

ORDINANCE NO. 20241212-097

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 701 BAYLOR STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-HISTORIC AREA-NEIGHBORHOOD PLAN (MF-4-HD-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-HISTORIC AREA-NEIGHBORHOOD PLAN (SF-3-HD-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 multifamily residence moderate-high density-historic area-neighborhood plan (MF-4-HD-NP) combining district to family residence-historic area-neighborhood plan (SF-3-HD-NP) combining district on the property described in Zoning Case No. C14-2024-0134, on file at the Planning Department, as follows:

0.158 acres of land, more or less, out of LOT 11, BLOCK C, RAYMOND SUBDIVISION OUT OF OUTLOT 2, DIVISION Z, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 2, Page 129, of the Plat Records of Travis County, Texas, being the same tract of land conveyed by deed recorded in Document No. 2017124116, of the Official Public Records of Travis County, Texas, said 0.158 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 701 Baylor 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. 020926-26 that established zoning for the Old West Austin Neighborhood Plan.

PART 3. This ordinance takes effect on December 23, 2024.

PASSED AND APPROVED

December 12, 2024

§
§
§

Kirk Watson

Kirk Watson
Mayor

APPROVED:

Deborah Thomas

Deborah Thomas
Interim City Attorney

ATTEST:

Stephanie Hall for

Myrna Rios
City Clerk

EXHIBIT A

FIELD NOTES OF
0.158 ACRE OF LAND
OUT OF LOT 11, BLOCK "C" OF
THE RAYMOND SUBDIVISION OF
PART OF OUTLOT 2, DIVISION "Z",
TRAVIS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

ALL OF THAT 0.158 ACRE OF LAND, MORE OR LESS, OUT OF LOT 11, BLOCK "C" OF THE RAYMOND SUBDIVISION OF OUTLOT 2, DIVISION "Z" IN THE CITY OF AUSTIN, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 129 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CALLED WEST 50 FEET BY 138 FEET OF LOT 11 CONVEYED TO BRIAN C. GARSSON IN THE WARRANTY DEED RECORDED IN DOCUMENT NO. 2017124116 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND HAVING BEEN SURVEYED ON THE GROUND UNDER MY SUPERVISION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a PK nail set in a rock wall at the intersection of the easterly Right of Way line of Baylor Street and the northerly line of a 20 foot wide alley for the southwest corner of Lot 11 and the tract herein described;

THENCE, along the easterly Right of Way line of Baylor Street and the westerly line of Lot 11 and the tract herein described, N 27°58'04" E, a distance of 50.00 feet to a 1/2" iron pipe found at the southwest corner of Lot 10, Block "C" of the Raymond Subdivision for the northwest corner of Lot 11 and the tract herein described from which a 1/2" iron pipe found at the northwest corner of the Lot 10 bears N 27°58'04" W and a distance of 49.93 feet;

THENCE, leaving the easterly Right of Way line of Baylor Street and along the southerly line of Lot 10 and the northerly line of Lot 11 and the tract herein described, S 62°00'00" E, a distance of 137.65 feet to a 1/2" iron rod found at the westerly northwest corner of the tract of land conveyed to 700 North Lamar, Ltd. recorded in Volume 13055, Page 295 of the Real Property Records of Travis County, Texas for the northeast corner of the tract herein described from which a 1/2" iron rod found at the northeast corner of Lot 11 bears S 62°07'22" E and a distance of 11.96 feet;

THENCE, over and across Lot 11 and along the westerly line of the 700 North Lamar Ltd. tract and the easterly line of the tract herein described, S 28°41'30" W, a distance of 49.98 feet to a 1/2" iron rod found in the northerly line of the alley at the southwest corner of the 700 North Lamar, Ltd. tract for the southeast corner of the tract herein described from which a 1/2" iron rod found at the southeast corner of Lot 11 bears S 62°00'39" E and a distance of 12.44 feet;

THENCE, along the northerly line of the alley and the southerly line of Lot 11 and the tract herein described, N 62°00'39" W, a distance of 137.02 feet to the Point of Beginning and containing 0.158 Acre of land, more or less, as shown on plat of survey prepared herewith.

