

ORDINANCE NO. 20170928-083

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 700 EAST 11TH STREET FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO CENTRAL BUSINESS (CBD) 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 (CS) district to central business (CBD) district on the property described in Zoning Case No. C14-2017-0027, on file at the Planning and Zoning Department, as follows:

0.810 (35,284 square feet) acre tract of land situated in the City of Austin, Travis County, Texas, being all Lots 1-3 and the southerly half of a 20 foot wide alley all of Block 141, Original City of Austin, by the map or plat on file at the General Land Office of the State of Texas; said 20 foot wide alley having been vacated by City of Austin Ordinance filed under Volume 4224, Page 2392, of the Deed Records of Travis County, Texas and said Lots 1, 2, and 3 having been conveyed to Texas Motor Transportation Association, Inc., by deed of record in Volume 5094, Page 2023, of said Deed Records; said 0.810 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),


locally known as 700 East 11th Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on October 9, 2017.

PASSED AND APPROVED

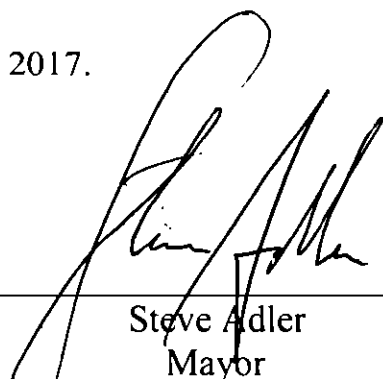
_____, September 28, 2017

APPROVED:



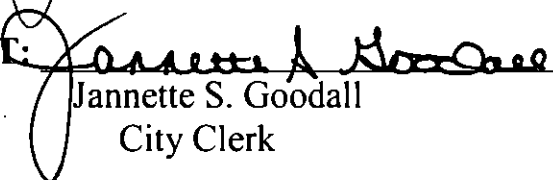
Anne L. Morgan
City Attorney

§
§
§



Steve Adler
Mayor

ATTEST:



Jannette S. Goodall
City Clerk

0.810 ACRE
TRAMMEL CROW RESIDENTIAL
700 E 11TH STREET

FN. NO. 16-444(KWA)
NOVEMBER 23, 2016
JOB NO. 222010725

DESCRIPTION

OF A 0.810 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL LOTS 1-3 AND THE SOUTHERLY HALF OF A 20 FOOT WIDE ALLEY ALL OF BLOCK 141, ORIGINAL CITY OF AUSTIN BY THE MAP OR PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 20 FOOT WIDE ALLEY HAVING BEEN VACATED BY CITY OF AUSTIN ORDINANCE FILED UNDER VOLUME 4224, PAGE 2392 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND SAID LOTS 1, 2, AND 3 HAVING BEEN CONVEYED TO TEXAS MOTOR TRANSPORTATION ASSOCIATION, INC., BY DEED OF RECORD IN VOLUME 5094, PAGE 2023 OF SAID DEED RECORDS; SAID 0.810 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pipe found at the intersection of the northerly right-of-way line of E 11th Street (80' R.O.W.) and the easterly right-of-way line of Sabine Street (80' R.O.W.), being the southwesterly corner of said Block 1 and hereof;

THENCE, N16°31'12"E, along the easterly right-of-way line of Sabine Street, being the westerly line of said Lot 1 and a portion of the westerly line of said 20 foot alley, for the westerly line hereof, a distance of 170.46 feet to a calculated point at or near the centerline of said 20 foot alley, for the northwesterly corner hereof;

THENCE, S73°37'31"E, leaving the easterly right-of-way line of Sabine Street, along a line at or near the centerline of said 20 foot alley, for the northerly line hereof, a distance of 207.03 feet to a calculated point for the northeasterly corner hereof, from which a 1/2 inch iron rod with "CHAPARRAL" cap found bears S65°06'39"E, a distance of 1.66 feet and from which an "X" found in concrete in the westerly right-of-way line of Interstate Highway Southbound Frontage Road bears, S73°37'31"E, a distance of 68.93 feet;

THENCE, S16°31'12"E, leaving the centerline of said 20 foot alley, in part, over and across said 20 foot alley and in part, along the common line of said Lot 3 and Lot 4 of said Original City of Austin, for the easterly line hereof, a distance of 170.46 feet to a 1/2 inch iron rod found in the northerly right-of-way line of E 11th Street, being the common southerly corner of said Lot 3 and Lot 4, for the southeasterly corner hereof;

