

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1805 AND 1807 RABB GLEN STREET FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) 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 general commercial services (CS) district to multifamily residence medium density (MF-3) district on the property described in Zoning Case No. C14-2017-0021, on file at the Planning and Zoning Department, as follows:

A 0.757 acre of land out of the Isaac Decker League, situated in Travis County, Texas, being a portion of Lot 2 Goodrich Subdivision, of record in Volume 57, Page 48 of the Plat Records of Travis County, Texas; said Lot 2 conveyed to Housing Authority of Austin, by deed of record in Volume 4662, Page 2247 of the Deed Records of Travis County, Texas; said 0.757 acre of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1805 and 1807 Rabb Glen Street in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on _____, 2017.

PASSED AND APPROVED

_____, 2017 § _____
§ _____
§ _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

0.757 ACRE
ATLANTA PACIFIC COMMUNITIES
PATHWAYS AT GOODRICH

FN.NO. 17-082(MJR)
FEBRUARY 23, 2017
JOB NO. 222010805

DESCRIPTION

OF A 0.757 ACRE OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF LOT 2 GOODRICH SUBDIVISION, OF RECORD IN VOLUME 57, PAGE 48 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 2 CONVEYED TO HOUSING AUTHORITY OF AUSTIN, BY DEED OF RECORD IN VOLUME 4662, PAGE 2247 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.757 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod found in the westerly right-of-way line of Goodrich Avenue (R.O.W. varies), being the northeasterly corner of Lot 1 of said Goodrich Subdivision and also being an angle point in the easterly line of said Lot 2, for an angle point hereof;

THENCE, N59°45'39"W, leaving the westerly right-of-way line of Goodrich Avenue, along the common line of Lot 1 and Lot 2 of said Goodrich Subdivision, a distance of 130.23 feet to an iron pipe found at the northwesterly corner of Lot 1 of said Goodrich Subdivision, for the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, S29°17'55"W, along the common line of Lot 1 and Lot 2 of said Goodrich Subdivision, for the easterly line hereof, a distance of 142.66 feet to a 1/2 inch iron rod found in the northerly line of Lot 1, Block "A" Blockbuster Subdivision, of record in Volume 94, Page 257 of said Plat Records, being the common southerly corner of Lot 1 and Lot 2 of said Goodrich Subdivision, for the southeasterly corner hereof;

THENCE, N63°12'32"W, leaving the southwesterly corner of Lot 1 of said Goodrich Subdivision, along the common line of said Lot 2 and Lot 1 of Blockbuster Subdivision, for the southerly line hereof, a distance of 216.58 feet to a 1/2 inch iron rod found at the northwesterly corner of Lot 1 of said Blockbuster Subdivision, for the southwesterly corner hereof;

THENCE, leaving the northerly line of Lot 1 of said Blockbuster Subdivision, over and across said Lot 2, for the westerly line and northerly line hereof, the following two (2) courses and distances:

- 1) N23°46'20"E, a distance of 152.68 feet to the northwesterly corner hereof;

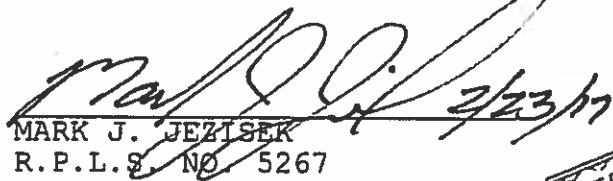
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- 2) S60°44'37"E, a distance of 231.07 feet to the **POINT OF BEGINNING**, containing an area of 0.757 acre (32,988 sq. ft.) of land, more or less, within these metes and bounds.

BEARING BASIS: THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

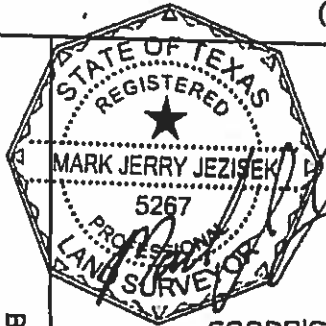
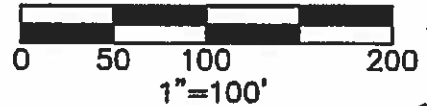
I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING
SERVICES INC.
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701


MARK J. JEZISEK
R.P.L.S. NO. 5267
STATE OF TEXAS
TBPLS # F-10194230
mark.jezisek@stantec.com



BLUEBONNET LANE
(60' R.O.W.)



BLUEBONNET LANE
CITY HOMES CONDOMINIUMS
DOCUMENT NO. 2015099958

LOT 2
GOODRICH SUBDIVISION
VOLUME 57, PAGE 48

HOUSING AUTHORITY OF
AUSTIN
VOLUME 4662, PAGE 2247

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6
BLOCK A
FRAZIER
ADDITION
BOOK 4,
PAGE 52

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

FRAZIER AVENUE
(50' R.O.W.)

0.757 ACRE
(32,988 SQ. FT.)

LOT 1,
BLOCK A
BLOCKBUSTER
SUBDIVISION
VOL. 94,
PAGE 257

LOT 1
GOODRICH
SUBDIVISION
VOL. 57,
PAGE 48

P.O.B.

P.O.C.

