ORDINANCE NO. _____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
PROPERTY LOCATED AT 2107 ALAMO STREET IN THE UPPER BOGGY
CREEK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-
NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO
MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL
OVERLAY-NEIGHBORHOOD PLAN (MF-4-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-neighborhood plan (SF-3-NP) combining
district to multifamily residence moderate-high density-conditional overlay-neighborhood
plan (MF-4-CO-NP) combining district on the property described in Zoning Case No. C14-
2018-0100.SH, on file at the Planning and Zoning Department, as follows:

A 0.22 acre of land (9,585 square feet) being a portion of Lot 8, Block 11, of C.R.
Johns Subdivision of Blocks 11, 12, 13, and 14, in Outlot No. 46, Division “B,”
City of Austin, Travis County, Texas, according to the plat thereof recorded in
Volume 3, Page 14, Plat Records of Travis County, Texas said 0.22 acres of land
being more particularly described by metes and bounds in Exhibit “A”
incorporated into this ordinance (the “Property”),

locally known as 2107 Alamo 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. Development of the Property is limited to five dwelling units.

B. The maximum height of a building or structure on the Property shall not exceed
30 feet.

PART 3. Except as specifically restricted under this ordinance, the Property may be
developed and used in accordance with the regulations established for the multifamily
residence moderate-high density (MF-4) base district and other applicable requirements of
the City Code.
PART 4. The Property is subject to Ordinance No. 020801-92 that established zoning for the Upper Boggy Creek Neighborhood Plan.

PART 5. This ordinance takes effect on ________________, 2019.

PASSED AND APPROVED

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Steve Adler
Mayor

APPROVED: ___________________________ ATTEST: ___________________________

Anne L. Morgan          Jannette S. Goodall
City Attorney           City Clerk
BEING A PORTION OF LOT 8, BLOCK 11, OF C.R. JOHNS SUBDIVISION OF BLOCKS 11, 12, 13 AND 14, IN OUTLOT NO. 46, DIVISION "B", AN ADDITION IN THE TOWN OF AUSTIN (NOW IN THE CITY OF AUSTIN), TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 14, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIPE FOUND ON THE NORTH LINE OF A 20 FOOT ALLEY, SAID IRON PIPE BEING SOUTH 80° 00' 00" WEST, A DISTANCE OF 6.00 FEET FROM THE COMMON SOUTH CORNER OF SAID LOT 8 AND LOT 7, SAID BLOCK;

THENCE SOUTH 80° 00' 00" WEST, A DISTANCE OF 64.33 FEET ALONG SAID NORTH LINE TO THE INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF ALAMO STREET;

THENCE NORTH 10° 00' 00" WEST, A DISTANCE OF 149.00 FEET ALONG SAID EAST LINE TO THE INTERSECTION OF SAID EAST LINE AND THE SOUTH LINE OF E. 22ND STREET (50 FOOT RIGHT-OFF-WAY);

THENCE NORTH 80° 00' 00" EAST, A DISTANCE OF 64.33 FEET ALONG SAID SOUTH LINE TO A POINT FROM WHICH A 1/2-INCH IRON PIPE FOUND BEARS SOUTH 62° 20' 03" EAST - 0.50 OF ONE FOOT;

THENCE SOUTH 10° 00' 00" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 149.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,585 SQUARE FEET OR 0.22 OF ONE ACRE OF LAND.

Survey Plat of even date attached hereto and made a part hereof.

Date: 01/26/16
LEGAL DESCRIPTION:
being a portion of Lot 8, Block 11, C.R. Johns Subdivision of Blocks 11, 12, 13 and 14, in Outlot No. 40, Division "B" an addition in the Town of Austin in the City of Austin, Travis County, Texas, more particularly described as follows:

BEGINNING at the Northwest corner of said Addition, thence North 80° 00' 00" W 64.33 ft. along the west line of said Addition to the intersection of the north line of said Addition and East 80° 00' 00" N 64.33 ft. along the north line of said Addition to the west line of said Addition to the point of beginning, containing 0.236 acres, 10,281 square feet, more or less, and having an area of 1,028 square meters, more or less, as shown on said plat, subject to all easements and restrictions shown on said plat and is subject to all rights of way described on said plat.

NOTE: Bearings are assumed.

LEGAL DESCRIPTION:
being a portion of Lot 8, Block 11, C.R. Johns Subdivision of Blocks 11, 12, 13 and 14, in Outlot No. 40, Division "B" an addition in the Town of Austin in the City of Austin, Travis County, Texas, more particularly described as follows:

BEGINNING at the Northwest corner of said Addition, thence North 80° 00' 00" W 64.33 ft. along the west line of said Addition to the intersection of the north line of said Addition and East 80° 00' 00" N 64.33 ft. along the north line of said Addition to the west line of said Addition to the point of beginning, containing 0.236 acres, 10,281 square feet, more or less, and having an area of 1,028 square meters, more or less, as shown on said plat, subject to all easements and restrictions shown on said plat and is subject to all rights of way described on said plat.

NOTE: Bearings are assumed.

FLOOR INFORMATION: