

ORDINANCE NO. 20181004-054

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 410 WEST ALPINE ROAD IN THE DAWSON NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-NEIGHBORHOOD PLAN (MF-2-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-neighborhood plan (SF-3-NP) combining district to multifamily residence low density-neighborhood plan (MF-2-NP) combining district on the property described in Zoning Case No. C14-2018-0039, on file at the Planning and Zoning Department, as follows:

Being 0.986 of an acre of land (42,392 square feet), more or less, out of and a portion of the Isaac Decker League in the City of Austin, Travis County, Texas, the tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 410 West Alpine Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) district and other applicable requirements of the City Code.

PART 3. The Property is subject to Ordinance No. 011206-10 that established zoning for the Dawson Neighborhood Plan.

PART 4. This ordinance takes effect on October 15, 2018.

PASSED AND APPROVED

October 4, 2018

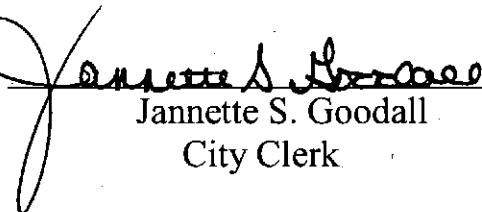
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Steve Adler
Mayor

APPROVED:


Anne L. Morgan
City Attorney

ATTEST:


Jannette S. Goodall
City Clerk

FIELD NOTES

BEING 0.986 OF AN ACRE OF LAND (42932 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF AND A PORTION OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND ALL OF BOTH TRACTS OF LAND CONVEYED BY DEED TO CLAUDE H. NOLEN AND WIFE JEANNE C. NOLEN AS RECORDED IN BOOK 2948, PAGE 1889 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BOOK 2942, PAGE 993 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.986 OF AN ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found $\frac{1}{2}$ " iron pipe found on the northerly right-of-way line of West Alpine Road (Variable width ROW) for the southeast corner of this tract of land, same being the southwest corner of that certain tract of land conveyed by deed to 404 West Alpine LLC, now known as West Alpine Condominiums, , as recorded in Document Number 2013182891 of the Official Public Records of Travis County, Texas, from this point a $\frac{1}{2}$ " iron pipe found bears S 59° 27' 29" E, along said right-of-way line, a distance of 93.51 feet;

THENCE N 59° 58' 23" W, along said right-of-way line, a distance of 92.35 feet to a $\frac{1}{2}$ " iron rod set with a plastic cap stamped "ALL POINTS" for the southwest corner of this tract of land, same being the southeast corner of that certain tract of land conveyed by deed to Alpine West Apartments LLC as recorded in Document Number 2008176438 of the Official Public Records of Travis County, Texas;

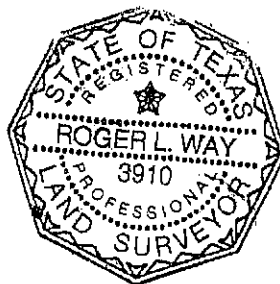
THENCE N 30° 30' 00" E, along the common dividing line between this tract of land and said Alpine West Apartments LLC tract of land, a distance of 464.91 feet to a $\frac{1}{2}$ " iron rod set with a plastic cap stamped "ALL POINTS" for the northwest corner of this tract of land, same being the northeast corner of said Alpine West Apartments LLC tract of land and being on the south line of Lot 18, Block "4", of Brinwood, Section 4, a subdivision as recorded in Book 18, Page 25, of the Plat Records of Travis County, Texas;

THENCE S 59° 58' 23" E, along the common dividing line between this tract of land and Lots 18 and 17 of said Block "4", a distance of 92.35 feet to a $\frac{1}{2}$ " iron rod found for the northeast corner of this tract of land, same being the northwest corner of said West Alpine LLC tract of land;

THENCE S 30° 30' 00" W (Basis of Bearings), along the common dividing line between this tract of land and said Alpine West LLC tract of land, a distance of 464.91 feet to **THE POINT OF BEGINNING** and containing 0.986 of an acre of land, more or less.

