

ORDINANCE NO. 20240404-059

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:

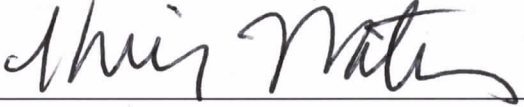
0.2292 acres of land, being all of LOT 10 and the East 13 feet of LOT 9, Block "A", CANTERBURY SQUARE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume Z, Pages 592-593 of the Official Public Records of Travis County, Texas, said 0.2292 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 April 15, 2024.

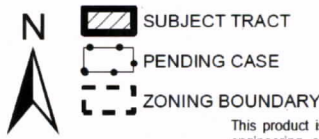
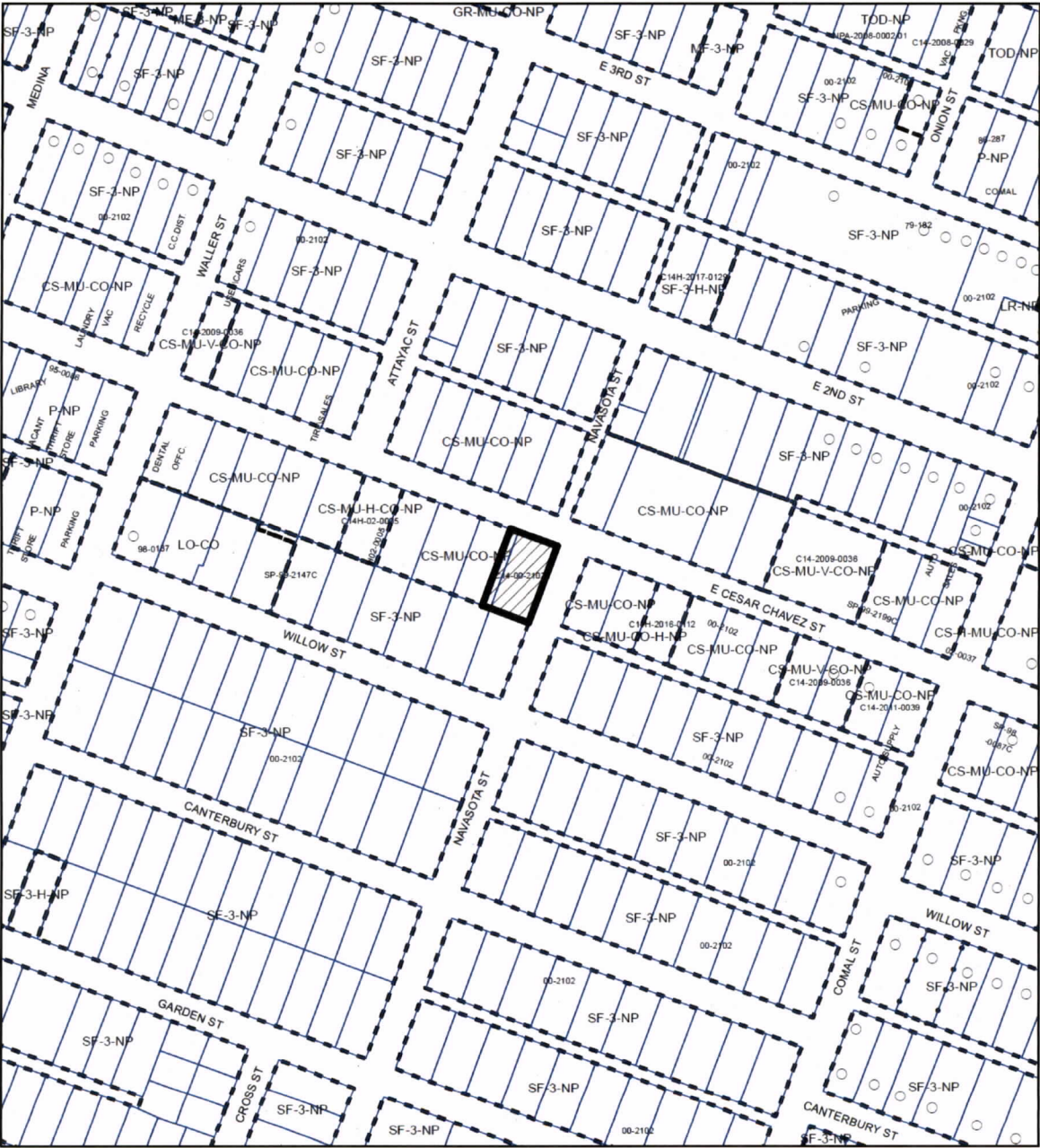
PASSED AND APPROVED

_____, April 4, 2024 §
 §
 §
 
 Kirk Watson
 Mayor

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

EXHIBIT B

LOCATION MAP



HISTORIC ZONING
ZONING CASE#: C14H-2023-0147

1" = 200'

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.



