

**ORDINANCE NO. 20181101-054**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3300 EAST 7<sup>TH</sup> STREET AND 3311 GONZALES STREET IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-NEIGHBORHOOD PLAN (GO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-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 office-neighborhood plan (GO-NP) combining district to community commercial-neighborhood plan (GR-NP) combining district on the property described in Zoning Case No. C14-2018-0081, on file at the Planning and Zoning Department, as follows:

Being a 0.774 acre tract of land out of Outlot 18, Division A of the Government Outlots adjoining the Original City of Austin, Travis County Texas, the tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 3300 East 7<sup>th</sup> Street and 3311 Gonzales Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

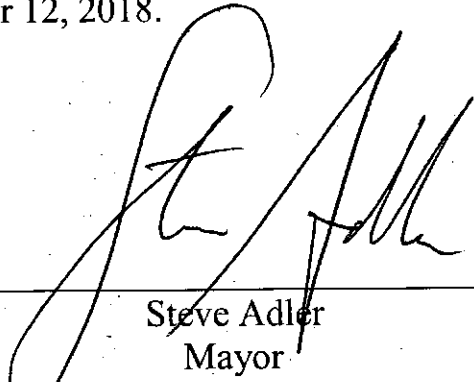
**PART 2.** The Property is subject to Ordinance No. 030327-11a that established zoning for the Govalle Neighborhood Plan.

**PART 3.** This ordinance takes effect on November 12, 2018.


**PASSED AND APPROVED**

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November 1, 2018

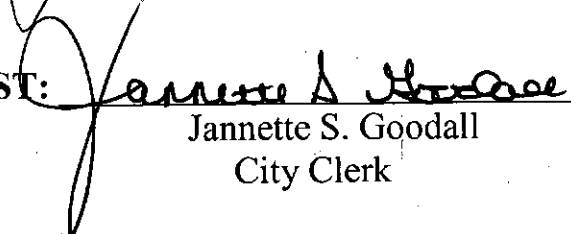
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Steve Adler  
Mayor

**APPROVED:**   
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**



\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

LEGAL DESCRIPTION

BEING a 0.774 acre tract of land out of Outlot 18, Division A of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, and being all of Lot 1 and Lot 2, Block No. 3 of EDEN ACRES, a subdivision as recorded in Volume 3, Page 207 of the Plat Records of Travis County, Texas, SAVE & EXCEPT that portion conveyed to the City of Austin recorded in Volume 830, Page 522 and Volume 850, Page 345, both of the Deed Records of Travis County, Texas; said Lot 1 and Lot 2 being described in the Special Warranty Deed with Vendor's Lien to 3301 Gonzales, LLC recorded in Document No. 2018037503 of the Official Public Records of Travis County, Texas; said 0.774 acre tract of land being more particularly described by metes and bound as follows with bearing referenced to the Texas Coordinate System of 1983, Central Zone:

BEGINNING at the intersection of the southerly right-of-way line of Gonzales Street (45' public right-of-way) with the easterly right-of-way line of Allen Street (50' public right-of-way) at the northwest corner of said Block No. 3, EDEN ACRES, same being the northwest corner of said Lot 1, for the northwest corner of the herein described tract, from which a 3/4" iron pipe found bears North 57° East a distance of 0.52 feet;

THENCE with the southerly right-of-way line of Gonzales Street and the northerly line of said Block No. 3, South 69°16'09" East, passing at a distance of 101.34 feet a 1/2" iron rod found for the northeast corner of said Lot 1, same being the northwest corner of said Lot 2, and continuing for a total distance of 202.67 feet to a 5/8" iron rod with cap stamped "JONES|CARTER" set for the northeast corner of said Block No. 3, same being the northeast corner of said Lot 2 and the northwest corner of Lot 1, EDEN ACRES NO. 2, a subdivision as recorded in Volume 4, Page 129 of the Plat Records of Travis County, Texas, for the northeast corner of the herein described tract;

THENCE departing said southerly right-of-way line of Gonzales Street with the easterly line of said Block No. 3, EDEN ACRES, same being the westerly line of said EDEN ACRES NO. 2, South 20°29'51" West, passing at a distance of 140.49 feet a 1" iron pipe found for the northwest corner of Lot 5 of said EDEN ACRES NO. 2, and continuing for a total distance of 189.52 feet to a point in the northerly line of East 7th Street (public right-of-way varies) for the southeast corner of said Lot 2, same being the southeast corner of the herein described tract, from which a 1" square iron rod found bears South 10° West a distance of 0.41 feet;

THENCE with the northerly right-of-way line of said East 7th Street, northwesterly with a non-tangent curve to the left having a radius of 3880.05 feet and a delta angle of 03°04'00", an arc distance of 207.68 feet (the chord of said curve bears North 56°55'18" West a distance of 207.65 feet) to the intersection of the northerly right-of-way line of said East 7th Street with said easterly right-of-way line of Allen Street at the the southwest corner of said Lot 1, for the southwest corner of the herein described tract, from which a 1/2" iron rod found bears North 37° East a distance of 0.33 feet;

Exhibit A

THENCE departing said northerly right-of-way line of East 7th Street with said easterly right-of-way line of Allen Street, North 20°29'51" East a distance of 145.12 feet to the POINT OF BEGINNING and CONTAINING an area of 0.774 acres of land.

I HEREBY CERTIFY that these notes were prepared by JONES|CARTER from a survey made on the ground on February 23, 2017 and are true and correct to the best of my knowledge. A sketch accompanies this description.