This metes and bounds description is to accompany a survey map of same date.

Roger L. Way
 ROGER L. WAY
 R.P.L.S. No. 3910
 JOB No. 02B25518



10/31/17
 Date

Exhibit A



ALL POINTS SURVEYING
 1714 Fortview Road, Suite 200, Austin, TX 78704
 Telephone: (512) 440-0071 Fax: (512) 440-0199

SKETCH TO ACCOMPANY FIELD NOTES

BRINWOOD SEC. 4
BK. 18, PG. 25
BLOCK "A"

LOT 18 LOT 17 LOT 16

(N 60°W 92.9')
S 59°58'23"E 92.35'

STUCCO WALL

CONEC. RET. WALL

**CLAUDE H. NOLEN
HUNTER NOLEN
VOL. 2848, PG. 1889**

404 WEST ALPINE, LLC
TRACT 1
DOC # 2013182891

404 WEST ALPINE
CONDOMINIUMS

LEGEND

- // WOOD FENCE
- - CHAIN LINK FENCE
- UTILITY LINE
- [] A/C UNIT
- [] ELEC. METER
- [] GAS METER
- [] WATER METER
- [] IRON ROD FND.
- [] 1/2" IRON ROD SET
- [] NAIL FND.
- [] PIPE FND.
- [] UTILITY POLE
- [] GUY ANCHOR
- [] FIRE HYDRANT
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION
[1] PER VOL. 849, PG. 482.

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY CHICAGO TITLE INSURANCE COMPANY PER COMMITMENT C.F.

(CTA-21-CTA170288)SD, EFFECTIVE OCTOBER 11, 2017; SCHEDULE B, PARAGRAPH 10.

TRACT 2 IS SUBJECT TO THE ELEC. ESMT. AS RECORDED IN VOL. 849, PG. 482.

THE ESMT. RECORDED IN VOL. 650, PG. 378 DOES NOT AFFECT THIS LOT.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

TO THE MENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR CHICAGO TITLE INSURANCE COMPANY

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.

TRACT 1:

92.9x312 FEET OF LAND, OUT OF THE ISAAC DECKER LEAGUE, IN TRAVIS COUNTY, TEXAS, AND BEING THE SOUTHERLY PORTION OF THE WEST ONE-HALF OF A CERTAIN TWO ACRE TRACT OF LAND CONVEYED TO IRENE DIXON BY MOSES JONES AND OTHERS BY DEED, DATED FEBRUARY 4, 1927, AS RECORDED IN VOL. 399, PG. 179, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN TRACT OF LAND CONVEYED BY DEED TO CLAUDE H. NOLEN AND WIFE, JEANNE C. NOLEN, AS RECORDED IN VOL. 2942, PG. 993, DEED RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 2:

A PORTION OF ONE ACRE OF LAND, OUT OF THE ISAAC DECKER LEAGUE, IN TRAVIS COUNTY, TEXAS, AND BEING THE NORTHERLY PORTION OF THE WEST ONE-HALF OF A CERTAIN TWO ACRE TRACT OF LAND CONVEYED TO IRENE DIXON BY MOSES JONES AND OTHERS BY DEED, DATED FEBRUARY 4, 1927, AS RECORDED IN VOL. 399, PG. 179, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN TRACT OF LAND CONVEYED BY DEED TO CLAUDE H. NOLEN AND WIFE, JEANNE C. NOLEN, AS RECORDED IN VOL. 2948, PG. 1889, DEED RECORDS, TRAVIS COUNTY, TEXAS.

REFERENCE: DAVID M. SPATZ RICHMOND PROPERTIES, LP.

