

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1709 AND 1803 EVERGREEN AVENUE AND 1204 WEST MARY STREET FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT AND FAMILY RESIDENCE (SF-3) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE (CS-MU) COMBINING DISTRICT ON TRACT 1 AND FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY-HISTORIC LANDMARK (MF-3-H) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-HISTORIC LANDMARK (GO-MU-H) COMBINING DISTRICT ON TRACT 2.

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 and family residence (SF-3) district to general commercial services-mixed use (CS-MU) combining district on Tract 1 and from multifamily residence medium density-historic landmark (MF-3-H) combining district to general office-mixed use-historic landmark (GO-MU-H) combining district on Tract 2 on the property described in Zoning Case No. C14-2020-0097, on file at the Housing and Planning Department, as follows:

Tract 1:

Being 1.0194 acres of land situated in the Isaac Decker League, Abstract No. 8, Travis County, Texas, said 1.0194 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2:

Being 0.3019 acre of land situated in the Isaac Decker League, Abstract No. 8, Travis County, Texas, said 0.3019 acre of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance (collectively referred to the "Property")

locally known as 1709 and 1803 Evergreen Avenue and 1204 West Mary Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2020.

**PASSED AND APPROVED**

\_\_\_\_\_, 2020      § \_\_\_\_\_  
                                 § \_\_\_\_\_  
                                 § \_\_\_\_\_  
                                 Steve Adler  
                                 Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Jannette S. Goodall  
City Attorney                      City Clerk

# TRACT 1

1.0194 ACRE  
ISAAC DECKER LEAGUE  
ABSTRACT No.8  
TRAVIS COUNTY, TEXAS

Page 1 of 2

## EXHIBIT A PROPERTY DESCRIPTION

**BEING 1.0194 ACRES SITUATED IN THE ISAAC DECKER LEAGUE, ABSTRACT No. 8, TRAVIS COUNTY, TEXAS, BEING OUT OF AND PART OF LOTS 1, 2 AND 3, HARDIN SUBDIVISION, RECORDED IN VOLUME 17, PAGE 8, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, (P.R.T.C.T.), BEING OUT OF AND PART OF LOT 3, THE ROY ADDITION, RECORDED IN VOLUME 6, PAGE 81, P.R.T.C.T., BEING PART OF TRACTS ONE AND TWO CONVEYED IN A DISTRIBUTION DEED RECORDED IN DOCUMENT No. 2005015225, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 1.0194 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod found for the northwest corner of said Lot 3, Roy Addition and being in the east Right-of-Way line, (ROW), line of Evergreen Street, 44 feet wide;

THENCE, South 71°08'02" East, departing said east ROW line, along the common line between Lot 3 and Lot 2 of said Roy Addition, a distance of 262.52 feet to a calculated point for the northeast corner of said Lot 3 and being in the west ROW line of the Missouri Pacific Railroad, width varies;

THENCE, along the west ROW line of said Railroad, the east line of said Lot 3, Roy Addition and the east line of Lot 3, Hardin Subdivision, the following five, (5), courses and distances:

1. South 36°44'41" West, a distance of 11.67 feet to an angle point;
2. South 37°22'58" West, a distance of 39.70 feet to the southeast corner of said Lot 3, Roy Addition and being the northeast corner of said Lot 3, Hardin Subdivision;
3. South 39°40'03" West, 99.85 feet to an angle point;
4. South 42°59'41" West, a distance of 100.00 feet to an angle point;
5. South 45°12'41" West, a distance of 13.21 feet to the southeast corner of said Lot 3, Hardin Subdivision and being in the north ROW line of West Mary Street, 60 feet wide;

THENCE, North 71°35'19" West, along said north ROW line, a distance of 65.40 feet to the southwest corner of said Lot 3 and the southeast corner of Lot 2, Hardin Subdivision;

THENCE, over and across said Tract One, the following two, (2), courses and distances:

1. North 26°18'37" East, a distance of 91.52 feet to a calculated point for corner;
2. North 65°04'19" West, a distance of 131.28 feet to a calculated point in the east ROW line of said Evergreen Street;

