

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1103 WEST 24TH STREET IN THE CENTRAL
3 AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY
4 COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-
5 NEIGHBORHOOD PLAN (GR-MU-V-NP) COMBINING DISTRICT TO
6 COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE
7 BUILDING-DENSITY BONUS 90-NEIGHBORHOOD PLAN (GR-MU-V-DB90-NP)
8 COMBINING DISTRICT.

9
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from community commercial-mixed use-vertical mixed use
14 building-neighborhood plan (GR-MU-V-NP) combining district to community
15 commercial-mixed use-vertical mixed use building-density bonus 90-neighborhood plan
16 (GR-MU-V-DB90-NP) combining district on the property described in Zoning Case No.
17 C14-2024-0095, on file at the Planning Department, as follows:

18
19 0.6931 acres of land out of Outlot 41, Division “D”, of the Government Outlots
20 adjacent to the Original City of Austin, Travis County, Texas, according to the
21 map or plat of record on file with the General Land Office of the State of Texas,
22 being the same tract conveyed by deed recorded in Volume 11417, Page 683, of
23 the Real Property Records of Travis County, Texas, said 0.6931 acres of land
24 being more particularly described by metes and bounds in **Exhibit “A”**
25 incorporated into this ordinance (The “Property”),

26
27 locally known as 1103 West 24th Street in the City of Austin, Travis County, Texas,
28 generally identified in the map attached as **Exhibit “B”**.

29
30 **PART 2.** Except as specifically provided in this Part 2, the Property may be developed in
31 compliance and used in accordance with the regulations established for density bonus 90
32 (DB90) combining district and other applicable requirements of the City Code:

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34 A building is not required to be designed with one or more commercial or civic uses
35 located along the principal street and on the ground floor.

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37 **PART 3.** Except as specifically modified by this ordinance, the Property is subject to
38 Ordinance No. 040826-57 that established zoning for the West University Neighborhood
39 Plan.

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PART 4. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

§
§
§

_____, 2024

Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
Acting City Attorney

ATTEST: _____
Myrna Rios
City Clerk

DRAFT

EXHIBIT "A"

CRICHTON AND ASSOCIATES, INC.
LAND SURVEYORS
6448 HIGHWAY 290 EAST SUITE B-105
AUSTIN, TEXAS 78723
512-244-3395

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.

