

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1207 WEST 22<sup>ND</sup> STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-3-CO-NP) COMBINING DISTRICT TO SINGLE-FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-4A-CO-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 family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district to single-family residence small lot-conditional overlay-neighborhood plan (SF-4A-CO-NP) combining district on the property described in Zoning Case No. C14-2016-0100, on file at the Planning and Zoning Department, as follows:

12,780 square feet, more or less, of land area being known as Lot 17 and the north 25 feet of Lot 16, Block 3, Carrington's Subdivision of Outlot Nos. 26, 27 and 28, Division "D", of the City of Austin, Texas, according to the map or plat thereof, recorded in Volume 1, Page 94, Plat Records of Travis County, Texas, being that same tract of land described in a deed dated November 20, 2015 from Darryl Tocker, et al, to Bernard Reingold and Brian Copland, as recorded in Document No. 2015186106, Official Public Records of Travis County, Texas, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1207 West 22<sup>nd</sup> Street in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are not permitted uses for the Property:

Club or lodge

Community recreation (private)

1 B. Development of the Property shall comply with the following regulations:

- 2
- 3 1. Maximum height of a building or structure shall not exceed 30 feet.
- 4 2. Maximum impervious coverage shall not exceed 45% per lot.
- 5 3. Maximum floor-to-area ratio (F.A.R.) shall not exceed 0.4 to 1 per lot.
- 6 4. Maximum number of residential dwelling units shall not exceed 1 dwelling
- 7 unit per lot.
- 8

9 Except as specifically restricted under this ordinance, the Property may be developed and

10 used in accordance with the regulations established for the single-family residence small

11 lot (SF-4A) district and other applicable requirements of the City Code.

12

13 **PART 3.** The Property is subject to Ordinance No. 20040826-057 that established zoning

14 for the Central Austin Combined Neighborhood Plan.

15

16 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2017.

17

18 **PASSED AND APPROVED**

19

20 §

21 §

22 §

\_\_\_\_\_, 2017

23 Steve Adler

24 Mayor

25

26

27 **APPROVED:** \_\_\_\_\_

28 Anne L. Morgan

29 City Attorney

30

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

31 Jannette S. Goodall

32 City Clerk

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C14-2016-0100

DESCRIPTION OF 12,780 SQUARE FEET, MORE OR LESS, OF LAND AREA BEING KNOWN AS LOT 17 AND THE NORTH 25 FEET OF LOT 16, BLOCK 3, CARRINGTON'S SUBDIVISION OF OUTLOT NOS. 26, 27 AND 28, DIVISION "D", OF THE CITY OF AUSTIN, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 94, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED DATED NOVEMBER 20, 2015 FROM DARRYL TOCKER, ET AL, TO BERNARD REINGOLD AND BRIAN COPLAND, AS RECORDED IN DOCUMENT NO. 2015186106, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED MY METES AND BOUNDS AS FOLLOWS:

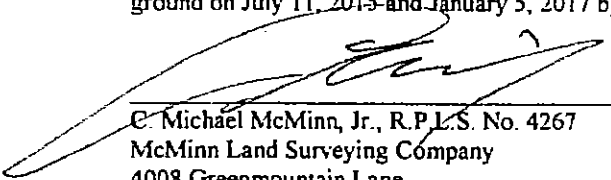
BEGINNING at a 1/2" iron rod set, with a cap marked "RPLS 4267", at the intersection of the south line of W. 22<sup>nd</sup> Street and the east line of Cliff Street for the northwest corner of the aforereferenced Lot 17, same being the northwest corner of the aforereferenced Reingold-Copland Tract, and being the northwest corner of the herein described tract of land, from which, a 1/2" iron pipe found for reference at the intersection of the south line of W. 22<sup>nd</sup> Street and the west line of Cliff Street for the northeast corner of the Lot 1, Block 4, of said Carrington's Subdivision of Outlot Nos. 26, 27 and 28, Division "D", of the City of Austin, Texas, bears N 84°58'45"W 50.00 feet;

THENCE leaving the PLACE OF BEGINNING and said Cliff Street, with the common line of W. 22<sup>nd</sup> Street and Lot 17, S 84°58'45"E 169.87 feet to a 1/2" iron rod set, with a cap marked "RPLS 4267", at the intersection of the south line of W. 22<sup>nd</sup> Street and the west line of a 20' wide Alley for the northeast corner of Lot 17, same being the northeast corner of the Reingold-Copland Tract, and being the northeast corner of the herein described tract of land, from which, a 1/2" iron rod found for reference at the intersection of the south line of W. 22<sup>nd</sup> Street and the east line of said Alley for the northwest corner of the Lot 1, Block 3, of said Carrington's Subdivision of Outlot Nos. 26, 27 and 28, Division "D", of the City of Austin, Texas, bears S 84°58'45"E 20.00 feet;

Thence leaving W. 22<sup>nd</sup> Street, with the common line of Lots 17 and 16, and the Alley, S 04°55'30"W 75.32 feet to a 1/2" iron pipe found for the northeast corner of Abode Condominiums, a condominium in the City of Austin, Travis County, Texas, according to the declaration recorded in Document No. 2008068607, Official Public Records of Travis County, Texas, same being the southeast corner of the Reingold-Copland Tract, and being the southeast corner of the herein described tract of land;

THENCE leaving the Alley, and crossing Lot 16, with the common line of the aforereferenced Abode Condominiums and the Reingold-Copland Tract, N 84°54'00"W (Bearing Basis (2008068607)) 170.07 feet to a 1/2" iron pipe found in the east line of Cliff Street, same being the west line of Lot 16, for the southwest corner of the Reingold-Copland Tract, same being the northwest corner of the Abode Condominiums, and being the southwest corner of the herein described tract of land;

THENCE leaving the Abode Condominiums, with the common line of Lots 16 and 17 and Reingold-Copland Tract, N 05°04'30"E 75.09 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 12,780 square feet, more or less, of land area as described from record information and measurements made on the ground on July 11, 2015 and January 5, 2017 by McMinn Land Surveying Company of Austin, Texas.

  
C. Michael McMinn, Jr., R.P.L.S. No. 4267  
McMinn Land Surveying Company  
4008 Greenmountain Lane  
Austin, Texas 78759  
(512) 343-1970



DATE : January 5, 2017  
SUBDIVISION : Carrington's Subdivision  
COUNTY : Travis, Texas  
I.O. No. : 010517  
FND010517

**EXHIBIT A**

W. 22nd STREET

CLIFF STREET

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**McMinn**  
**Land Surveying Company**  
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FIRM NO. 10084300