THENCE, North 27°50'41" East, along said east ROW line, a distance of 91.82 feet to a calculated point in the south line of said Lot 3, Roy Addition;

Exhibit A

1.0194 ACRE  
ISAAC DECKER LEAGUE  
ABSTRACT No.8  
TRAVIS COUNTY, TEXAS

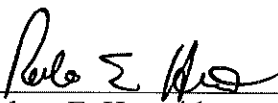
Page 2 of 2

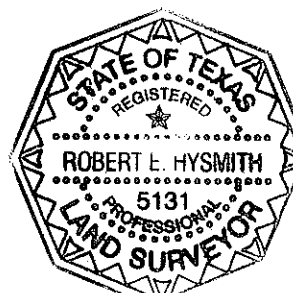
THENCE, North 71°34'21" West, a distance of 2.36 feet to an "X" found in concrete for the southwest corner of said Lot 3, Roy Addition;

THENCE, North 27°51'58" East, continuing along said east ROW line, a distance of 51.05 feet to the **POINT OF BEGINNING**, containing 1.0194 acres of land, more or less.

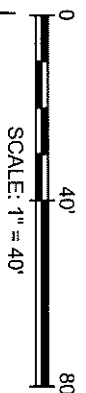
All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83/93.

This property description is accompanied by a separate plat of even date.

