

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 813 AND 813 ½ EAST 13TH STREET IN THE
3 CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM
4 NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-NP)
5 COMBINING DISTRICT TO FAMILY RESIDENCE-NEIGHBORHOOD PLAN
6 (SF-3-NP) COMBINING DISTRICT.
7

8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
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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 neighborhood commercial-neighborhood plan (LR-NP)
12 combining district to family residence-neighborhood plan (SF-3-NP) combining district on
13 the property described in Zoning Case No. C14-2011-0126, on file at the Planning and
14 Development Review Department, as follows:
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16 A 0.2262 acre tract of land, more or less, out of Lot 29, Limerrick's Subdivision,
17 Outlot 41, Division B, City of Austin, the tract of land being more particularly
18 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the
19 "Property"),
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21 locally known as 813 and 813 ½ East 13th Street, in the City of Austin, Travis County,
22 Texas, and generally identified in the map attached as Exhibit "B".
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24 **PART 2.** Except as otherwise specifically provided in Part 3 of this ordinance, the
25 Property may be developed and used in accordance with the regulations established for the
26 family residence (SF-3) base district, and other applicable requirements of the City Code.
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28 **PART 3.** The Property is subject to Ordinance No. 011213-42, that established the Central
29 East Austin neighborhood plan combining district.
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PART 4. This ordinance takes effect on _____, 2011.

PASSED AND APPROVED

_____, 2011

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Shirley A. Gentry
City Attorney City Clerk

CRICHTON AND ASSOCIATES, INC.
LAND SURVEYORS
 6448 HIGHWAY 290 EAST
 SUITE B-105
 AUSTIN, TX 78723
 512-244-3395 - PHONE
 512-244-9508 - FAX
 EXHIBIT A
 FIELD NOTES

**FIELD NOTES FOR 0.2262 ACRES OUT OF LOT 29 IN LIMERRICK'S
 SUBDIVISION OF OUTLOT 41 DIVISION B IN THE CITY OF AUSTIN
 ACCORDING TO THE PLAT RECORDED IN VOL. Z PAGE 603 OF THE
 TRAVIS COUNTY, TEXAS DEED RECORDS BEING THE SAME TRACT
 RECORDED IN VOL. 2437 PG. 241 OF THE TRAVIS COUNTY, TEXAS
 DEED RECORDS. SAID TRACT BEING MORE PARTICULARLY
 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a ½" iron found on the South R.O.W. of East 13th Street at the North common corner of said Lot 29 and Lot 30 for the Northwest corner of this tract and the POINT OF BEGINNING.

THENCE N 79° 31' 26" E with the South R.O.W. of East 13th Street, 64.18 feet to a ½" iron pin found at the Northwest corner of Resub of Lots 27 and 28, Outlot 41 Division B, a subdivision recorded in Book 35 Pg. 33 of the Travis County, Texas Plat Records for the Northeast corner of this tract.

THENCE S 10° 15' 48" E with the West line of said Resub of Lots 27 and 28, Outlot 41 Division B, 149.73 feet to a nail found on the North line of a 20' alley for the Southwest corner of said Resub of Lots 27 and 28, Outlot 41 Division B and the Southeast corner of this tract.

THENCE S 79° 36' 54" W with the North line of said 20 foot alley, 67.50 feet to a ½" iron pin found at the South common corner of said Lots 29 and 30 for the Southwest corner of this tract.

THENCE N 08° 59' 33" W with the common line of said Lots 29 and 30, 149.67 feet to the POINT OF BEGINNING and containing 0.2262 acres more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal September 27, 2011



Herman Crichton, R.P.L.S. 4046
 11_198



$$1'' = 400'$$