ORDINANCE NO. ____________

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 GENERAL OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (GR-MU-V-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-conditional overlay-neighborhood plan (GO-CO-NP) combining district to community commercial-mixed use-vertical mixed use building-neighborhood plan (GR-MU-V-NP) combining district on the property described in Zoning Case No. C14-2020-0026, on file at the Housing and Planning Department, as follows:

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, 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. The Property is subject to Ordinance No. 040826-57 that established zoning for the West University Neighborhood Plan.
PART 3. This ordinance takes effect on ________________, 2020.

PASSED AND APPROVED

_________________________, 2020

§

§

§

_________________________, 2020

Steve Adler
Mayor

APPROVED: __________________________ ATTEST: __________________________

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

Draft 9/29/2020

Page 2 of 2

COA Law Department
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
WEST 24TH ST.

S86°08'05"E  174.29

LOT 14

LONGVIEW TERRACE
PB. 4 PG. 44

LOT 13

0.6931 AC.

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 ACCOMPANY 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

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Austin, Texas 78723
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LEGS:
- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- SPINDELE FOUND
- NAIL FOUND
- POWER POLE
- OVERHEAD ELECT. LINE
- ELECTRIC METER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CONC. PAD WITH ELECT.
- ELECTRIC BOX
- P.U.C. PUBLIC UTIL. ESMT.
- B.L. BUILDING ESMT.
- D.E. DRAINAGE ESMT.

SHELBY CRICHTON
STATE OF TEXAS
REGISTRERED PROFESSIONAL LAND SURVEYOR

DATE: SEPT. 24, 2020

SCALE: 1" = 40'

JOB NUMBER: 20_189
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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.