EXHIBIT A

FN NO. 16-444(KWA)
NOVEMBER 23, 2016
PAGE 2 OF 2

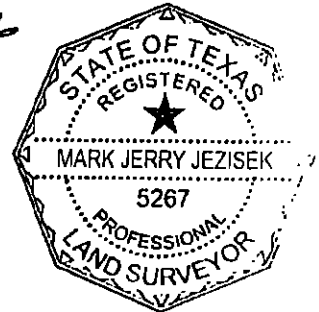
THENCE, N73°37'31"W, leaving the southwesterly corner of said Lot 4, along the northerly right-of-way line of E 11th Street, being the southerly line of said Lots 1-3, for the southerly line hereof, a distance of 207.03 feet to the **POINT OF BEGINNING**, containing an area of 0.810 acre (35,291 square feet) of land, more or less, within these metes and bounds.

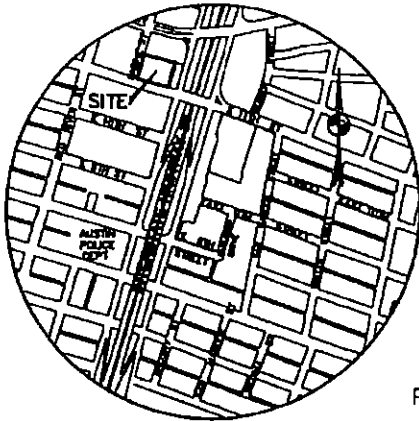
BEARING BASIS: THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING
SERVICES INC.
221 WEST SIXTH ST.
SUITE 600
AUSTIN, TEXAS 78701

Mark J. Jezisek 11/23/16
MARK J. JEZISEK
R.P.L.S. NO. 5267
STATE OF TEXAS
TBPLS # F-10194230
mark.jezisek@stantec.com





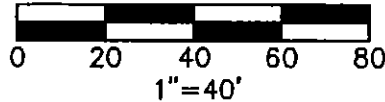
LEGEND

- 1/2" IRON ROD FOUND
- CAP 1/2" IRON ROD WITH "CHAPPARRAL" CAP FOUND
- ⊙ IRON PIPE FOUND
- BOUNDARY CORNER TO BE SET

P.O.B. POINT OF BEGINNING

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.



VICINITY MAP

N.T.S.

LOT 8

LOT 7

VELOCITY CREDIT UNION
DOC. NO. 2001071900

LOT 6

SABINE STREET
(80' PUBLIC R.O.W.)

N16°31'12"E 10.03'

N16°31'12"E 170.46'

S16°22'29"W 40.00'

VACATED 20 FOOT WIDE ALLEY

S73°37'31"E 207.03'

VOLUME 4224, PAGE 2392

{69'}

{69'}

{69'}

0.810 ACRE
(35,291 SQ. FT.)

TEXAS MOTOR
TRANSPORTATION
ASSOCIATION, INC.
VOL. 5094, PG. 2023

FROM WHICH A
1/2" IRON ROD
WITH CHAPPARRAL
CAP BEARS
S65°06'39"E, 1.66'

LOT 3

LOT 1

LOT 2

BLOCK 141
ORIGINAL CITY OF
AUSTIN

P.O.B.

N73°28'48"W
40.00'

{69'}

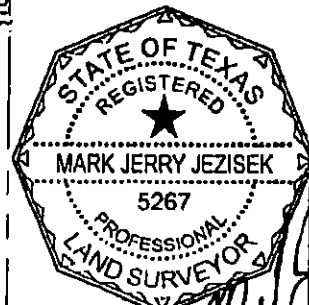
{69'}

N73°37'31"W 207.03'
{207'}

E 11TH STREET
(80' PUBLIC R.O.W.)

S16°31'12"W 170.46'
{170'}

S16°22'29"W 40.00'



Stantec

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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SKETCH TO ACCOMPANY DESCRIPTION

OF 0.810 ACRES OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL LOTS 1-3 AND THE SOUTHERLY HALF OF A 20 FOOT WIDE ALLEY ALL OF BLOCK 141, ORIGINAL CITY OF AUSTIN BY THE MAP OR PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 20 FOOT WIDE ALLEY HAVING BEEN VACATED BY CITY OF AUSTIN ORDINANCE FILED UNDER VOLUME 4224, PAGE 2392 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS

