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-HIGH DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-CO-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH 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-high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district to multifamily residence moderate-high 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

__________________________
__________________________
__________________________

__________________________
__________________________
__________________________

__________________________
__________________________

__________________________
__________________________

Steve Adler
Mayor

APPROVED: ___________________ ATTEST: ___________________
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk
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"n
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
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" Rbar found (or as noted)
△ Mag nail with "Chaparral" washer set
( ) Record information
P.O.B. Point of Beginning

STATE OF TEXAS
REGISTRATION NUMBER: 5095

P. J. FLUGEL
PROFESSIONAL SURVEYOR

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 "P770".

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1190-001 ZONE