

**ORDINANCE NO. 20210325-088**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE SCHIEFFER HOUSE-NEGRO AGRICULTURAL EXTENSION OFFICE, LOCATED AT 1154 LYDIA STREET IN THE EAST 11<sup>TH</sup> STREET NEIGHBORHOOD CONSERVATION-COMBINING DISTRICT AND THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM COMMERCIAL LIQUOR SALES-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (CS-1-NCCD-NP) COMBINING DISTRICT TO COMMERCIAL LIQUOR SALES-HISTORIC LANDMARK-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (CS-1-H-NCCD-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 commercial liquor sales-neighborhood conservation-neighborhood plan (CS-1-NCCD-NP) combining district to commercial liquor sales-historic landmark-neighborhood conservation-neighborhood plan (CS-1-H-NCCD-NP) combining district on the property described in Zoning Case No. C14H-2020-0010, on file at the Housing and Planning Department, as follows:

Being a 0.0340 acre parcel of land (1,741 square feet) out of and a part of Lot 58 and the east 20 feet, more or less of Lot 59, GEORGE L. ROBERTSON'S SUBDIVISION OF OUTLOT 55, DIVISION B, CITY OF AUSTIN, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume Z, Page 599, Deed Records of Travis County, Texas, also being out of and a part of that certain parcel of land conveyed to the Austin Revitalization Authority in a Warranty Deed recorded in Volume 13216, Page 1507, Real Property Records of Travis County, Texas, said 0.0340 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

generally known as the Schieffer House-Negro Agricultural Extension Office, locally known as 1154 Lydia Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

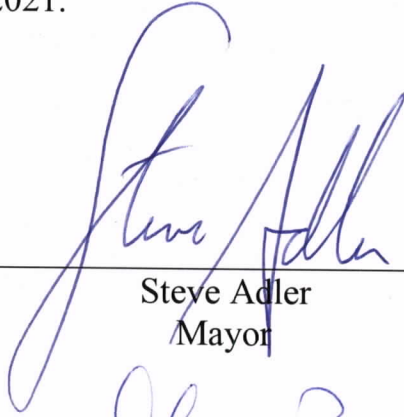
**PART 2.** The Property is subject to Ordinance No. 910620-C that established the East 11<sup>th</sup> Street Neighborhood Conservation Combining District and Ordinance No. 011213-42 that established zoning for the Central East Austin Neighborhood Plan.

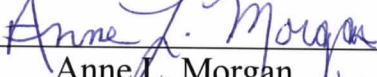
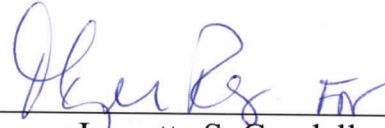
**PART 3.** This ordinance takes effect on April 5, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_  
March 25, 2021

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§  
§

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

**APPROVED:**  **ATTEST:**   
Anne L. Morgan  
City Attorney

by 27  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



STATE OF TEXAS  
COUNTY OF TRAVIS

Portion of 1154 Lydia Street  
Historic Zoning

EXHIBIT "A"

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION FOR A 0.0340-ACRE PARCEL OF LAND EQUIVALENT TO 1,741 SQUARE FEET OUT OF AND A PART OF LOT 58 AND THE EAST 20-FEET, MORE OR LESS, OF LOT 59, GEORGE L. ROBERTSON'S SUBDIVISION OF OUTLOT 55, DIVISION B, CITY OF AUSTIN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME Z, PAGE 599, DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING OUT OF AND A PART OF THAT CERTAIN PARCEL OF LAND CONVEYED TO AUSTIN REVITALIZATION AUTHORITY BY WARRANTY DEED DATED JUNE 24, 1998 FILED AND RECORDED IN VOLUME 13216, PAGE 1507, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.0340-ACRE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

**BEGINNING FOR REFERENCE** at a mag nail found on the existing concrete sidewalk, monumenting southerly intersection of Lydia Street and Juniper Street, both having an original right-of-way width of 40-feet, also monumenting the most northerly corner of Lot 1, The Herman Schieffer Re-Subdivision Of Lots 54, 55, 56 In The Subdivision Of Outlot 55, Div. "B" City of Austin, Travis County Texas, a subdivision in Travis County, Texas recorded in Volume 3, Page 120, Plat Records of Travis County, Texas, also been the north corner of that certain parcel of land conveyed to 11<sup>th</sup> Street Neighborhood Partners, Ltd. by that certain Special Warranty Deed with Vendor's Lien, dated June 11, 2007, filed and recorded in Document Number 2007108806, Official Public Records of Travis County, Texas; *thence*, North 68° 26' 44" West, a distance of 40.00 feet to a "X mark" set in sidewalk, monumenting the west intersection of said Juniper Street and Lydia Street for the east corner of the Austin Revitalization Authority parcel of land filed and recorded in said Volume 13216, Page 1507; *thence*, South 78° 39' 46" West, a distance of 19.24 feet to a calculated point having Texas Coordinate System of 1983 (Central Zone-4203 U. S. Survey feet), grid values of N=10,071,307.72, E=3,119,082.90, for the east corner and the "**POINT OF BEGINNING**" of this survey;

