

**ORDINANCE NO. 2011208-127**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 813 AND 813 ½ EAST 13<sup>TH</sup> STREET IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-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 neighborhood commercial-neighborhood plan (LR-NP) combining district to family residence-neighborhood plan (SF-3-NP) combining district on the property described in Zoning Case No. C14-2011-0126, on file at the Planning and Development Review Department, as follows:

A 0.2262 acre tract of land, more or less, out of Lot 29, Limerrick's Subdivision, Outlot 41, Division B, City of Austin, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

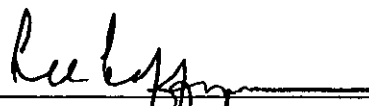
locally known as 813 and 813 ½ East 13<sup>th</sup> Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

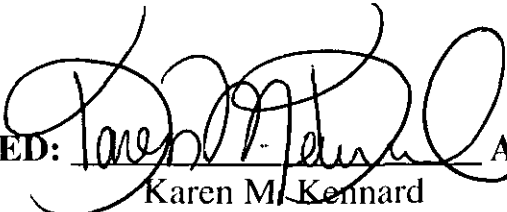
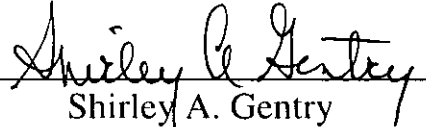
**PART 2.** Except as otherwise specifically provided in Part 3 of this ordinance, the Property may be developed and used in accordance with the regulations established for the family residence (SF-3) base district, and other applicable requirements of the City Code.

**PART 3.** The Property is subject to Ordinance No. 011213-42, that established the Central East Austin neighborhood plan combining district.

**PART 4.** This ordinance takes effect on December 19, 2011.

**PASSED AND APPROVED**

December 8, 2011 §  
§  
§   
Lee Leffingwell  
Mayor

**APPROVED:**  **ATTEST:**   
Karen M. Kennard  
City Attorney  
Shirley A. Gentry  
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 13<sup>th</sup> 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 13<sup>th</sup> 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 of 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 of 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  
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