Edward W. Bradfield

Edward W. Bradfield
Registered Professional Land Surveyor No. 5617
State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

2023017173

Feb 21, 2023 01:35 PM

Fee: \$38.00

MARTIND

700 NORTH LAMAR LTD,
VOL. 13055, PG. 295,
REAL PROPERTY RECORDS,
TRAVIS COUNTY, TEXAS

NOTE:
COORDINATES BASED ON
TEXAS STATE PLANE SYSTEM,
CENTRAL ZONE

TREE LEGEND

TAG NO.	TREE DESCRIPTION
T1	42.9" OAK
T2	30.0" OAK
T3	43.1" OAK
T4	9.5" OAK
T5	25.0" OAK
T6	34.0" OAK
T7	34.9" OAK

This tree location survey certifies the size and location of the trees depicted hereon. B&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.

P.O.B.

TEMPORARY BENCHMARK 1:
SQUARE CUT ON CURB
NAVD88 ELEVATION=524.30'
N=10072568.23
E=3110662.17

IMPERVIOUS COVERAGE

a. House	1558	sq. ft.
b. Uncovered parking area	523	sq. ft.
c. Area covered by metal carport	302	sq. ft.
d. Covered tile and brick columns	181	sq. ft.
e. Stone walk	99	sq. ft.
f. Uncovered stone pavers and stone walls	239	sq. ft.
g. Concrete walls and concrete area	375	sq. ft.
h. Open wood steps	36	sq. ft.
i. Wood shed & conc. area covered by wood deck	109	sq. ft.
j. Ground & wood deck area covered by open wood deck	234	sq. ft.

LOT AREA	6901	sq. ft.
TOTAL IMPERVIOUS COVERAGE (a through j added)	3656	sq. ft.
% IMPERVIOUS	53.0	% of lot

IMPORTANT NOTICE

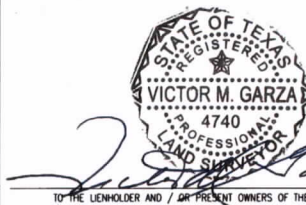
This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING, LLC. Building dimensions are approximate.

FLOOD NOTIFICATION

According to the FEMA Flood Map Service Center Website, this tract is within Zone "X" on Flood Insurance Rate Map number 4845300445K and is NOT represented as being in a special flood hazard area. This notification does not imply that the property and/or structures thereon will be free of flood damage and shall not create liability on the part of the undersigned or B&G Surveying, LLC. For further information contact your Flood Plain Administrator.

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- ▲ 600 NAIL FOUND
- ▲ MAG NAIL W/WASHER SET
- CAPPED REBAR FOUND
- FINISHED FLOOR ELEVATION
- CALCULATED POINT
- COTTON SPINDLE FOUND
- BREAK IN SCALE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- () PER PLAT
- ! ! PER DOC.# 2023017173
- < > PER VOL. 239, PGS. 588-589
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- OH OVERHEAD UTILITY LINE
- PO POWER POLE
- AC AIR CONDITIONER
- TP TRANSFORMER PAD



TO THE OWNER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED.

DESCRIPTION:

0.158 OF AN ACRE OF LAND, MORE OR LESS, OUT OF LOT 11, BLOCK C OF THE RAYMOND SUBDIVISION OF PART OF OUTLOT 2, DIVISION Z, IN THE CITY OF AUSTIN, RECORDED IN VOLUME 2, PAGE 129, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY AS DESCRIBED IN THAT QUITCLAIM DEED TO BRITTEN AVENUE PROPERTIES SERIES 4, LLC, IN DOCUMENT NO. 2023017173, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.158 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

STREET ADDRESS: 701 BAYLOR STREET CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS

REFERENCE NAME: BRITTEN AVENUE PROPERTIES SERIES 4, SUSAN H. MAYER

OR REVISED: 12/19/2023



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM

1404 West North Loop Blvd.

Austin, Texas 78756 - Office 512*458-6969

JOB #: B1106023_TA

DATE: 12/12/2023

SCALE: 1" = 20'

