

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1311 EAST CESAR CHAVEZ AND 94 NAVASOTA STREET IN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (CS-MU-CO-H-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 commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-historic landmark-neighborhood plan (CS-MU-CO-H-NP) combining district on the property described in Zoning Case No. C14H-2023-0147, on file at the Planning Department, as follows:

0.2292 acres of land, being all of LOT 10 and the East 13 feet of LOT 9, Block “A”, CANTERBURY SQUARE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume Z, Pages 592-593 of the Official Public Records of Travis County, Texas, said 0.2292 acres being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1311 East Cesar Chavez and 94 Navasota Street, in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 2.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 001214-20 that established zoning for the East Cesar Chavez Neighborhood Plan.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2024.

**PASSED AND APPROVED**

\_\_\_\_\_, 2024      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Kirk Watson  
Mayor

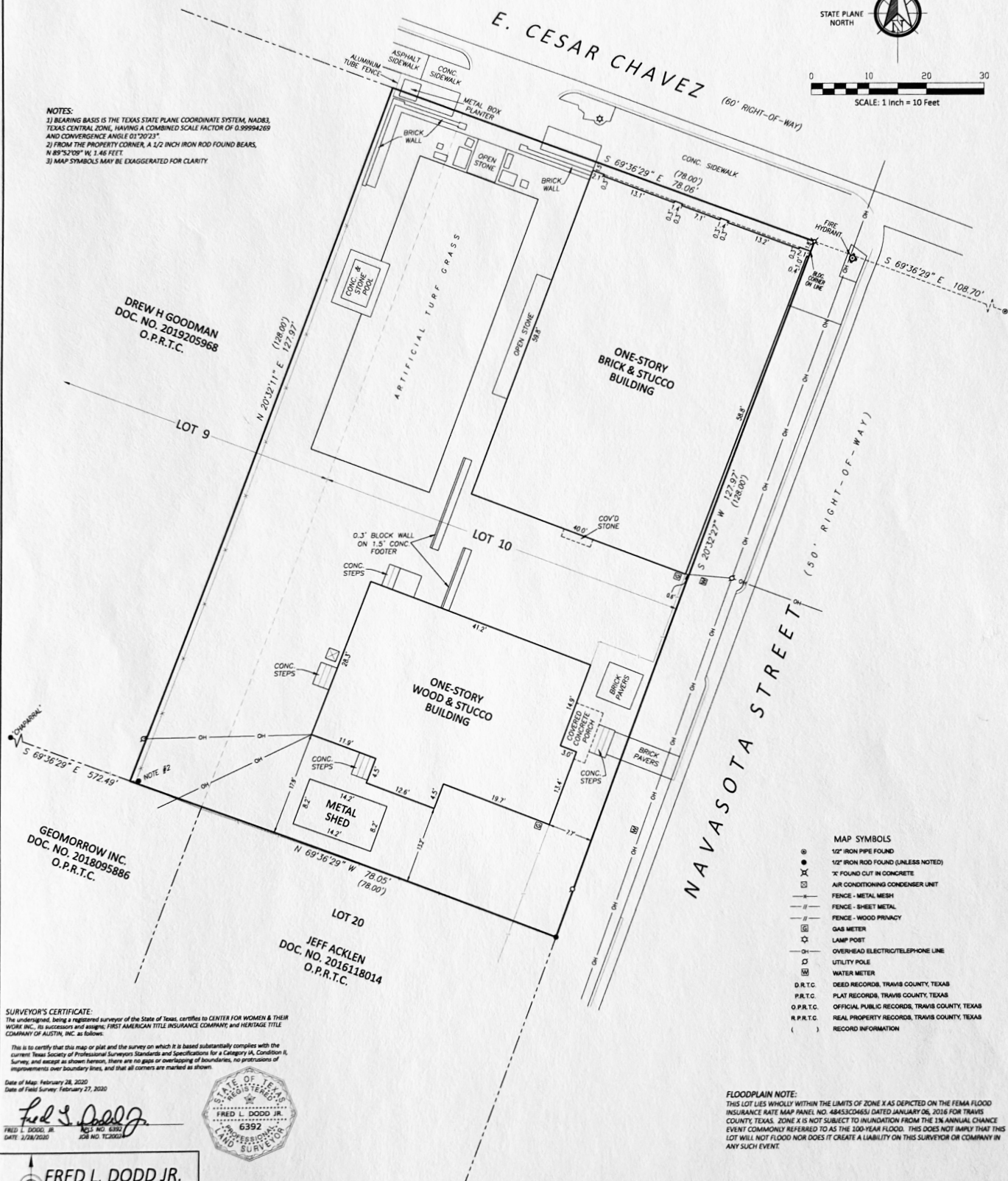
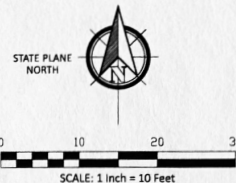
**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Myrna Rios  
City Attorney                      City Clerk