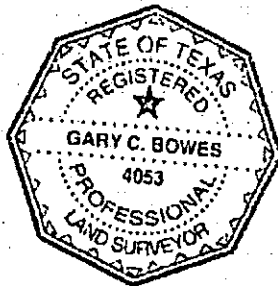
  
\_\_\_\_\_  
Gary C. Bowes  
Registered Professional Land Surveyor No. 4053

6/26/2018  
Date

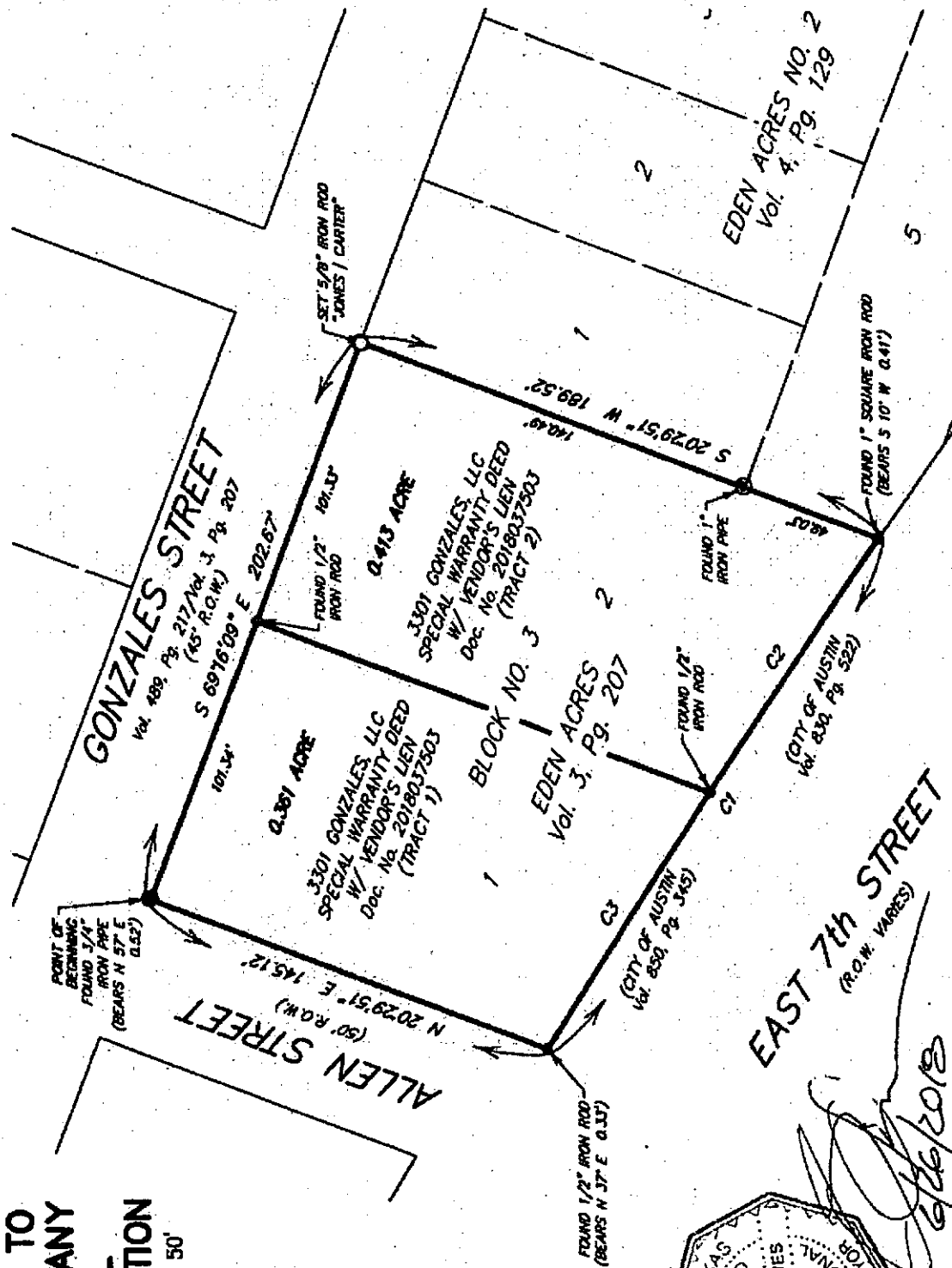
**BEARING BASIS NOTE:**

Horizontal datum based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone.  
Distances are surface values and a combined scale factor is 1.0000525072.

TCAD Map Nos. 0204140408.  
Austin Grid: L-21



**SCALE 1" = 50'**



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING CHORD LENGTH
C1	3880.05'	207.68'	3104.00"	N 56°55'18" W 207.65'
C2	3880.05'	104.14'	1327.16"	N 56°09'26" W 104.14'
C3	3880.05'	103.53'	1317.44"	N 57°41'26" W 103.53'



**JONES CARTER**

TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. 5-439  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 10046301  
3100 ARLY DRYDEN BOULEVARD, SUITE 150 • AUSTIN, TEXAS 78741 • 512.441.5953

\\GADSS\GADSS-003\7-02 GUTHRIE TRACT\ SURVEYING PHASE\CAD FILES\G055-003\ EDEN ACRES ZONING EXHIBIT.DWG

80-1140-58270 92/ 103



1" = 200'

## Exhibit B



This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.