FIELD WORK BY	JAVI	12/04/2023
CALC'D BY	JOSE	12/04/2023
DRAFTED BY	MAYA	12/05/2023
CHECKED BY	VG/ML	12/05/2023

TEMPORARY BENCHMARK 2:
SQUARE CUT ON CONCRETE
NAVD88 ELEVATION=496.79'
N=10072473.59
E=3110785.84

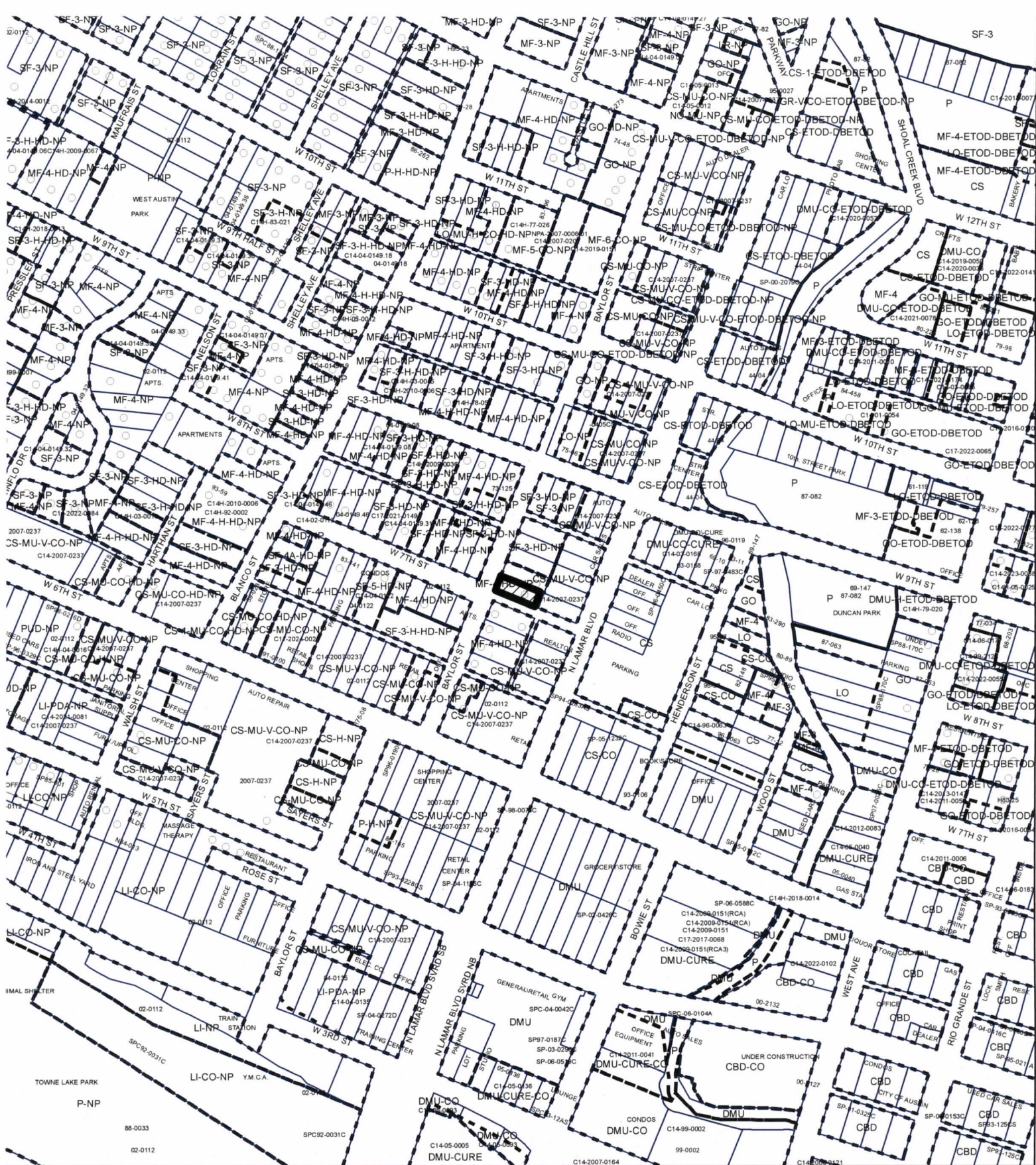
W 50' x 138' OF
LOT 11
BLOCK 11

6901 SQ.FT.
0.158 ACRE
TAX ID# 107052

PETER L. SZILAGYI AND KATHRYN E.
MCKENNA, DOC.# 2021228056

LEDBETTER & GREATHOUSE'S RESUBDIVISION
<VOL. 239, PGS 588-589>
DEED RECORDS, TRAVIS COUNTY, TX
LOT FIVE (5)

BAYLOR STREET
(60' R.O.W.)






ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0134

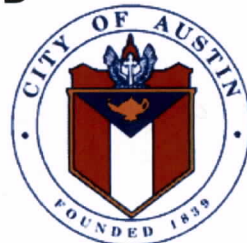


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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



Created: 9/10/2024