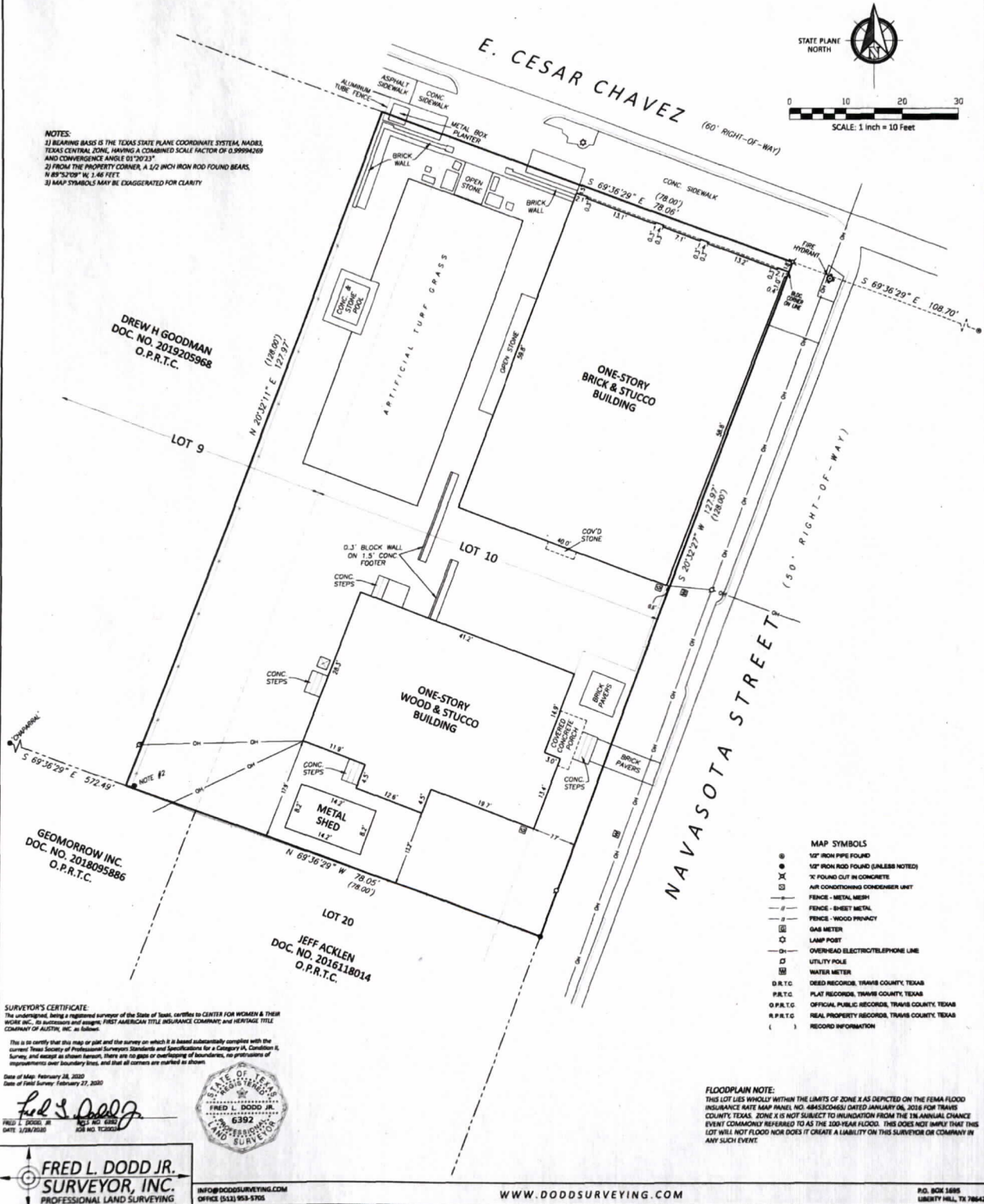
EXHIBIT A

ADDRESS: 3111 E. Cesar Chavez, Austin, Texas 78702
 SURVEYOR: Center for Women & Their Work, Inc.
 TITLE: CD: Heritage Title Company of Austin, Inc.
 OF NO: 202000066
 UNDERWRITER: First American Title Insurance Company
 LINDER: T80
 JOB NO: 1230024
 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 0.99994289 AND CONVERGENCE ANGLE 01°20'23".
- 2) FROM THE PROPERTY CORNER, A 1/2 INCH IRON ROD FOUND BEARS, N 89°52'00" W, 1.44 FEET.
- 3) MAP SYMBOLS MAY BE EXAGGERATED FOR CLARITY.



SURVEYOR'S CERTIFICATE:

The undersigned, being a licensed 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 pretensions of 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
 JOB NO: 1230024



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

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