**THENCE, South 21° 36' 02" West**, a distance of **40.50 feet** to a calculated point for the south corner of this survey;





THENCE, North 68° 26' 44" West, a distance of 43.00 feet to a calculated point for a west corner of this survey;

THENCE, North 21° 36' 02" East, a distance of 40.50 feet to a calculated point for the north corner of this survey, from which said calculated north corner, an "x" mark found and called for in said Volume 13216, Page 1507, being on the southwesterly right-of-way line of said Juniper Street, monumenting the north corner of said Austin Revitalization Authority parcel of land, also monumenting the east corner of the Urban Renewal Agency of the City of Austin 0.1117 acre-parcel of land conveyed by that certain General Warranty Deed dated December 21, 2001, filed and recorded in Document Number 2002024120, Official Public Records of Travis County, Texas bears North 50° 02' 32" West, a distance of 33.10 feet;

THENCE, South 68° 26' 44" East, a distance of 43.00 feet to the "POINT OF BEGINNING" containing 0.0340 acres of land.

#### **BEARING BASIS NOTE**

The bearings described herein are based on the Texas Coordinate System of 1983 (Central Zone-4203) NAD 83, (CORS) U. S. Survey Feet with a combined scale factor of 0.9999381546. Project control points were established utilizing the Trimble RTKNET North American Network. The distances mentioned in this description are surface distances.

#### **CERTIFICATION**

I do hereby state that these metes and bounds description is true and correct to the best of my knowledge and belief and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

As Prepared by Landmark Surveying, LP  
Firm Registration No. 100727-00

*Juan M. Canales, Jr.*

01-29-2021

**Juan M. Canales Jr.**

**Date**

Registered Professional Land Surveyor No. 4453

Vice-President of the General Partner

E-mail: [juan@landmarksurveying.com](mailto:juan@landmarksurveying.com)

