTIL. WARNING SIGN
⦿ 1/2" IRON ROD SET	□ UTILITY PEDESTAL
● 1/2" IRON PIPE FOUND	⊙ GAS METER
⊙ SPINDLE FOUND	⊙ WATER MANHOLE
⚙ NAIL FOUND	⊙ WATER WELL
⚙ LIGHT POLE	⊙ WATER METER
⚙ POWER POLE	⊙ WATER VALVE
⚙ HIGH VOLTAGE POWER POLE	⊙ FIRE HYDRANT
⚙ GUY WIRE	⊙ PVC RISER
— E — OVERHEAD ELECT. LINE	⊙ SANITARY SEWER MH
⊙ ELECTRIC METER	⊙ SEWER CLEANOUT
⊙ ELECTRIC MANHOLE	⊙ SEPTIC LID
⊙ TELEPHONE MANHOLE	⊙ STORM SEWER MH
⊙ CONC. PAD WITH ELEC.	( ) RECORD INFORMATION
⊙ ELECTRIC BOX	— OO — CHAIN LINK FENCE
P.U.E. PUBLIC UTIL. ESMT.	— X — WIRE FENCE
B.L. BUILDING LINE	—   — METAL FENCE
D.E. DRAINAGE ESMT.	— \\ — WOOD FENCE

SCALE: 1" = 40'

JOB NUMBER: 20\_189






DATE: SEPT. 24, 2020



**ZONING**

Exhibit B

**ZONING CASE#: C14-2020-0026**

-  **SUBJECT TRACT**
-  **PENDING CASE**
-  **ZONING BOUNDARY**



1" = 400'

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.



**Created: 3/19/2020**