

ORDINANCE NO. 20250130-097

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1103 WEST 24TH STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (GR-MU-V-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-DENSITY BONUS 90-NEIGHBORHOOD PLAN (GR-MU-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 community commercial-mixed use-vertical mixed use building-neighborhood plan (GR-MU-V-NP) combining district to community commercial-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (GR-MU-V-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0095, on file at the Planning Department, as follows:

0.6931 acres of land out of Outlot 41, Division “D”, of the Government Outlots adjacent to the Original City of Austin, Travis County, Texas, according to the map or plat of record on file with the General Land Office of the State of Texas, being the same tract conveyed by deed recorded in Volume 11417, Page 683, of the Real Property Records of Travis County, Texas, said 0.6931 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (The “Property”),

locally known as 1103 West 24th Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. Except as specifically provided in this Part 2, the Property may be developed in compliance and used in accordance with the regulations established for density bonus 90 (DB90) combining district and other applicable requirements of the City Code:

A building is not required to be designed with one or more commercial or civic uses located along the principal street and on the ground floor.

PART 3. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 040826-57 that established zoning for the West University Neighborhood Plan.

PART 4. This ordinance takes effect on February 10, 2025.

PASSED AND APPROVED

_____, January 30, 2025

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Kirk Watson
Mayor

APPROVED:



Deborah Thomas
Interim City Attorney

ATTEST:



Myrna Rios
City Clerk

EXHIBIT "A"

CRICHTON AND ASSOCIATES, INC. LAND SURVEYORS

6448 HIGHWAY 290 EAST SUITE B-105
AUSTIN, TEXAS 78723
512-244-3395

FIELD NOTES

FIELD NOTES FOR 0.6931 ACRES OUT OF OUTLOT 41, DIVISION "D" OF THE GOVERNMENT OUTLOTS ADJACENT TO THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT OF RECORD ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS BEING THE SAME TRACT AS DESCRIBED IN VOL. 11417 PG. 683 REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an "X" found on top of a concrete column on the South R.O.W of West 24th Street being the Northeast corner of Lot 14, Longview Terrace, a subdivision recorded in Plat Book 4 Page 44, of the Travis County, Texas Plat Records for the Northwest corner of this tract and the **POINT OF BEGINNING**.

THENCE S86°08'05"E with the South R.O.W. of West 24 Street, a distance of 174.29 feet to a calculated point being the intersection of the South R.O.W. of West 24th Street and the West R.O.W. of Leon Street.

THENCE S03°30'33"W with the West R.O.W. of Leon Street, a distance of 173.99 feet to a 1/2" iron pin found being the Northeast corner of a 0.244 acre tract out of Outlot 41, Division "D" as recorded in Doc. No. 2008097247 Official Public Records of Travis County, Texas for the Southeast corner of this tract.

THENCE N85°50'27"W with the North line of said 0.244 acre tract, a distance of 173.61 feet to a calculated point at the Northwest corner of said 0.244 acre tract also being on the East line of 2313 Longview Condominiums, a condominium declaration recorded in Vol 7872 Pg. 277 of the Condominium Records of Travis County, Texas for the Southwest corner of this tract.

THENCE N03°16'52"E pass the Northeast corner of 2313 Longview Condominiums also being the Southeast corner of Lot 13 Longview Terrace, continuing on the the East line of said Lot 13 and Lot 14, Longview Terrace, a distance of 173.13 feet to the **POINT OF BEGINNING** and containing 0.6931 acres, more or less.

BEARING BASIS IS TEXAS STATE PLANE COORDINATES (NAD83), TEXAS CENTRAL ZONE (4203)

I hereby certify that the foregoing field notes were prepared partially from a survey on the ground and partially from public records, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal September 24, 2020

Herman Crichton, R.P.L.S. 4046
20_189



Exhibit A

SCALE 1" = 40'

WEST 24TH ST.

S86°08'05"E

174.29

"X" FOUND
TOP OF
COLUMN

P.O.B.

CALCULATED
POINT

LOT 14

173.13

0.6931 AC.

LONGVIEW TERRACE
PB. 4 PG. 44

N03°16'52"E

LOT 13

173.99

LEON STREET

S03°30'33"W

CALCULATED
POINT

2313 LONGVIEW
CONDOMINIUMS
VOL. 7872 PG. 277

N85°50'27"W

173.61

0.244 AC. OUT OF
OUTLOT 41, DIV. "D"
DOC. 2008097247

SKETCH TO ACCOMPLANY FIELD NOTES FOR 0.6931 ACRES OUT OF OUTLOT 41, DIVISION "D" OF THE GOVERNMENT OUTLOTS ADJACENT TO THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT OF RECORD ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS BEING THE SAME TRACT AS DESCRIBED IN VOL. 11417 PG. 683 REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

NOTE: BEARING BASIS IS TEXAS STATE PLANE
COORDINATES (NAD83), CENTRAL TEXAS ZONE (4203)

CRICHTON
AND ASSOCIATES INC.
LAND SURVEYORS

TBLS Firm # 101727-00

6448 East Highway 290
Suite B105
Austin, Texas 78723

(512) 244-3395

Orders@CrichtonandAssociates.com

LEGEND

- | | |
|---------------------------|-------------------------|
| ● 1/2" IRON ROD FOUND | ⊠ UG UTIL. WARNING SIGN |
| ○ 1/2" IRON ROD SET | □ UTILITY PEDESTAL |
| ● 1/2" IRON PIPE FOUND | ⊙ GAS METER |
| ⊙ SPINDLE FOUND | ⊙ WATER MANHOLE |
| ⊙ NAIL FOUND | ⊙ WATER WELL |
| ⊙ LIGHT POLE | ⊙ WATER METER |
| ⊙ POWER POLE | ⊙ WATER VALVE |
| ⊙ HIGH VOLTAGE | ⊙ FIRE HYDRANT |
| ⊙ POWER POLE | ⊙ PVC RISER |
| ⊙ GUY WIRE | ⊙ SANITARY SEWER MH |
| ⊙ OVERHEAD ELEC. LINE | ⊙ SEWER CLEANOUT |
| ⊙ ELECTRIC METER | ⊙ SEPTIC LID |
| ⊙ ELECTRIC MANHOLE | ⊙ STORM SEWER MH |
| ⊙ TELEPHONE MANHOLE | ⊙ RECORD INFORMATION |
| ⊙ CONC. PAD WITH ELEC. | ⊙ CHAIN LINK FENCE |
| ⊙ ELECTRIC BOX | ⊙ WIRE FENCE |
| P.U.E. PUBLIC UTIL. ESMT. | ⊙ METAL FENCE |
| B.L. BUILDING LINE | ⊙ WOOD FENCE |
| D.E. DRAINAGE ESMT. | |

SCALE: 1" = 40'

JOB NUMBER: 20_189



DATE: SEPT. 24, 2020