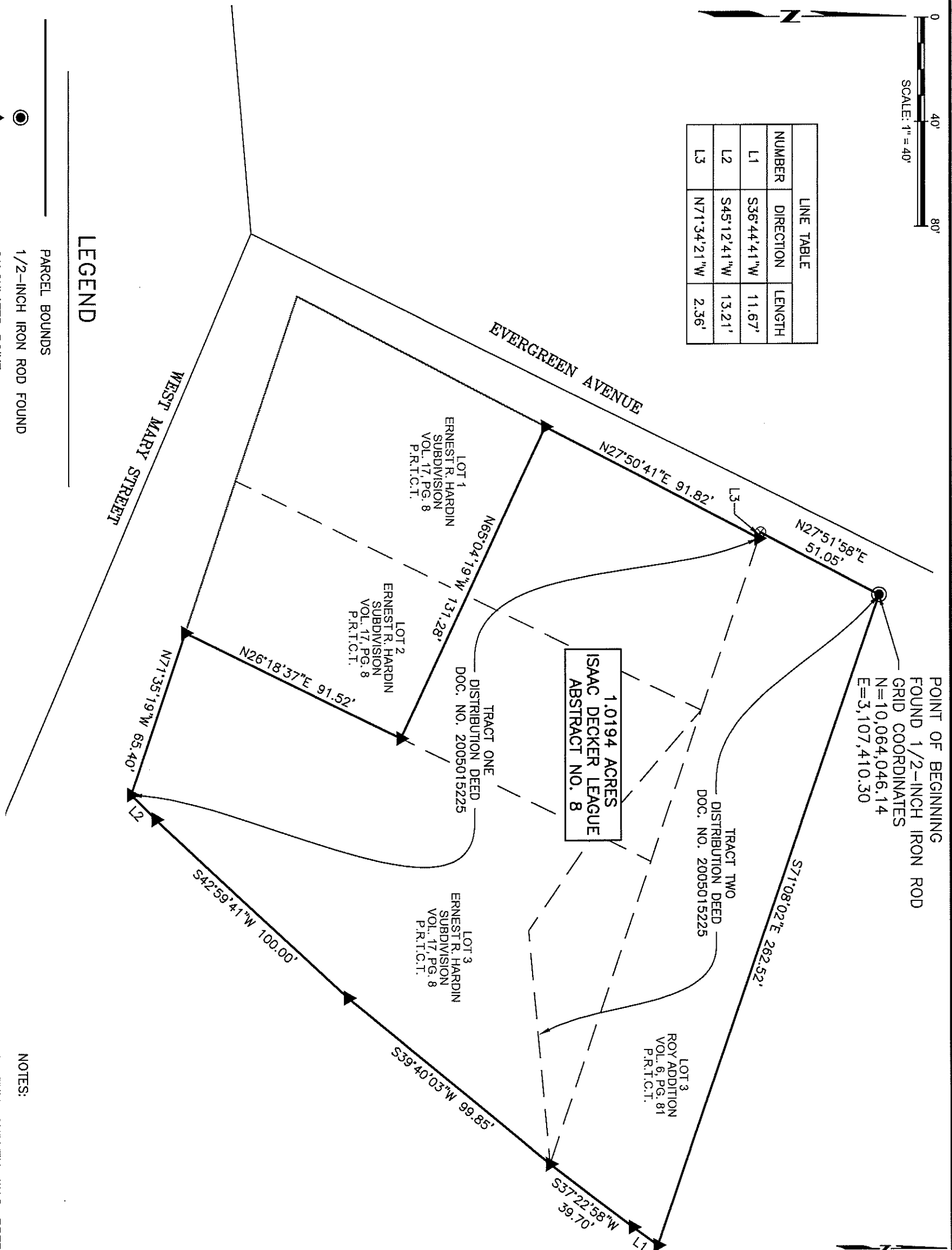
  
Robert E. Hysmith  
Registered Professional Land Surveyor No. 5131  
Peloton Land Solutions  
4214 Medical Parkway Suite 300  
Austin, Texas 78756  
(512) 831-7700  
TBPLS Firm No. 10194108



9/04/20

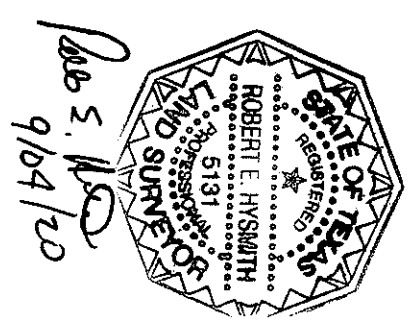
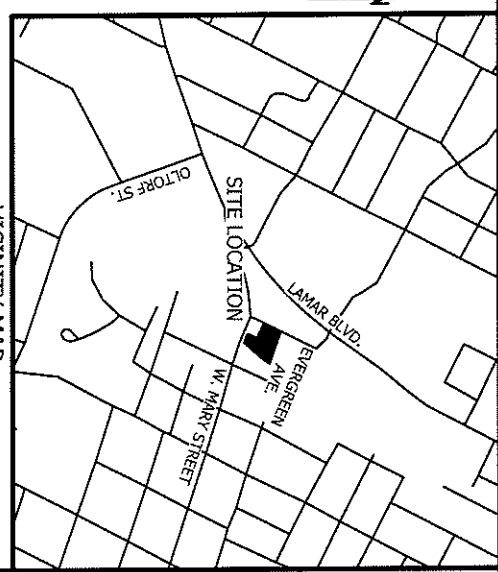


LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S36°44'41"W	11.67'
L2	S45°12'41"W	13.21'
L3	N71°34'21"W	2.36'



LEGEND

- PARCEL BOUNDS
- 1/2-INCH IRON ROD FOUND
- CALCULATED POINT
- "X" FOUND ON CONCRETE
- OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- PLAT RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.T.



- NOTES:
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND NO OTHER RESEARCH WAS DONE BY THE SURVEYOR.
  - ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (SPCS), CENTRAL ZONE (4203), NAD83/93.



**PELOTON**  
LAND SOLUTIONS  
4214 MEDICAL PARKWAY  
SUITE 300  
AUSTIN, TX 78756  
512-831-7700, TBPLS FIRM NO 10194108

BEING 1.0194 ACRES SITUATED IN THE ISAAC DECKER LEAGUE, ABSTRACT No. 8, TRAVIS COUNTY, TEXAS, BEING OUT OF AND PART OF LOTS 1, 2 AND 3, HARDIN SUBDIVISION, RECORDED IN VOLUME 17, PAGE 8, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, (P.R.T.C.T.), BEING OUT OF AND PART OF LOT 3, THE ROY ADDITION, RECORDED IN VOLUME 6, PAGE 81, P.R.T.C.T., BEING PART OF TRACTS ONE AND TWO CONVEYED IN A DISTRIBUTION DEED RECORDED IN DOCUMENT No. 2005015225, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

