

Late Backup #81

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1100 LINDEN STREET IN THE JOHNSTON
3 TERRACE NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY
4 RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP)
5 COMBINING DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT-
6 NEIGHBORHOOD PLAN (SF-4A-NP) COMBINING DISTRICT.

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from multifamily residence medium density-neighborhood plan
12 (MF-3-NP) combining district to single family residence small lot-neighborhood plan
13 (SF-4A-NP) combining district on the property described in Zoning Case No. C14-2007-
14 0146, on file at the Neighborhood Planning and Zoning Department, as follows:

15
16 A 1.41 acre tract of land, more or less, as described in a Warranty Deed recorded in
17 Volume 8188, Page 368, Deed Records of Travis County, and being more
18 particularly described by metes and bounds in Exhibit "A" incorporated into this
19 ordinance (the "Property"),

20
21 locally known as 1100 Linden Street, in the City of Austin, Travis County, Texas, and
22 generally identified in the map attached as Exhibit "B".

23
24 **PART 2.** The Property is subject to Ordinance No. 030327-11b that established the
25 Johnston Terrace neighborhood plan combining district.

26
27 **PART 3.** This ordinance takes effect on _____, 2008.

28
29 **PASSED AND APPROVED**

30 _____, 2008 §
31 _____, 2008 §
32 _____, 2008 §

33 Will Wynn
34 Mayor

35
36 **APPROVED:** _____ **ATTEST:** _____

37 David Allan Smith
38 City Attorney

Shirley A. Gentry
City Clerk

EXHIBIT "A"

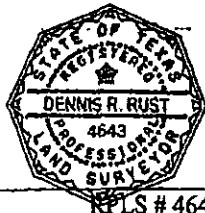
FIELD NOTES
2-6-2007

Being a tract or parcel of land situated in the City of Austin, Travis County, Texas and being a 1.41 acre tract of land described in a Warranty Deed, Dated June 1, 1983, recorded in Volume 8188 at Page 368 Deed Records of Travis County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner on the north line of Neal Street, said corner being the southwest corner of the Mary Alice Arnold Neal Subdivision, recorded in Volume 87 at Page 44C Plat Records of Travis County, Texas;
THENCE N67degrees02'04"W and with the north line of Neal Street a distance of 522.66 feet to a 1/2" iron rod set for corner, corner being on the east line of a called 1.957 acre tract of land conveyed to Janie Torres, recorded in Volume 11935 at Page 1380 Real Property Records of Travis County, Texas,
THENCE N23degrees19'00"E and with the east line of the Torres tract of land a distance of 84.00 feet to a 1/2" iron rod set for corner, corner being the southwest corner of a called 2.22 acre tract of land conveyed to Prairie Equities LTD., recorded in Volume 12260 at Page 416 Real Property Records of Travis County, Texas;
THENCE S67degrees04'00"E and with the south line of the called 2.22 acre tract of land a distance of 442.51 feet to a 1/2" iron rod found for corner;
THENCE N23degrees19'00"E and with the east line of the called 2.22 acre tract of land a distance of 218.07 feet to a 1/2" iron rod found for corner, corner being on the south line of Govalle Avenue;
THENCE S66degrees56'19"E and with the south line of Govalle Avenue a distance of 79.99 feet to a 1/2" iron rod found for corner, corner being the northwest corner of a tract of land conveyed to Prairie Equities LTD., recorded in Volume 1260 at Page 416 Real Property Records of Travis County, Texas;
THENCE S23degrees17'09"W and with the west line of the Prairie Equities LTD. tract of land a distance of 302.19 feet to return to the Place of Beginning and containing 1.41 acres of land.