Office: 512-328-7411

Fax: 512-328-7413



#### **REFERENCES**

MAPSCO 2009, 585-U

AUSTIN GRID NO. MK-22

TCAD GEOGRAPHIC ID NO. 0208061806

# SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION

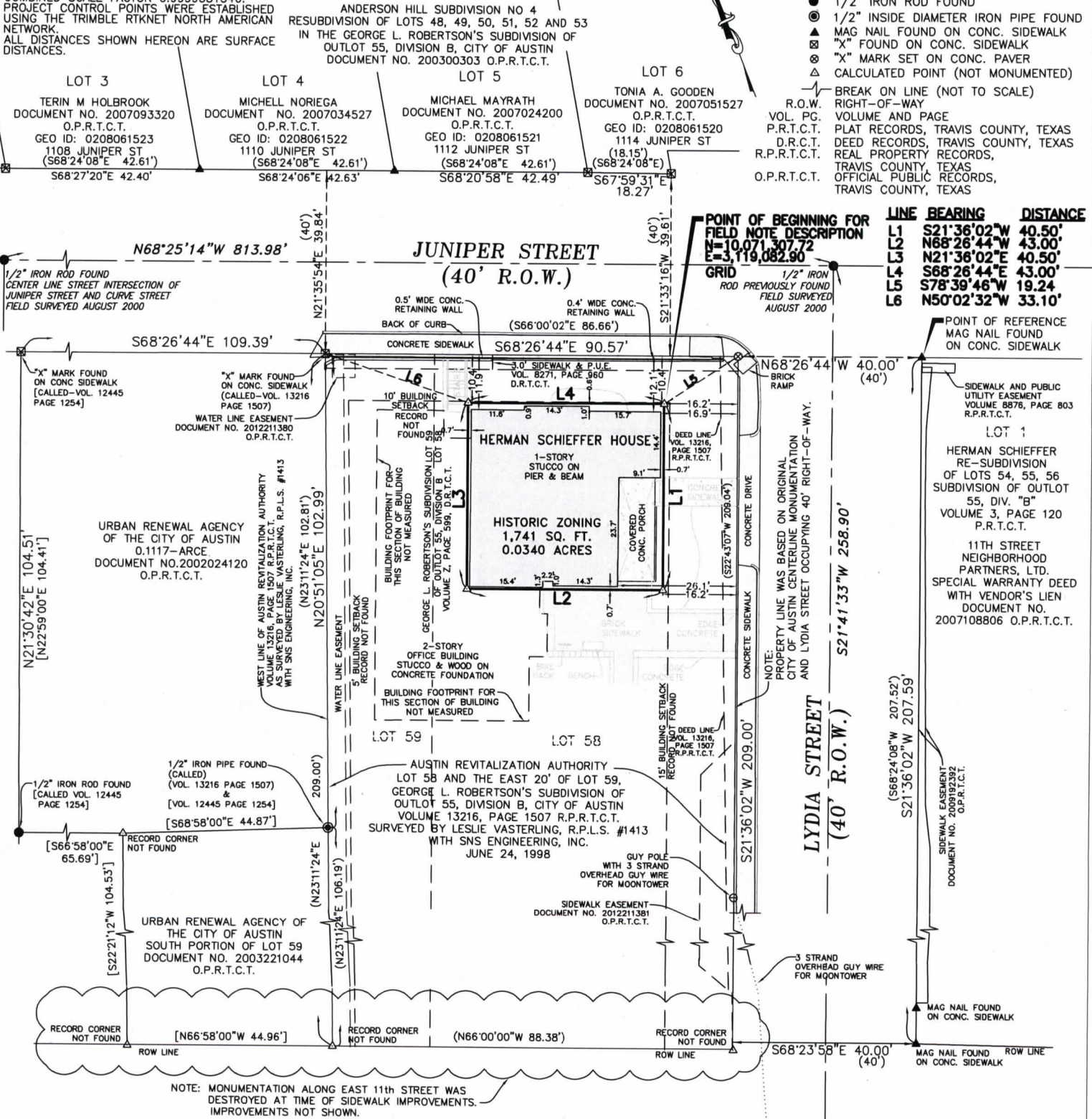
## HORIZONTAL DATUM

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE 4203, NAD 83, CORRS U.S. SURVEY FEET, GEOID MODEL 12B, COMBINED SCALE FACTOR 0.9999381546. PROJECT CONTROL POINTS WERE ESTABLISHED USING THE TRIMBLE RTKNET NORTH AMERICAN NETWORK. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

SCALE: 1"=30'

## LEGEND

- ( ) RECORD INFORMATION
- 1/2" IRON ROD FOUND
- ⊙ 1/2" INSIDE DIAMETER IRON PIPE FOUND
- ▲ MAG NAIL FOUND ON CONC. SIDEWALK
- ⊗ "X" FOUND ON CONC. SIDEWALK
- ⊗ "X" MARK SET ON CONC. PAVER
- △ CALCULATED POINT (NOT MONUMENTED)
- BREAK ON LINE (NOT TO SCALE)
- RIGHT-OF-WAY
- VOLUME AND PAGE
- PLAT RECORDS, TRAVIS COUNTY, TEXAS
- DEED RECORDS, TRAVIS COUNTY, TEXAS
- REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	S21°36'02"W	40.50'
L2	N68°26'44"W	43.00'
L3	S21°36'02"E	40.50'
L4	N68°26'44"E	43.00'
L5	S78°39'46"W	19.24'
L6	N50°02'32"W	33.10'

POINT OF REFERENCE  
MAG NAIL FOUND  
ON CONC. SIDEWALK

SIDEWALK AND PUBLIC  
UTILITY EASEMENT  
VOLUME 8875, PAGE 803  
R.P.R.T.C.T.

LOT 1  
HERMAN SCHIEFFER  
RE-SUBDIVISION  
OF LOTS 54, 55, 56  
SUBDIVISION OF OUTLOT  
55, DIV. "B"  
VOLUME 3, PAGE 120  
P.R.T.C.T.

11TH STREET  
NEIGHBORHOOD  
PARTNERS, LTD.  
SPECIAL WARRANTY DEED  
WITH VENDOR'S LIEN  
DOCUMENT NO.  
2007108806 O.P.R.T.C.T.

SIDEWALK EASEMENT  
DOCUMENT NO. 201221381  
O.P.R.T.C.T.

MAG NAIL FOUND  
ON CONC. SIDEWALK

## EAST 11th STREET

N68°25'27"W 813.52' (60' R.O.W.)

1/2" IRON ROD FOUND  
CENTER LINE STREET INTERSECTION OF  
EAST 11th STREET AND LYDIA STREET  
FIELD SURVEYED AUGUST 2000



2205 EAST 5TH STREET  
AUSTIN, TEXAS 78702

PH: (512)328-7411 FAX: (512)328-7413  
TEXAS FIRM REGISTRATION NO. 100727-00



# LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 125'

## NOTIFICATIONS

CASE#: C14H-02-0010  
LOCATION: 1154 LYDIA STREET

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.