GOODRICH AVENUE
(R.O.W. VARIES)

**SOUTH LAMAR
BOULEVARD**
(80' R.O.W.)

LOT 1

LOT
2-A

LOT
2-C

PHILIP L. COWAN
VOLUME 8432, PAGE 176



Stantec

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TBPE # F-6324 TBPLS # F-10184230
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SKETCH TO ACCOMPANY DESCRIPTION
OF A 0.757 ACRE TRACT OF LAND OUT THE ISAAC
DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS BEING A PORTION OF LOT
2, GOODRICH SUBDIVISION, OF RECORD IN VOLUME
57, PAGE 48 OF THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.

**ATLANTIC
PACIFIC
COMMUNITIES**

SHEET 1 OF 2

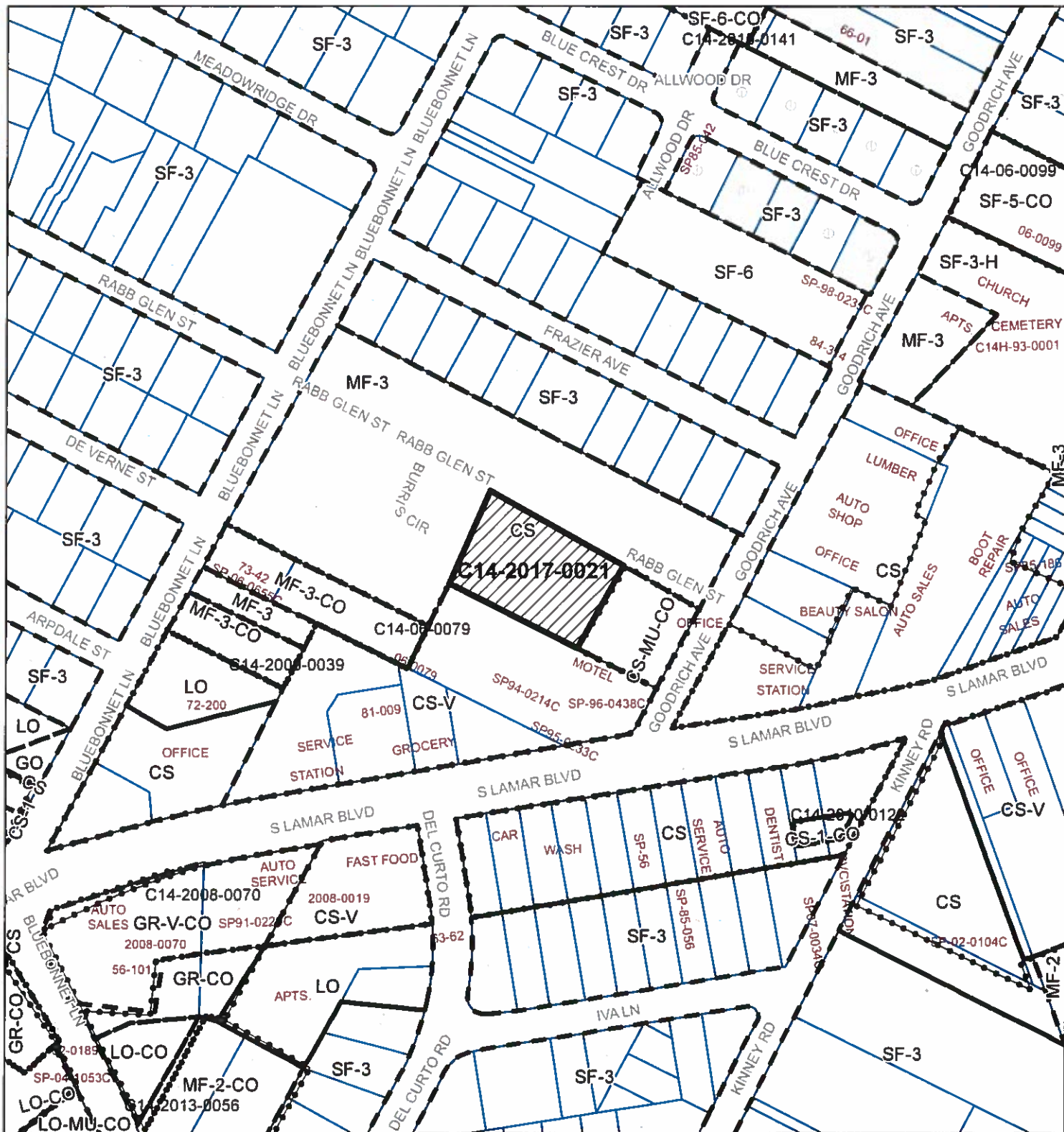
DATE: 02/23/2017

DRAWN BY: MJJ/MJR

FN: 17-082 (MJR)

FILE: V:\2220\SURVEY\222010353X19.DWG

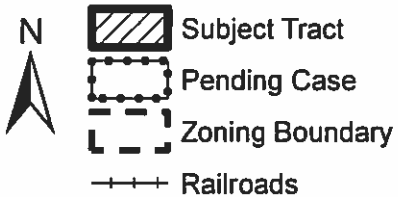
PROJECT No. 222010805



ZONING

Case#: C14-2017-0021

EXHIBIT B



0 200 Feet

1" = 200'

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This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/22/2017