Dennis R. Rust



RPLS # 4643

FILED AND RECORDED

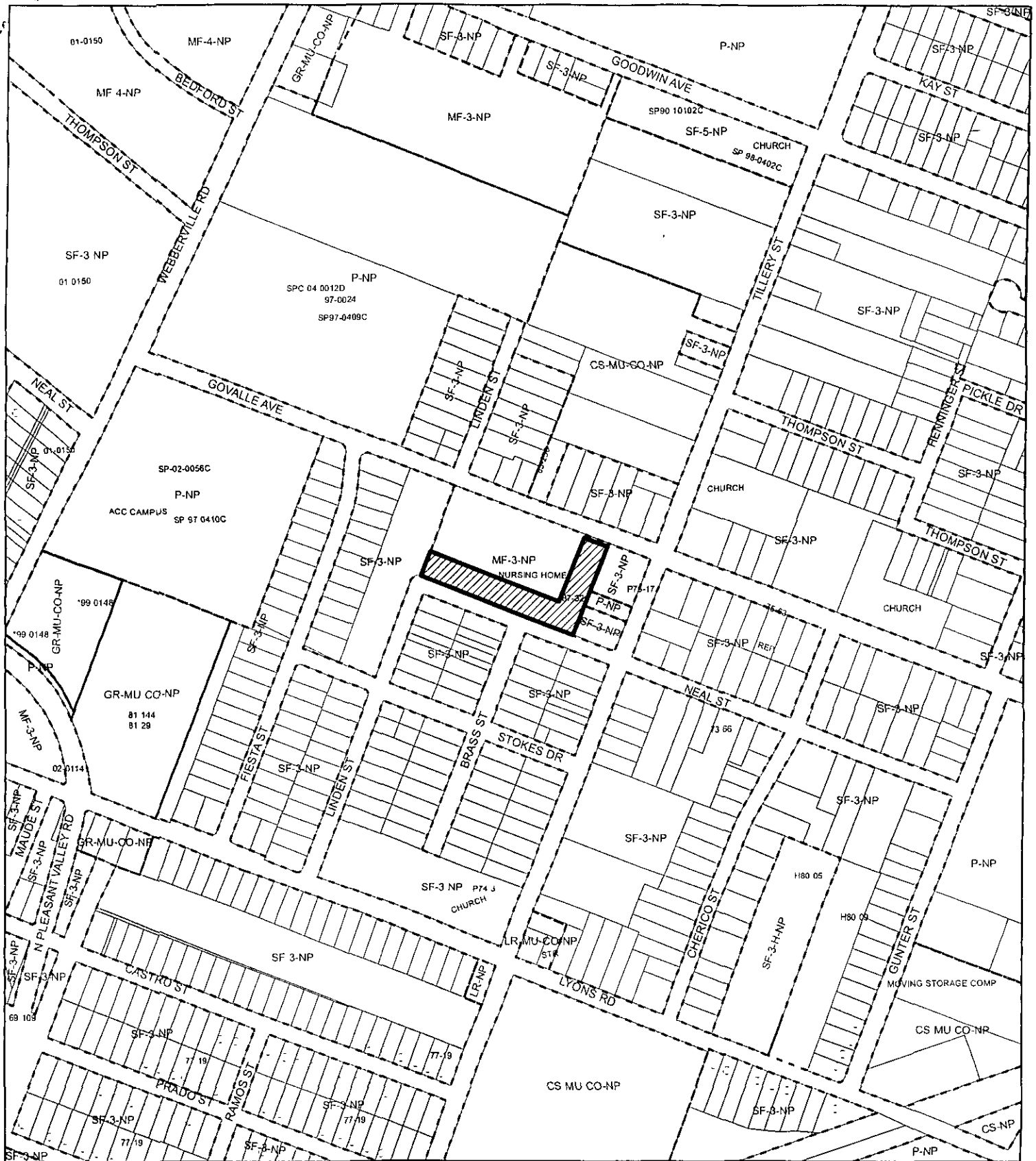
OFFICIAL PUBLIC RECORDS



2007 Apr 29 02:25 PM 2007071327




RECORD \$24.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS



ZONING EXHIBIT B



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2007-0146.SH
 ADDRESS 1100 LINDEN ST
 SUBJECT AREA 1.41 ACRES
 GRID L22
 MANAGER R HEIL



OPERATOR S MEEKS

This map has been produced by GIS Services for the sole purpose of geographic reference
 No warranty is made by the City of Austin regarding specific accuracy or completeness

1" = 400'