ORDINANCE NO. ______________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2701 NUECES STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-CO-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE DENSITY-NEIGHBORHOOD PLAN (MF-4-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 multifamily residence moderate density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district to multifamily residence moderate density-neighborhood plan (MF-4-NP) combining district on the property described in Zoning Case No. C14-2018-0115, on file at the Planning and Zoning Department, as follows:

Being 0.896 acres (approximately 39,021 sq. ft.), being all of Lots 2-5, Block 1, Leander Brown Subdivision, (out of Outlots 63 and 68, Division D, according the map or plat thereof) and recorded in Volume 1, Page 19A, of the Plat Records of Travis County, Texas, said 0.896 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 2701 Nueces Street in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 2. The Property is subject to Ordinance No. 040826-57 that established zoning for the West University Neighborhood Plan.
PART 3. This ordinance takes effect on ________________, 2019.

PASSED AND APPROVED

$  

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$  

______________________________, 2019

Steve Adler
Mayor

APPROVED: ___________________________  ATTEST: ___________________________

Anne L. Morgan                         Jannette S. Goodall
City Attorney                          City Clerk

Draft 3/15/2019 Page 2 of 2 COA Law Department
EXHIBIT "___"  

LOTS 2-5, BLOCK 1  
LEANDER BROWN SUBDIVISION  
OUT OF OUTLOTS 63 & 68, DIV D  
(ZONING DESCRIPTION)  

ZONING DESCRIPTION  
0.896 ACRES  
CITY OF AUSTIN, TRAVIS COUNTY  

A DESCRIPTION OF 0.896 ACRES (APPROX. 39,021 SQ. FT.) BEING ALL OF  
LOTS 2-5, BLOCK 1, LEANDER BROWN SUBDIVISION, (OUT OF OUTLOTS 63  
AND 68, DIVISION D, ACCORDING TO THE MAP OF PLAT THEREOF) AND  
RECORDED IN VOLUME 1, PAGE 19A, OF THE PLAT RECORDS OF TRAVIS  
COUNTY, TEXAS, AS CONVEYED TO SIGMA CHI FRATERNITY BY  
WARRANTY DEED DATED APRIL 30, 1936 AND RECORDED IN VOLUME 544,  
PAGE 8 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND FURTHER  
DESCRIBED IN DEED DATED FEBRUARY 28, 1938 AS RECORDED IN VOLUME  
579, PAGE 512, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.896  
ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS  
AS FOLLOWS:  

BEGINNING at a MAG NAIL with "Chaparral" washer set on the top of a stone  
column at the intersection of the north right-of-way (R.O.W.) line of West 27th  
Street (50' R.O.W.) and the east R.O.W. line of Nueces Street, (80' R.O.W.) at the  
southwest corner of said Lot 2, and the southwest corner of said 0.896-acre tract  
and the herein described tract;  

THENCE, North 03°26'07" East, with said east R.O.W line of Nueces Street, along  
the east line of said Lots 2, 3, 4, and 5, a distance of 200.11 feet to a MAG NAIL  
with "Chaparral" washer set at the northwest corner of said Lot 5 and this tract, same  
being the southwest corner of Lot 6, Block 1, of said Leander Brown subdivision;  

THENCE with the common line between said Lot 5 and said Lot 6, South 86°55'53"  
East a distance of 195.00 feet to a ½" iron rod found in the west R.O.W. line of a 20  
foot C.O.A. alley for the northeast corner of said Lot 5 and this tract;  

THENCE, with the west R.O.W. line of said alley and the east line of said Lots 2-5  
South 03°26'07" West, a distance of 200.11 feet to MAG NAIL with "Chaparral"  
washer set in said north R.O.W. of West 27th Street for the southeast corner of said  

Exhibit A
Lot 2;

THENCE, along the south line of Lot 2, and the north R.O.W. line of West 27th Street, North 86°55'53" West, a distance of 195.00 feet to the POINT OF BEGINNING, containing 0.896 acres of land, more or less.


Attachments: Survey Drawing No. 1190-001-zoning

Paul J. Flugel
Registered Professional Land Surveyor
State of Texas No. 5096
TBPLS FIRM No. 10124500

REFERENCES
TCAD Parcel # 208312
Austin Grid map J23