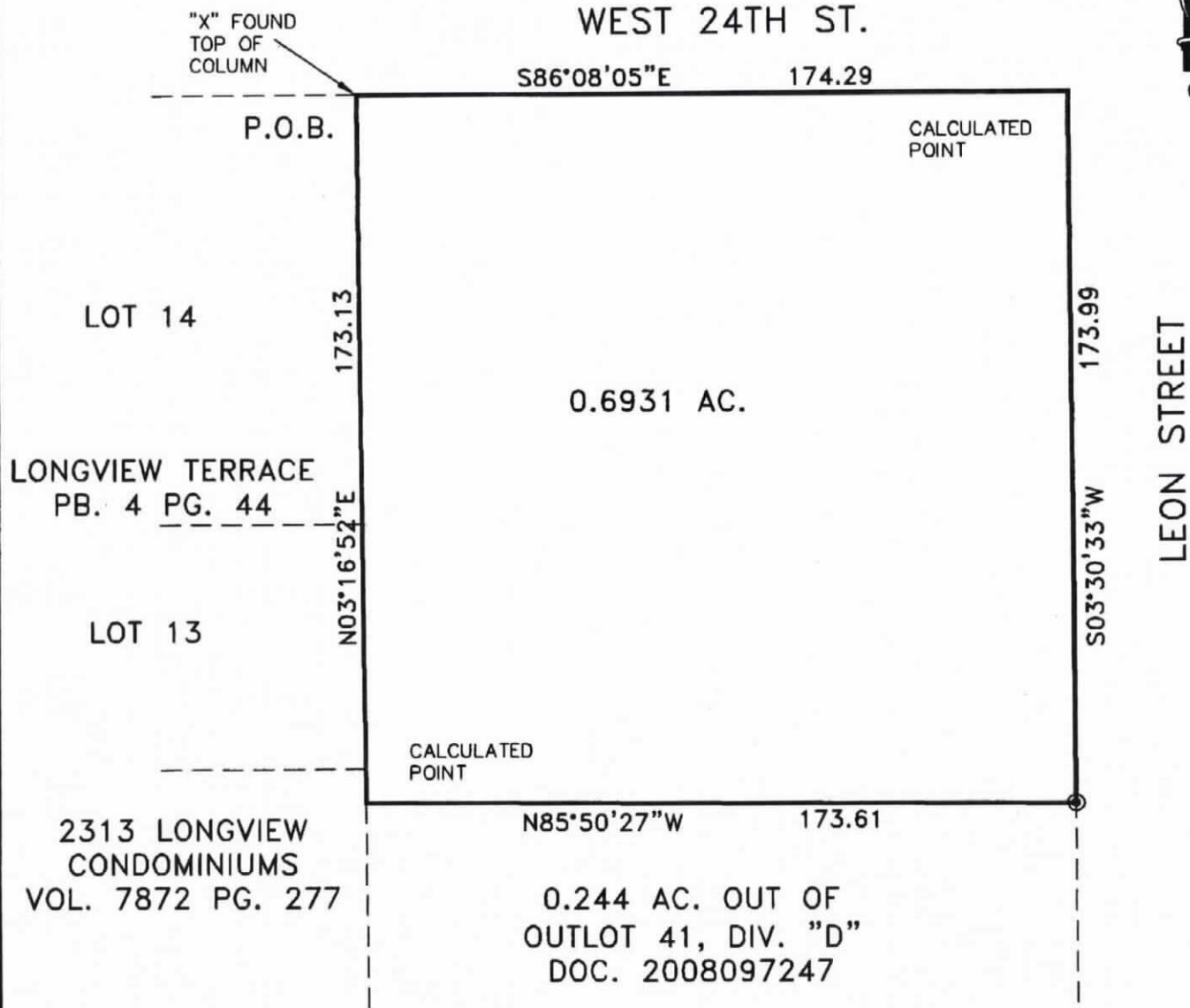
Witness my hand and seal September 24, 2020

Herman Crichton, R.P.L.S. 4046
20_189



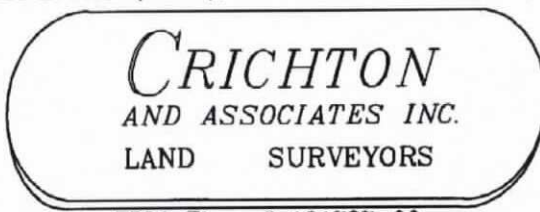
Exhibit A

SCALE 1" = 40'



SKETCH TO ACCOMPLANY 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)



TBLS Firm # 101727-00
 6448 East Highway 290
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 Austin, Texas 78723
 (512) 244-3395
 Orders@CrichtonandAssociates.com