**TRAMMEL CROW
RESIDENTIAL**

SHEET 1 OF 1

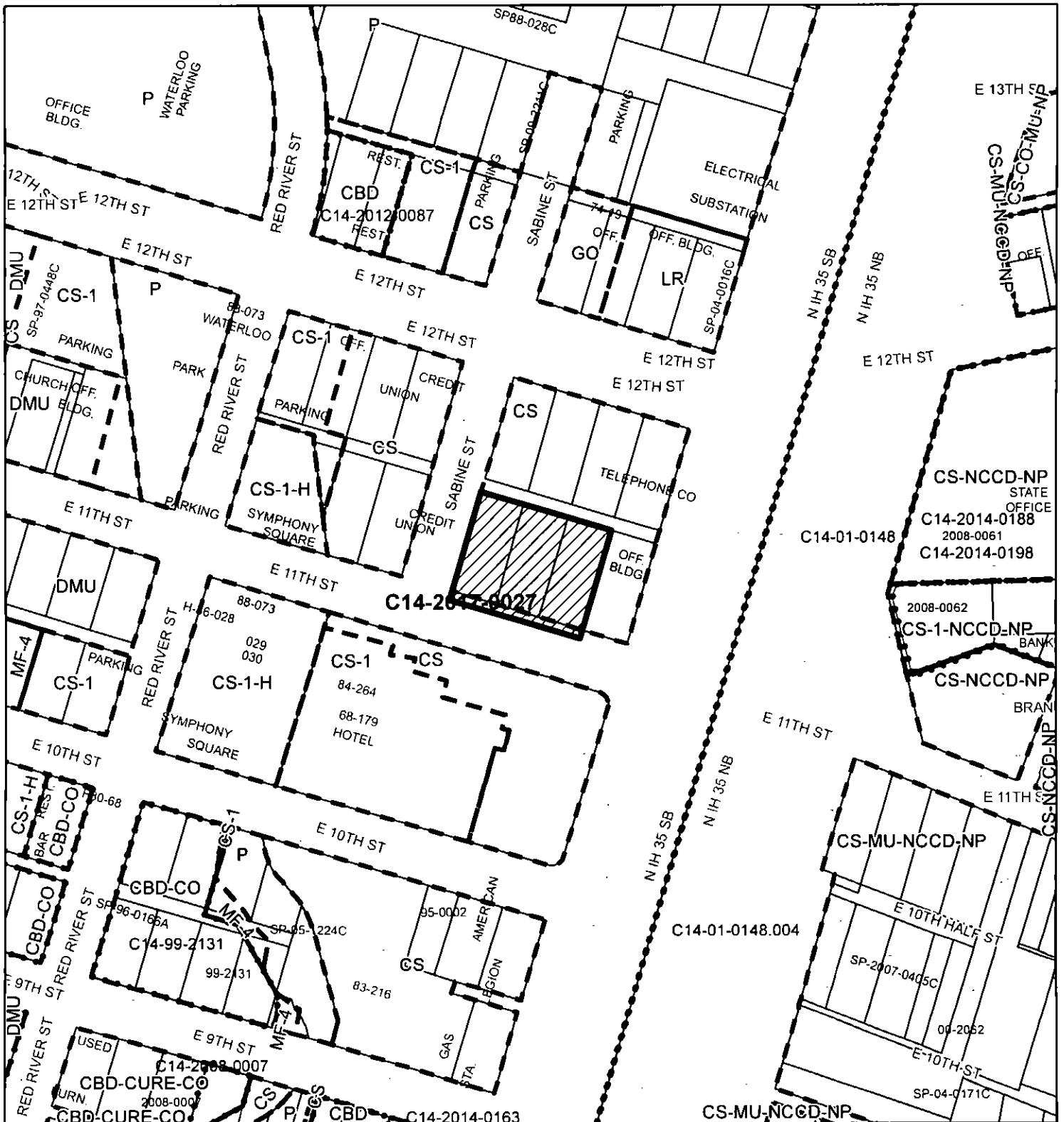
DATE: 11/23/2016

DRAWN BY: MJR

FN: 16-444 (KWA)

FILE: V:\2220\active\222010628survey\222010725EX1.DWG

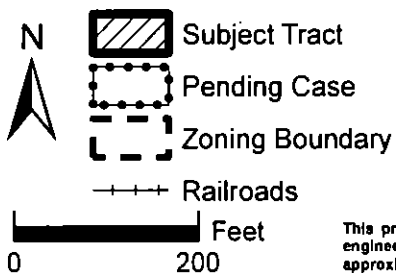
PROJECT No. 222010725



ZONING

Case#: C14-2017-0027

EXHIBIT B



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



Created: 3/22/2017