JOB #:	HBW20003
DRAWN BY:	A. ROMERO
CHECKED BY:	B. HYSMITH
DATE:	SEPTEMBER 2020
REVISIONS:	

**SHEET**  
**1 OF 1**

# TRACT 2

0.3019 ACRE  
ISAAC DECKER LEAGUE  
ABSTRACT No.8  
TRAVIS COUNTY, TEXAS

Page 1 of 1

## PROPERTY DESCRIPTION

**BEING 0.3019 OF AN ACRE SITUATED IN THE ISAAC DECKER LEAGUE, ABSTRACT No. 8, TRAVIS COUNTY, TEXAS, BEING OUT OF AND PART OF LOTS 1, AND 2, HARDIN SUBDIVISION, RECORDED IN VOLUME 17, PAGE 8, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, (P.R.T.C.T.), BEING PART OF TRACT ONE CONVEYED IN A DISTRIBUTION DEED RECORDED IN DOCUMENT No. 2005015225, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.3019 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod found for the southwest corner of said Lot 1, being in the north Right-of-Way line, (ROW), of West Mary Street, 60 feet wide and being in the east ROW line of Evergreen Street, 44 feet wide;

THENCE, North 27°50'41" East, along said east ROW line of Evergreen Street, a distance of 107.00 feet to a calculated point for the northwest corner of the herein described tract;

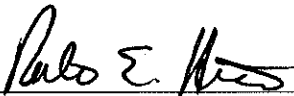
THENCE, South 65°04'19" East, over and across said Lots 1 and 2, a distance of 131.28 feet to a calculated point in the east line of said Lot 2;

THENCE, South 26°18'37" West, along the common line between said Lot 2 and Lot 3, a distance of 91.52 feet to a calculated point for the southeast corner of said Lot 2 and being in the north ROW line of said Evergreen Street;

THENCE, North 71°35'19" West, along said north ROW line, a distance of 135.39 feet to the **POINT OF BEGINNING**, containing 0.3019 acre of land, more or less.

All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83/93.

This property description is accompanied by a separate plat of even date.

  
Robert E. Hysmith  
Registered Professional Land Surveyor No. 5131  
Peloton Land Solutions  
4214 Medical Parkway Suite 300  
Austin, Texas 78756  
(512) 831-7700  
TBPLS Firm No. 10194108