# EXHIBIT A

ADDRESS: 1311 E. Cesar Chavez, Austin, Texas 78702  
BORROWER: Center for Women & Their Work, Inc.  
TITLE CO: Heritage Title Company of Austin, Inc.  
GP NO: 202000366  
UNDERWRITER: First American Title Insurance Company  
LENDER: TBD  
JOB NO: T20024  
ISSUE DATE: 02/25/2020  
EFFECTIVE DATE: 02/14/2020

## CATEGORY IA, CONDITION II SURVEY OF LOT 10 AND THE EAST 13' OF LOT 9, CANTERBURY SQUARE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME Z, PAGES 592-593 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES:  
1) BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83,  
TEXAS CENTRAL ZONE, HAVING A COMBINED SCALE FACTOR OF 0.99994269  
AND CONVERGENCE ANGLE 01°02'23".  
2) FROM THE PROPERTY CORNER, A 1/2" IRON ROD FOUND BEARS,  
N 89°52'09" W, 1.46 FEET.  
3) MAP SYMBOLS MAY BE EXAGGERATED FOR CLARITY.



MAP SYMBOLS  
 1/2" IRON PIPE FOUND  
 1/2" IRON ROD FOUND (UNLESS NOTED)  
 "X" FOUND CUT IN CONCRETE  
 AIR CONDITIONING CONDENSER UNIT  
 FENCE - METAL MESH  
 FENCE - SHEET METAL  
 FENCE - WOOD PRIVACY  
 GAS METER  
 LAMP POST  
 OVERHEAD ELECTRIC/TELEPHONE LINE  
 UTILITY POLE  
 WATER METER  
 D.R.T.C. DEED RECORDS, TRAVIS COUNTY, TEXAS  
 P.R.T.C. PLAT RECORDS, TRAVIS COUNTY, TEXAS  
 O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS  
 R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS  
 ( ) RECORD INFORMATION

FLOODPLAIN NOTE:  
THIS LOT LIES WHOLLY WITHIN THE LIMITS OF ZONE X AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48453CD465J DATED JANUARY 06, 2016 FOR TRAVIS COUNTY, TEXAS. ZONE X IS NOT SUBJECT TO INUNDATION FROM THE 1% ANNUAL CHANCE EVENT COMMONLY REFERRED TO AS THE 100-YEAR FLOOD. THIS DOES NOT IMPLY THAT THIS LOT WILL NOT FLOOD NOR DOES IT CREATE A LIABILITY ON THIS SURVEYOR OR COMPANY IN ANY SUCH EVENT.

SURVEYOR'S CERTIFICATE:  
The undersigned, being a registered surveyor of the State of Texas, certifies to CENTER FOR WOMEN & THEIR WORK INC., its successors and assigns, FIRST AMERICAN TITLE INSURANCE COMPANY and HERITAGE TITLE COMPANY OF AUSTIN, INC. as follows:

This is to certify that this map or plat and the survey on which it is based substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category IA, Condition II, survey, and except as shown hereon, there are no gaps or overlapping of boundaries, no protrusions or improvements over boundary lines, and that all corners are marked as shown.