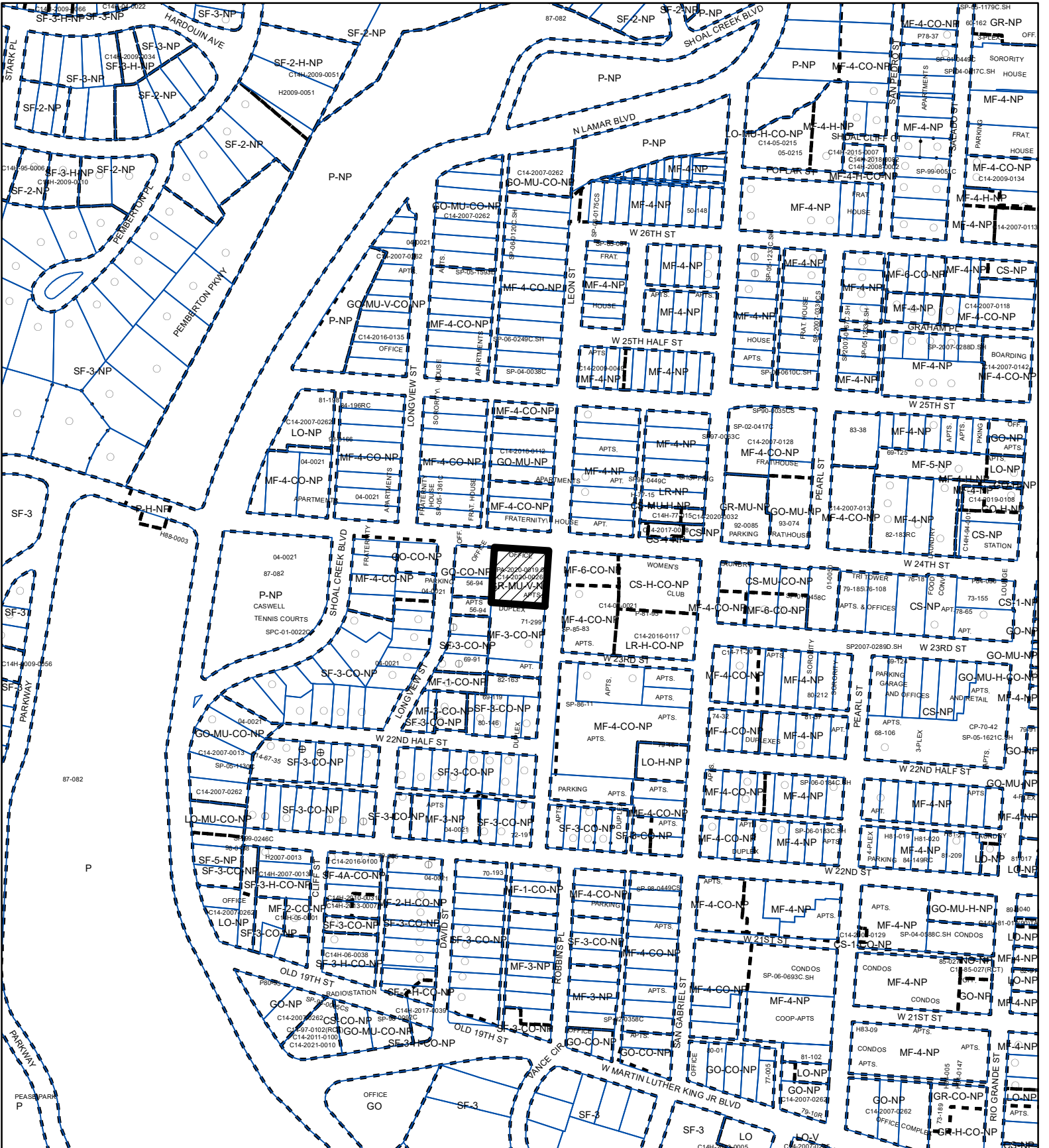
LEGEND	
⊙ 1/2" IRON ROD FOUND	⊠ UG UTIL. WARNING SIGN
⊙ 1/2" IRON ROD SET	⊠ UTILITY PEDESTAL
⊙ 1/2" IRON PIPE FOUND	⊙ GAS METER
⊙ SPINDLE FOUND	⊙ WATER MANHOLE
⊙ NAIL FOUND	⊙ WATER WELL
⊙ LIGHT POLE	⊙ WATER METER
⊙ POWER POLE	⊙ WATER VALVE
⊙ HIGH VOLTAGE POWER POLE	⊙ FIRE HYDRANT
⊙ GUY WIRE	⊙ PVC RISER
⊙ OVERHEAD ELECT. LINE	⊙ SANITARY SEWER MH
⊙ ELECTRIC METER	⊙ SEWER CLEANOUT
⊙ ELECTRIC MANHOLE	⊙ SEPTIC LID
⊙ TELEPHONE MANHOLE	⊙ STORM SEWER MH
⊙ CONC. PAD WTH ELEC.	⊙ RECORD INFORMATION
⊙ ELECTRIC BOX	—oo— CHAIN LINK FENCE
P.U.E. PUBLIC UTIL. ESMT.	—x— WIRE FENCE
B.L. BUILDING LINE	— — METAL FENCE
D.E. DRAINAGE ESMT.	—\\— WOOD FENCE

SCALE: 1" = 40'

JOB NUMBER: 20_189



DATE: SEPT. 24, 2020



ZONING EXHIBIT "B"

ZONING CASE#: C14-2024-0095

SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY



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

1" = 400'

Created: 6/20/2024