LOT AREA SUMMARY

TOTAL LOT AREA.....42932 SQ.FT.
(COMBINED TRACTS 1 AND 2)

ALPINE WEST APARTMENTS, LLC
DOC.# 2008176438
(0.994 AC)

HOUSE

CLAUDE H. NOLEN
HUNTER NOLEN
VOL. 2842, PG. 993

POINT OF BEGINNING

(N 60°W 92.9')
N 59°27'29"W 93.51'

410 WEST ALPINE ROAD
(VARIABLE WIDTH R.O.W.)

ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TEL.: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118000

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
ROGER L. WAY
3910

Roger L. Way


















FIELD WORK BY DATE
DRAWING BY DATE
SCALE: 1"=40'

SURVEY DATE: 10-31-17
JOB No. 10822717

LOT 18 LOT 17 LOT 16

STUCCO WALL

404 WEST ALPINE, LLC
TRACT 1
DOC.# 2013182891
404 WEST ALPINE
CONDOMINIUMS

	WOOD FENCE
	CHAIN LINK FENCE
	UTILITY LINE
	A/C UNIT
	ELEC. METER
	GAS METER
	WATER METER
	IRON ROD FND.
	1/2" IRON ROD SET
	NAIL FND.
	PIPE FND.
	UTILITY POLE
	CLY ANCHOR
	FIRE HYDRANT
	BUILDING LINE
	DRAINAGE EASEMENT
	PUBLIC UTILITY EASEMENT

() DENOTES RECORD INFORMATION
[] PER VOL. 649, PG. 482.

EASEMENT RECORD FURNISHED BY ALL
POINTS AND THE UNDERSIGNED SURVEYOR
WAS LIMITED TO INFORMATION SUPPLIED
BY CHICAGO CITY INFORMATION COMPANY
PER COMMITMENT 6.1
#CTA-21-CTA170288150, EFFECTIVE
OCTOBER 11, 2017; SCHEDULE B.
PARAGRAPH 10.

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378 DOES NOT AFFECT THIS LOT.

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RIGHTS AND/OR CONDITIONS WHICH MAY
APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT WAIVE OR WARRANT
ANY FLOOD ZONE DETERMINATION.

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the use of reasonable care and in reliance on records and other sources by the title company that this survey is a true and correct statement of the undersigned's knowledge and belief that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.

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A PORTION OF ONE ACRE OF LAND, OUT OF THE ISAAC DECKER LEAGUE, IN TRAVIS COUNTY, TEXAS, AND BEING THE NORTHERLY PORTION OF THE WEST ONE-HALF OF A CERTAIN TWO ACRE TRACT OF LAND CONVEYED TO IRENE DIXON BY MOSES JONES AND OTHERS BY DEED, DATED FEBRUARY 4, 1927, AS RECORDED IN VOL. 399, PG. 178, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN TRACT OF LAND CONVEYED BY DEED TO CLAUDE H. NOLEN AND WIFE, JEANNE C. NOLEN, AS RECORDED IN VOL. 2948, PG. 1889, DEED RECORDS, TRAVIS COUNTY, TEXAS.

REFERENCE: DAVID M. SPATZ RICHMOND PROPERTIES, L.P.

TOTAL LOT AREA.....42932 SQ.FT.
(COMBINED TRACTS 1 AND 2)

N 59°58'23"W 92.35'
(N 60°W 92.9')

