

ORDINANCE NO. 20240530-147

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2706 GONZALES STREET AND 2730 EAST 7TH STREET IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-V-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-V-DB90-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-vertical mixed use building-neighborhood plan (CS-V-NP) combining district to general commercial services-vertical mixed use building-density bonus 90-neighborhood plan (CS-V-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0029, on file at the Planning Department, as follows:

3.117 acres of land, being a portion of OUTLOT 25, DIVISION "A" of the GOVERNMENT OUTLOTS to the CITY OF AUSTIN, Travis County, Texas conveyed by deed in Volume 13288, Page 254 of the Official Public Records of Travis County, Texas, a 0.261 acre portion of the vacated right-of-way of Gonzales Street recorded in Volume 3809, Page 852 of the Deed Records of Travis County, Texas, and a 206 square foot tract conveyed by deed recorded in Volume 3830, Page 1516, Deed Records of Travis County, Texas, SAVE AND EXCEPT any portion thereof conveyed to the City of Austin by judgment recorded in Volume 7626, Page 185, Deed Records of Travis County, Texas, and by judgement recorded Volume 7626, Page 171, Deed Records of Travis County, Texas, said 3.117 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 2706 Gonzales Street and 2730 East 7th 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. 030327-11a that established zoning for the Govalle Neighborhood Plan.

PASSED AND APPROVED

§§

John M. M.

ATTEST:

Stephanie Hall for

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EXHIBIT A



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**3.117 ACRES
OUTLOT 25, CITY OF AUSTIN
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 3.117 ACRES (135,768 SQ. FT.) BEING A PORTION OF OUTLOT NO. TWENTY-FIVE (25) IN DIVISION "A" OF THE GOVERNMENT OUTLOTS TO THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS CONVEYED TO THE DALE L. MARTIN AND SUZAN S. MARTIN REVOCABLE LIVING TRUST IN A SPECIAL WARRANTY DEED DATED JULY 15, 1998, AND RECORDED IN VOLUME 13288, PAGE 254 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID PORTION OF OUTLOT NO. TWENTY-FIVE BEING ALL OF OUTLOT NO. TWENTY-FIVE, LYING SOUTH AND EAST OF BOGGY CREEK TOGETHER WITH A 0.261 ACRE PORTION OF THE VACATED RIGHT-OF-WAY OF GONZALES STREET DATED DECEMBER 18, 1969 AND RECORDED IN VOLUME 3809, PAGE 852 OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS, AND ALSO TOGETHER WITH A 206 SQ. FT. TRACT CONVEYED TO GUSTAF JOHNSON IN A WARRANTY DEED DATED DECEMBER 19, 1969 AND RECORDED IN VOLUME 3830, PAGE 1516 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT A 6.00 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN IN A FINAL JUDGEMENT DATED NOVEMBER 18, 1981 AND RECORDED IN VOLUME 7626, PAGE 185 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO SAVE AND EXCEPT THAT PORTION WITHIN THE RIGHT-OF-WAY OF PLEASANT VALLEY ROAD, A PORTION OF WHICH IS DESCRIBED AS A 26 SQ. FT. TRACT CONVEYED TO THE CITY OF AUSTIN IN A JUDGEMENT DATED FEBRUARY 28, 1980 AND RECORDED IN VOLUME 7626, PAGE 171 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.117 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a City of Austin monument found for the northeast corner of said 6.00 acre tract, being in the south line of Lot 16, Block 3, I.P Jones Subdivision, a subdivision of record in Volume 6, Page 156 of the Plat Records of Travis County, Texas, also being an angle point in the west right-of-way line of Pleasant Valley Road (right-of-way width varies);

THENCE South 12°31'02" West, with the east line of the 6.00 acre tract, being the west right-of-way line of Pleasant Valley Road, a distance of **417.69 feet** to a 1/2 inch rebar with "Chaparral" cap set for the **POINT OF BEGINNING** of herein described tract, being the easternmost southeast corner of the 6.00 acre tract;

THENCE South 12°31'02" West, continuing with the west right-of-way line of Pleasant Valley Road, a distance of **302.17 feet** to a 1/2 inch rebar with "Chaparral" cap set for the north corner of said 26 sq. ft. tract, being the intersection of the west right-of-way line of Pleasant Valley Road, being the north right-of-way line of East Seventh Street (variable width right-of-way);

