

**ORDINANCE NO.**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE BAKER SCHOOL, LOCATED AT 3908 AVENUE B IN THE HYDE PARK NEIGHBORHOOD CONSERVATION-COMBINING DISTRICT AND THE HYDE PARK NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-HISTORIC AREA-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (GR-HD-NCCD-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-HISTORIC AREA-HISTORIC LANDMARK-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (GR-HD-H-NCCD-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-historic area-neighborhood conservation-neighborhood plan (GR-HD-NCCD-NP) combining district to community commercial-historic area-historic landmark-neighborhood conservation-neighborhood plan (GR-HD-H-NCCD-NP) combining district on the property described in Zoning Case No. C14H-2020-0087, on file at the Housing and Planning Department, as follows:

Being 2.144 acres of land, out of a portion of Tract 1 and 2 of Austin Rapid Transit Co. Park by Hyde Park Addition No 2., a subdivision of record in Volume 1, Page 75, of the Plat Records of Travis County, Texas, said 2.144 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

generally known as the Baker School, locally known as 3908 Avenue B 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. 000413-63 that established zoning for the Hyde Park Neighborhood Plan and Ordinance No. 020131-20 that established the Hyde Park Neighborhood Conservation Combining District.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2020.

**PASSED AND APPROVED**

\_\_\_\_\_, 2020      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Jannette S. Goodall  
City Clerk

**LEGAL DESCRIPTION**

Historic Zoning Parcel

BEING 2.144 ACRE TRACT OR PARCEL OF LAND OUT OF A PORTION OF TRACT 1 & 2 OF AUSTIN RAPID TRANSIT CO. PARK BY HYDE PARK ADDITION NO. 2, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 75, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF 4.361 ACRE TRACT OF LAND CONVEYED TO ALAMO DRAFTHOUSE CINEMAS BAKER, LLC BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 2019032534 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY (O.P.R.T.C.), TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

COMMENCING at an iron rod found with “HEJL LEE” cap on the south right-of-way (R.O.W.) of West 40<sup>th</sup> Street (80’ R.O.W.), being the northeast corner of a 1.01 acre tract conveyed to the City of Austin by Special Warranty Deed as recorded in Doc. No. 2020083028 of O.P.R.T.C., from which an iron rod found for the northwest corner of said City of Austin tract bears N 62°21’45” W and a distance of 100.00 feet;

THENCE S 62°21’45” E, traveling along the north line of said 4.361 acre tract and the south line of West 40<sup>th</sup> Street, a distance of 17.86 feet to the POINT OF BEGINNING, being the northwest corner of herein described tract;

THENCE S 62°21’45” E, continuing traveling along the north line of said 4.361 acre tract and the south line of West 40<sup>th</sup> Street, a distance of 130.56 feet to a point for a northeast corner of herein described tract;

THENCE, traversing the interior of the said 4.361 acre tract, the following two (2) courses and distances:

1. S 27°42’55” W, 87.42 feet, to an angle point;
2. S 62°18’35” E, 198.70 feet, to a point on the west line of Avenue B (80’ R.O.W.) for the eastmost corner of herein described tract;

THENCE S 27°38’15” W, traveling along the east line of said 4.361 acre tract and the west line of Avenue B, a distance of 248.80 feet to a point for the south corner of herein described tract;

THENCE, N 62°18’35” W traversing the interior of the said 4.361 acre tract, a distance of 329.81 feet to an angle point for the southwest corner of herein described tract, from which an iron rod found with “HEJL LEE” cap bears S 15°28’40” W and a distance of 21.33 feet; also another iron rod found with “HEJL LEE” cap bears N 21°21’42” W and a distance of 26.12 feet for the angle points for the east line of said City of Austin tract;

THENCE N 27°45'07" E, a distance of 336.10 feet to the POINT OF BEGINNING, contains approximately 2.144 acres of land, more or less.

BEARING BASIS NOTE

The bearings described hereon are Texas Plane Grid bearings (Texas Central Zone. NAD83(CORS)) based on GPS observations.

I hereby certify that the field notes were prepared by Hejl, Lee & Associates, Inc., from a survey made on the ground in December of 2020 under my supervision.

Prepared by:



Chien Y. Lee  
Registered Professional Land Surveyor No. 5771  
Hejl, Lee & Associates, Inc. (TBPLS Firm No. 10058500)  
206 Taylor Street, Hutto, TX 78634  
(512) 642-3292 Ph.



Date: December 8, 2020

References:

TCAD #214630  
AUSTIN GRID J25

ZONING BOUNDARY DESCRIPTION 2020-12-08.DOC

0 30 60 FT



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**2.144 ACRE OUT OF ALAMO DRAFTHOUSE  
CINEMAS BAKER, LLC 4.361 ACRE TRACT  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS  
DOC. NO. 2019032534 O.P.R.T.C.**

## LEGEND

**POC** POINT OF COMMENCEMENT  
**POB** POINT OF BEGINNING  
**IRF** IRON ROD FOUND  
**(S61°24'35"E)** RECORDED INFORMATION  
**D.R.T.C.** DEED RECORD OF TRAVIS COUNTY, TEXAS  
**P.R.T.C.** PLAT RECORD OF TRAVIS COUNTY, TEXAS  
**O.P.R.T.C.** OFFICIAL PUBLIC RECORDS OF PTRAVIS COUNTY, TEXAS  
**OVERHEAD ELECTRIC**  
**BOLLARD**

## NOTES

1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(CORS) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. NO PORTION OF SUBJECT TRACT IS LOCATED WITHIN 100 YEAR FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOODPLAIN INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0465J, EFFECTIVE JANUARY 6, 2016.
3. AVENUE "A" WITH 60' RIGHT-OF-WAY (ROW) WAS ABANDONED AS EVIDENCED BY DOCUMENT NO. 2018097680 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE REFERENCED ROW WAS RESERVED FOR STORM SEWER EASEMENT.

LINE TABLE	
NO.	BEARING & DISTANCE
L1	S62°21'45"E 17.86'
L2	S15°28'40"W 21.33'
L3	N21°21'42"W 26.12'






12-8-2020

*Chien Lee*

CHIENT Y. LEE, P.E., R.P.L.S., AICP  
REGISTERED PROFESSIONAL LAND SURVEYOR  
**HEJL, LEE & ASSOCIATES, INC.**  
ENGINEERING • SURVEYING • PLANNING  
206 TAYLOR STREET, HUTTO, TEXAS 78634  
Ph: (512) 642-3292

# LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

## NOTIFICATIONS

CASE#: C14H-2020-0087

LOCATION: 3908 AVENUE B

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.

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