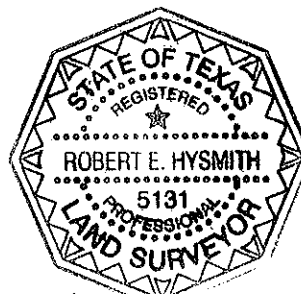
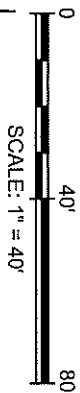
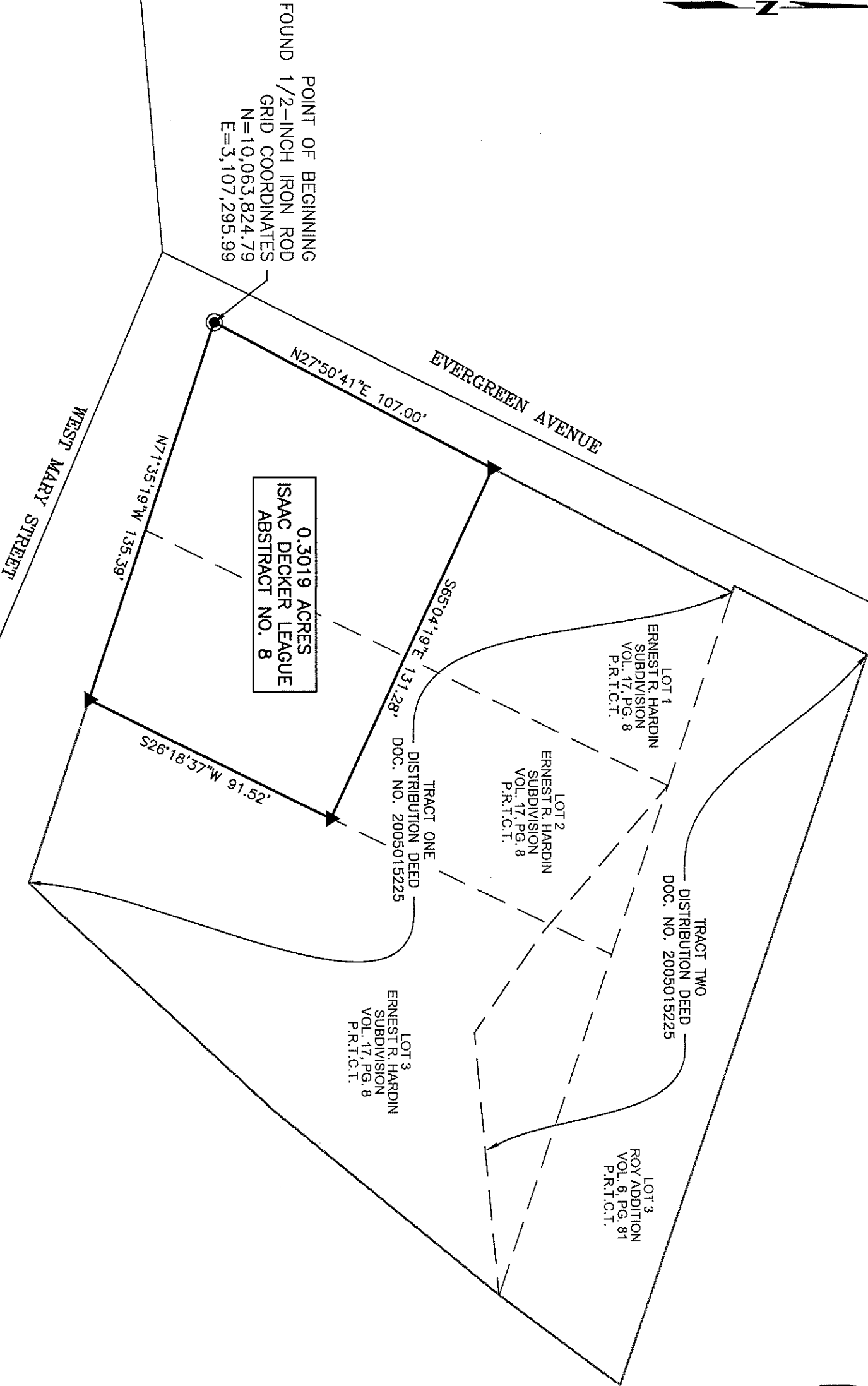


Exhibit B

9/04/20



POINT OF BEGINNING  
FOUND 1/2-INCH IRON ROD  
GRID COORDINATES  
N=10,063,824.79  
E=3,107,295.99



## LEGEND

PARCEL BOUNDS

1/2-INCH IRON ROD FOUND



CALCULATED POINT

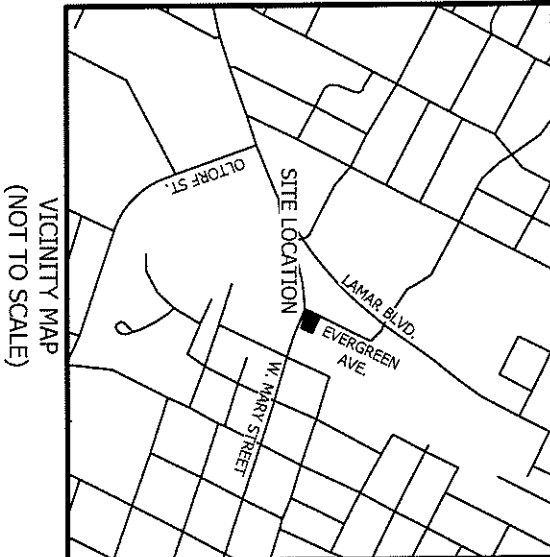
O.P.R.T.C.T.

OFFICIAL PUBLIC RECORDS,

TRAVIS COUNTY, TEXAS

PLAT RECORDS,

TRAVIS COUNTY, TEXAS



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