THENCE South 37°17'41" West, with the west line of the 26 sq. ft. tract, being the north right-of-way line of East Seventh Street, a distance of **11.84 feet** to a 1/2 inch rebar with "Chaparral" cap set for the west corner of the 26 Sq. ft. tract, being in the south line of said 0.261 acre tract;

THENCE with the north right-of way line of East Seventh Street same being the south line of the 0.261 acre tract, with a curve to the left, having a radius of 2924.90 feet, passing at an arc distance of 242.01 feet a 1/2 inch iron pipe found for the east corner of said 206 sq. ft. tract, being an angle point in the south line of said 0.261 acre tract, and continuing, in all, with a delta angle of 05°42'05", an arc length of 291.06 feet, and a chord which bears **North 73°12'06" West**, a distance of **290.94 feet** to 1/2 inch rebar with "Chaparral" cap set for the west corner of the 206 sq. ft. tract, being the intersection of the north right-of-way line of East Seventh Street and the east right-of-way line of Gonzales Street (50' right-of-way width), from which a 1/2 inch rebar found for the intersection of the north right-of-way line of East Seventh Street and the west right-of-way line of Gonzales Street, being a point of curvature in the south line of a 0.322 acre tract described in Volume 7362, Page 343 of the Deed Records of Travis County, Texas, bears with a curve to the left, having a radius of 2924.90 feet, a delta angle of 01°23'06", an arc length of 70.70 feet, and a chord which bears North 76°44'41" West, a distance of 70.70 feet;

THENCE with the east right-of-way line of Gonzales Street, being the west line of the 206 sq. ft. tract and the west line of the 0.261 acre tract, with a curve to the left, having a radius of 73.60 feet, passing at an arc distance of 8.40 feet a Mag nail with "Chaparral" washer set for the north corner of the 206 sq. ft. tract, being the southwest corner of the 0.261 acre tract, and continuing, in all, with a delta angle of 77°49'51", an arc length of 99.98 feet, and a chord which bears **North 26°27'07" West**, a distance of **92.47 feet** to a 1/2 inch rebar with "Chaparral" cap set for the west corner of the 0.261 acre tract;

THENCE North 65°22'08" West, with the east and north right-of-way line of Gonzales Street, a distance of **112.32 feet** to a 1 inch iron bolt found for the southernmost southeast corner of the 6.00 acre tract;

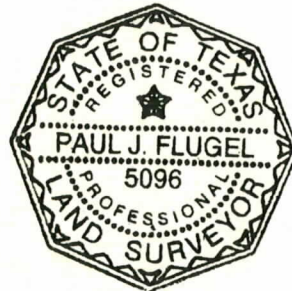
THENCE North 20°37'12" East, with the westernmost east line of the 6.00 acre tract, a distance of **260.06 feet** to a 1 inch iron bolt found for an interior corner of the 6.00 acre tract;

THENCE South 69°14'48" East, with the northernmost south line of the 6.00 acre tract, a distance of **430.85 feet** to the **POINT OF BEGINNING**, containing 3.117 acres, more or less.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: 288-015-TO1

Paul J. Flugel 5-01-2023

Paul Flugel
Registered Professional Land Surveyor
State of Texas No. 5096
TBPELS Firm No. 10124500



OUTLET 54, DIVISION A
CITY OF AUSTIN



THIS IS A SURFACE DRAWING.

BEARING BASE: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, U.S. SURVEY FEET, BASED ON GPS SOLUTIONS FROM THE LOCAL REAL TIME NETWORK (RTN) FOR CHAPARRAL CONTROL POINT "101".

1/2" REBAR WITH "CHAPARRAL" CAP SET

SURFACE COORDINATES:
N 10068211.522 E
E 3192502.287

TEXAS STATE PLANE COORDINATES:
N 10068209.701 E
E 312-686.798

COMBINED SCALE FACTOR = 0.999900210
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.0001000
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 3.0

BENCHMARK INFORMATION:

BM #1: 1/2" REBAR WITH "RANDOM" CAP SET
APPROXIMATELY 7' WEST OF ROCKING ON THE WEST SIDE
OF PLEASANT VALLEY. LOCATED APPROXIMATELY 60'
SOUTH OF INTERSECTION OF PLEASANT VALLEY AND
GARNWOOD STREET

ELEVATION = 463.68'

VERTICAL DATUM: NAVD 83 (GEOID 18) DPUS FOR CH152

BM #2: 1/2" REBAR WITH "RANDOM" CAP SET ON THE
NORTH SIDE OF THE SIDEWALK ALONG THE NORTH
RIGHT-OF-WAY OF CONCORD STREET APPROXIMATELY 4.5'
EAST OF THE CONCRETE DAMP, APPROXIMATELY 10' WEST
OF THE SOUTHWEST CORNER