Date of Map: February 28, 2020  
Date of Field Survey: February 27, 2020

*Fred L. Dodd Jr.*  
FRED L. DODD JR.  
DATE: 2/28/2020  
GP NO: 202000366



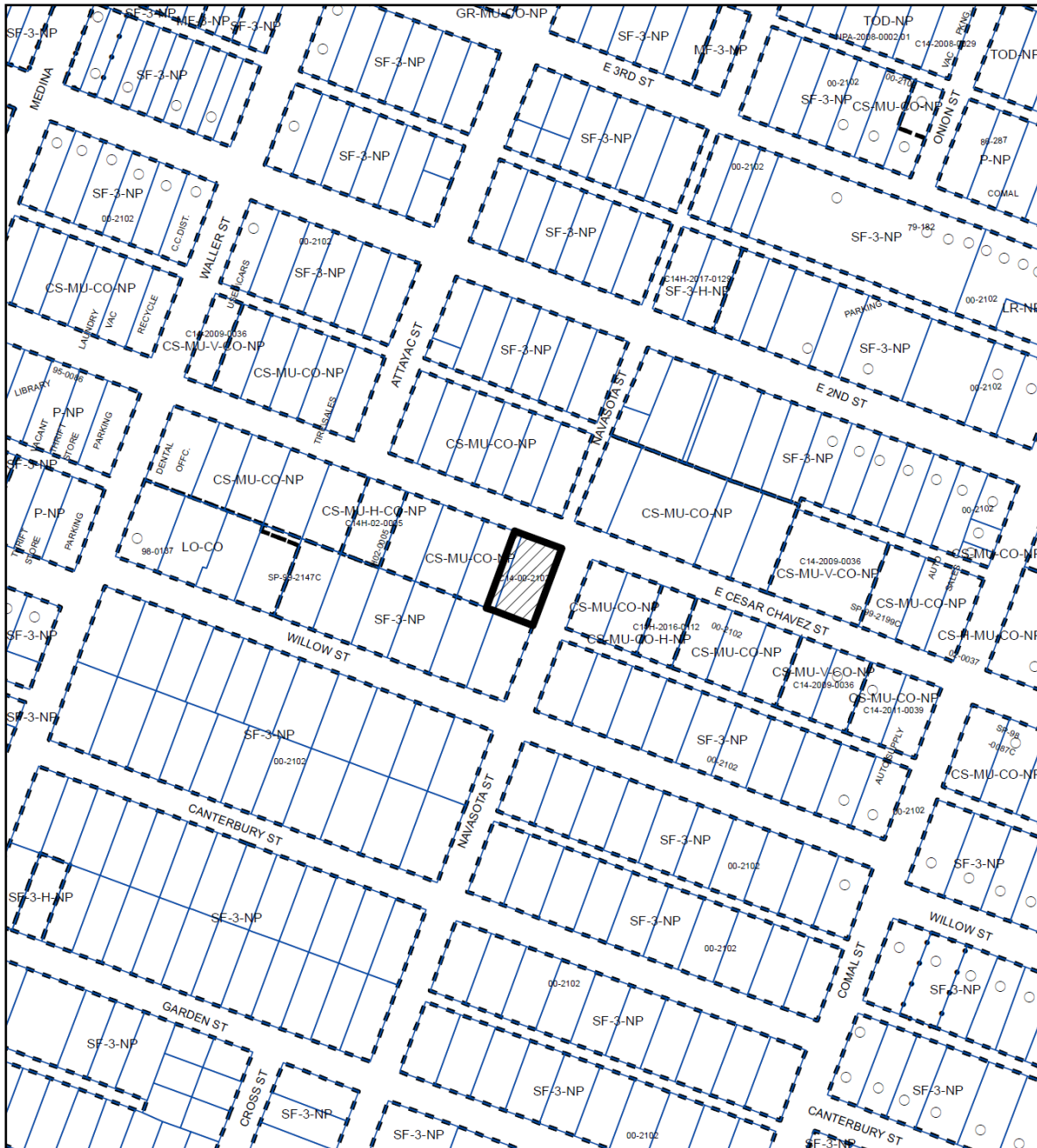
**FRED L. DODD JR.**  
SURVEYOR, INC.  
PROFESSIONAL LAND SURVEYING




INFO@DODDSURVEYING.COM  
OFFICE (512) 953-5705

WWW.DODDSURVEYING.COM

P.O. BOX 1695  
UMBERTY HILL, TX 78642

## LOCATION MAP


$$1'' = 200'$$

 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

## HISTORIC ZONING

ZONING CASE#: C14H-2023-0147

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 the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

