

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**

\_\_\_\_\_, 2019      § \_\_\_\_\_  
                                 § \_\_\_\_\_  
                                 § \_\_\_\_\_  
                                 Steve Adler  
                                 Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Jannette S. Goodall  
City Attorney                      City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

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 27<sup>th</sup> 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 27<sup>th</sup> Street for the southeast corner of said

**Exhibit A**

Lot 2;

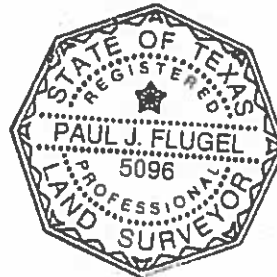
**THENCE**, along the south line of Lot 2, and the north R.O.W. line of West 27th Street, North  $86^{\circ}55'53''$  West, a distance of 195.00 feet to the **POINT OF BEGINNING**, containing 0.896 acres of land, more or less.

Surveyed on the ground March 31, 2016. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 1190-001-zoning

*Paul J. Flugel* 9-26-18

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



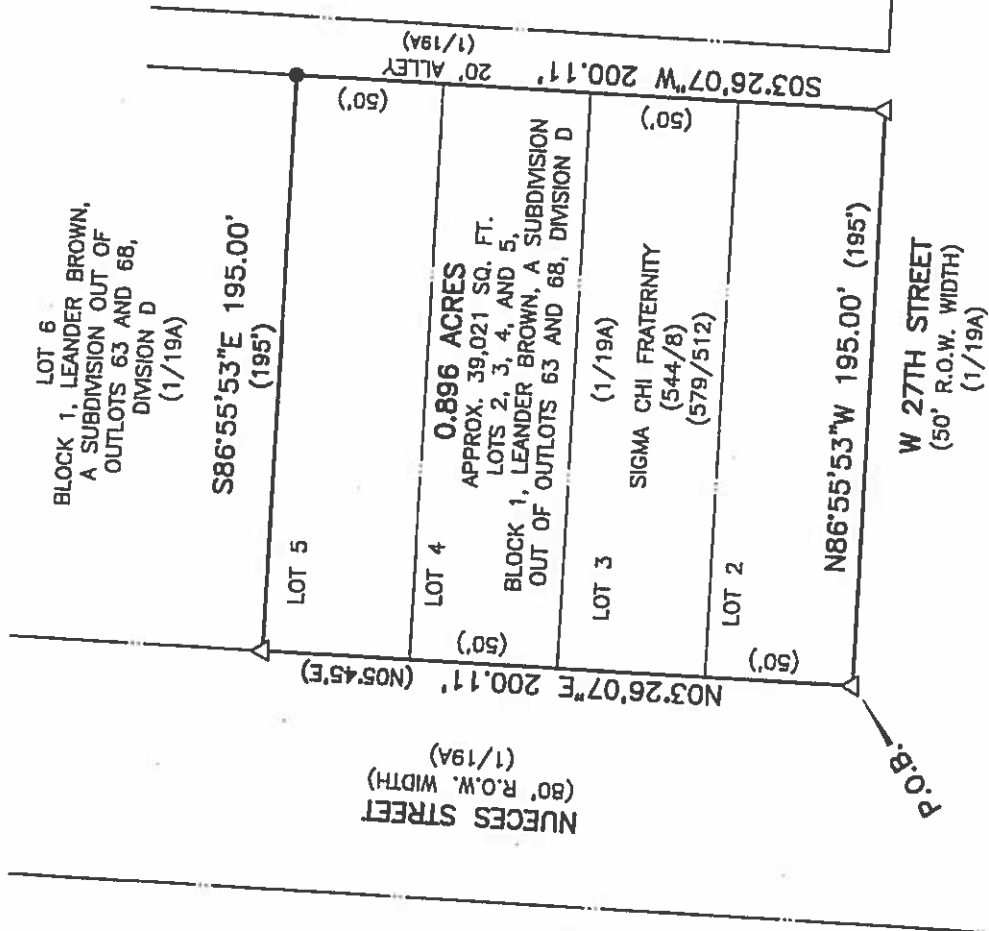
REFERENCES  
TCAD Parcel # 208312  
Austin Grid map J23



1" = 60'

A SKETCH TO ACCOMPANY A DESCRIPTION OF 0.896 ACRES (APPROXIMATELY 39,021 SQ. FT.), BEING ALL OF LOTS 2, 3, 4 AND 5, BLOCK 1, LEANDER BROWN, A SUBDIVISION OUT OF OUTLOTS 63 AND 68, DIVISION D, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 19A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
  - △ MAG NAIL WITH "CHAPARRAL" WASHER SET
  - ( ) RECORD INFORMATION
  - P.O.B. POINT OF BEGINNING



Paul J. Flugel 9-26-18

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "7770".

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1190-001 ZONE

Chaparral

DATE OF SURVEY: MARCH 31, 2018  
PLOT DATE: 09/24/18  
DRAWING NO.: 1190-001 ZONE  
PROJECT NO.: 1190-001  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JO  
SHEET 1 OF 1