POINT OF BEGINNING

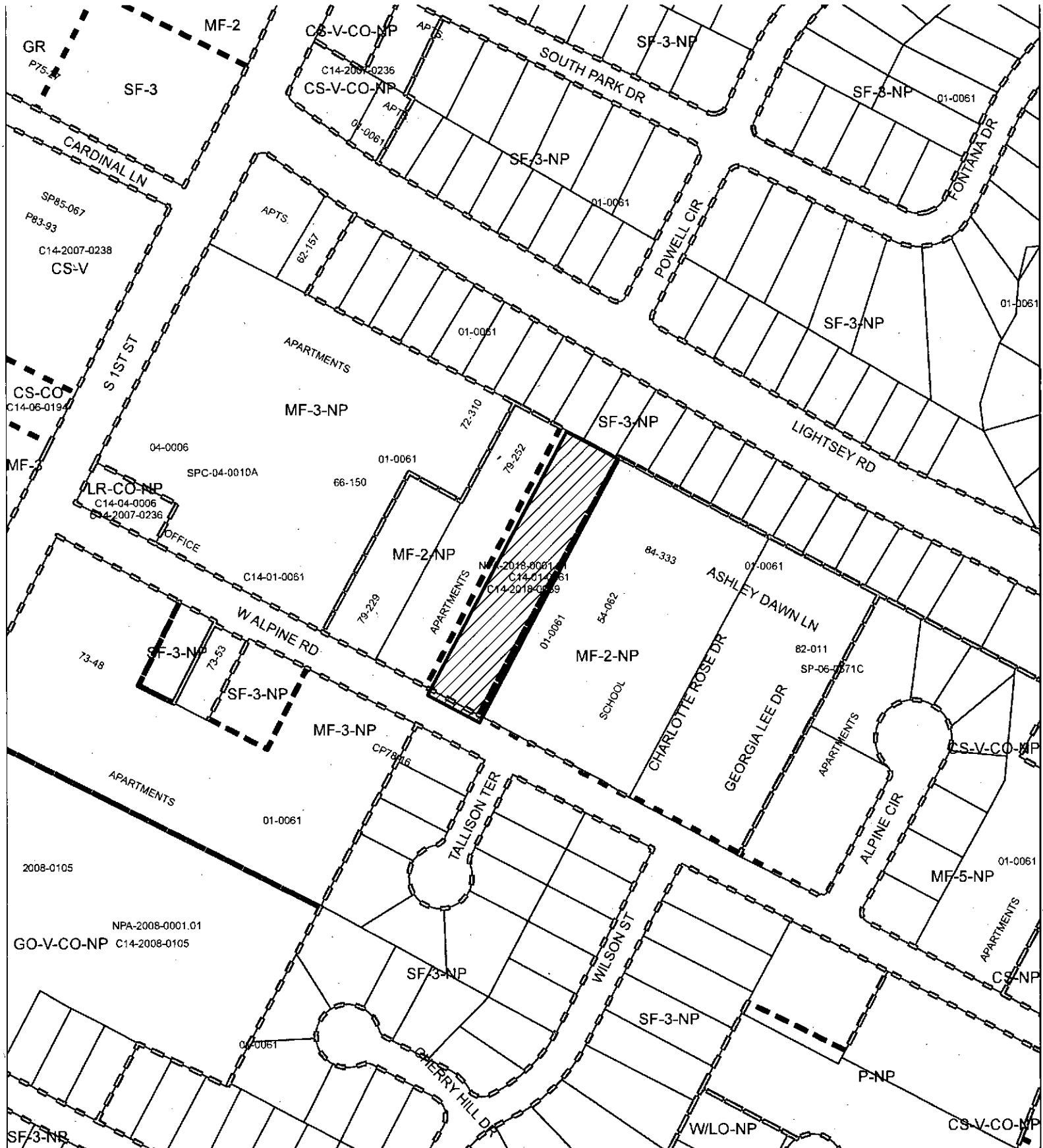
STATE OF TEXAS
REGISTERED
ROGER L. WAY
3910
PROFESSIONAL
LAND SURVEYOR





Roger L. Wey

ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TELE.: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118900

By:		Date:
FIELD WORK	WW	10-30-17
DRAFTING	SCN	

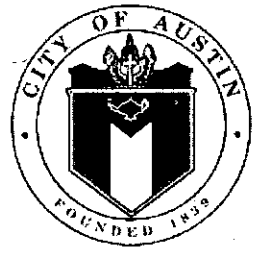
SURVEY DATE: 10-31-17
 Job No. 10822717
 SCALE: 1"=40'




 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

Zoning
 Zoning Case: C14-2018-0039

Exhibit B



1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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