PARKING SUMMARY	
REGULAR PARKING SPACES:	50
HANDICAPPED PARKING SPACES:	4
TOTAL:	54

LINE TABLE			(RECORD LINE TABLE)		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S37°17'41"N	11.84	(L1)	(S48°19'32"W)	(11.84)

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	C-ORD
C1	2924.90'	54°12'05"	291.08'	N73°12'06"W	290.94'
C2	73.60'	77°49'51"	99.98'	N62°27'07"E	92.47'
C3	2924.90'	444°22'	242.01'	N72°43'17"W	241.94'
C4	2924.90'	075°39'	49.05'	N75°34'19"W	49.05'
C5	73.60'	6°32'18"	8.40'	N06°11'39"E	8.39'
C6	73.60'	71°17'50"	91.59'	N82°43'07"E	85.79'
C7	(72.60')		(91.28')	N82°25'06"	85.78'
C8	2924.90'	1°23'06"	70.70'	N16°44'41"E	70.70'

[illegible]

The tract shown here lies within Zone "X" (area determined to be outside the 0.2% annual chance floodplain) as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48453C0465K, dated January 22, 2020, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

(Table A, item 10 and 08)
No comments were received from the surveyor regarding zoning and/or parking requirements, as provided to the surveyor by email and a sheet handed for reference only. The surveyor does not warrant or complete or incur any liability. Zoning and parking requirements are subject to change and should be verified with the City before relying on this information.

(Table A, item 11)
At all visible obstructions the subject tract are shown on the survey. Underground utility plans were not provided to the surveyor of the time of survey. Underground utilities are not shown there.

(Table A, item 18)
There was no observable evidence of earth moving work, building construction or building additions at time of ground survey.


(Table A, item 18)
There were no detected natural material sources observed during the course of the survey.

ATTACHMENTS: Metes & Bounds Description

Dale L. Martin and Suzen S. Martin
OHT Partners, LLC
First American Title Insurance Company

The field work was completed on April 25, 2023.

Paul F. Fliegel Date
Registered Professional Land Surveyor
State of Texas No. 5240
PaulF@chapsurvey.com

	PROJECT NO. 288-015 DRAWING NO.
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Professional Land Surveying, Inc.
Surveying and Mapping

Paul F. Fliegel R.P.L.S. No. 5096	ADDITIONAL RECORDS 512-443-1724 T.B.P.E.L.S. Form No. 10124500	SHEET 01 OF 01
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THE SPECIES OF TREES SHOWN WERE DETERMINED TO THE BEST OF OUR ABILITIES BY ON THE GROUND SURVEY CREW, NOT A CERTIFIED ARBORIST. CONSULT A CERTIFIED ARBORIST FOR FINAL DETERMINATION OF SPECIES.

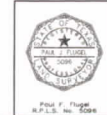
NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS DEAD; HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.

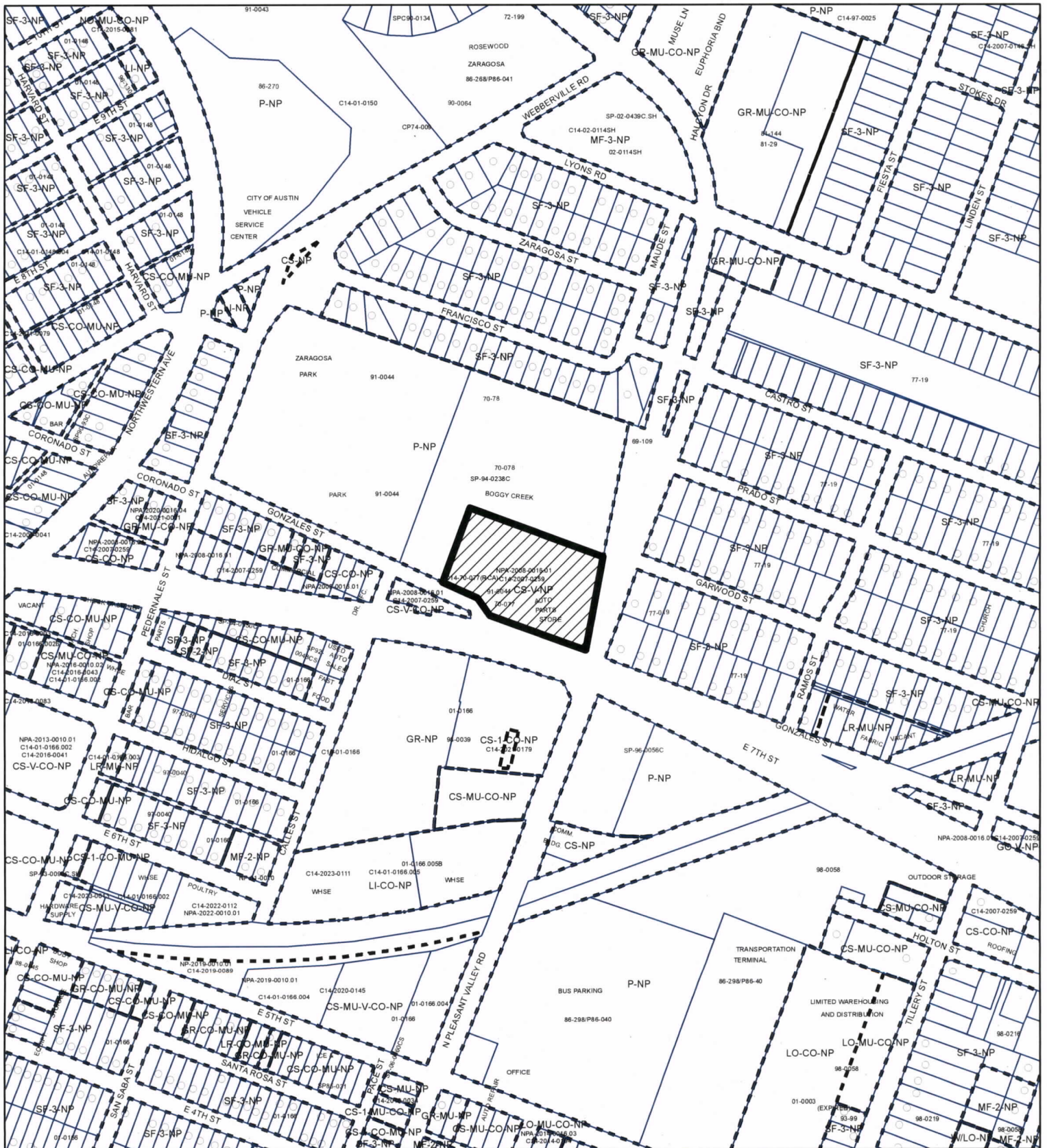
THIS SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS. EXACT MEASUREMENTS AND DEPTHS, PARTICULARLY IN CRITICAL AREAS, SHOULD BE VERIFIED WITH UTILITY RECORD MAPS AND/OR FIELD VERIFICATION PRIOR TO FINAL PLANNING OR CONSTRUCTION.

SSM1 DETAILS						
<p>SSM1 A</p> <p>IRW=48.57 BOTTOM=427.67</p> <p>PIPPS RECEIVED UNPLUGGED OR MISSING (1) AT PIPES OR DAMPERS</p>	<p>SSM1 B</p> <p>IRW=48.57 BOTTOM=438.04</p> <p>PIPPS RECEIVED UNPLUGGED OR MISSING (1) AT PIPES OR DAMPERS</p>	<p>SSM1 C</p> <p>IRW=48.57 BOTTOM=450.27</p> <p>PIPPS RECEIVED UNPLUGGED OR MISSING (1) AT PIPES OR DAMPERS</p>	<p>SSM1 D</p> <p>IRW=48.57 BOTTOM=455.47</p> <p>PIPPS RECEIVED UNPLUGGED OR MISSING (1) AT PIPES OR DAMPERS</p>	<p>SSM1 E</p> <p>IRW=48.58</p> <p>PIPPS RECEIVED UNPLUGGED OR MISSING (1) AT PIPES OR DAMPERS</p>	<p>SSM1 F</p> <p>IRW=48.50</p> <p>PIPPS RECEIVED UNPLUGGED OR MISSING (1) AT PIPES OR DAMPERS</p>	<p>SSM1 G</p> <p>IRW=48.59</p> <p>PIPPS RECEIVED UNPLUGGED OR MISSING (1) AT PIPES OR DAMPERS</p>

MINIMUM DETAILS
MINIMUM A
MINIMUM 401.70

UNABLE TO OPEN MIN
DUE TO TRAFFIC





SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2024-0029

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

1" = 400'

Created: 3/13/2024