

## ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2105 PARKER LANE IN EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-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 family residence-neighborhood plan (SF-3-NP) combining district to multifamily residence moderate-high density-neighborhood plan (MF-4-NP) combining district on the property described in Zoning Case No. C14-2021-0008.SH, on file at the Housing and Planning Department, as follows:

7.842 acres of land out of the Santiago Del Valle Grant, being all of Lot 6, of the Plat of Wm. Leggins Home Place, a subdivision as recorded in Volume 290, Page 445, of the Deed Records of Travis County, Texas, said 7.842 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 2105 Parker Lane 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. 20061116-057 that established zoning for the Riverside Neighborhood Plan.

**PASSED AND APPROVED**

§§§

Steve Adler  
Mayor

Anne L. Morgan  
City Attorney

Jannette S. Goodall  
City Clerk

## METES &amp; BOUNDS DESCRIPTION

FIELD NOTES FOR 7.842 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS; BEING ALL OF LOT 6, OF THE PLAT OF THE WM. LEGGINS HOME PLACE, A SUBDIVISION AS RECORDED IN VOLUME 290, PAGE 445 OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS, AS CONVEYED TO THE WARD MEMORIAL METHODIST CHURCH BY DEED RECORDED IN VOLUME 2040, PAGE 97 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND THE WARD MEMORIAL UNITED METHODIST CHURCH BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 10622, PAGE 205 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

**BEGINNING** at a 1/2-inch iron rod found on the easterly right-of-way line of Parker Lane, (right-of-way width varies), at the common west corner of Lot 5 and of the above described Lot 6, of said Plat of the WM. Leggins Home Place, for the west corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the easterly right-of-way line of Parker Lane, N 27°46'49" E pass a 1/2-inch iron rod found a distance of 340.37 feet, and continuing on for a total distance of 515.13 feet to a 3/4-inch iron pipe found at the north corner of said Lot 6, Plat of the WM. Leggins Home Place, for the north corner of the herein described tract;

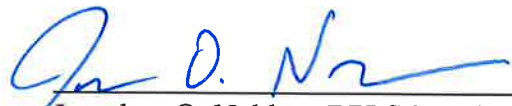
THENCE, leaving the easterly right-of-way line of Parker Lane, with the northerly line of said Lot 6, Plat of the WM. Leggins Home Place, and the southerly line of Lot A, Blue Bird Hill Two, a subdivision as recorded in Volume 81, Page 178 of the Plat Records of Travis County, Texas, S 63°01'50" E pass a 60-D nail found at a distance of 292.47 feet, and continuing on for a total distance of 655.56 feet to a calculated point in a power pole at the common east corner of said Lot 6, Plat of the WM. Leggins Home Place, and said Lot A, Blue Bird Hill Two, on the west line of Lot 1, Parker Heights Section Three, a subdivision as recorded in Volume 51, page 13 of the Plat Records of Travis County, Texas, for the east corner of the herein described tract;

THENCE, with the easterly line of said Lot 6, Plat of the WM. Leggins Home Place, S 27°41'56" W a distance of 526.56 feet to a 3/8-inch iron rod found at the common east corner of said Lot's 5 and 6, Plat of the WM. Leggins Home Place, on the west line of Lot 3, Parker Heights Section Two-A, a subdivision as recorded in Volume 61, page 87 of the Plat Records of Travis County, Texas, for the south corner of the herein described tract;

THENCE, with the common line of said Lot's 5 and 6, Plat of the WM. Leggins Home Place, N 62°01'56" W a distance of 656.24 feet to the **POINT OF BEGINNING** and containing 7.842 acres of land, more or less.

Exhibit A

I hereby certify that these notes were prepared by BGE from a survey made on the ground on August 13, 2020 under my supervision and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Central Zone. A sketch accompanies this description.

  
Jonathan O. Nobles RPLS No. 5777  
BGE, Inc.

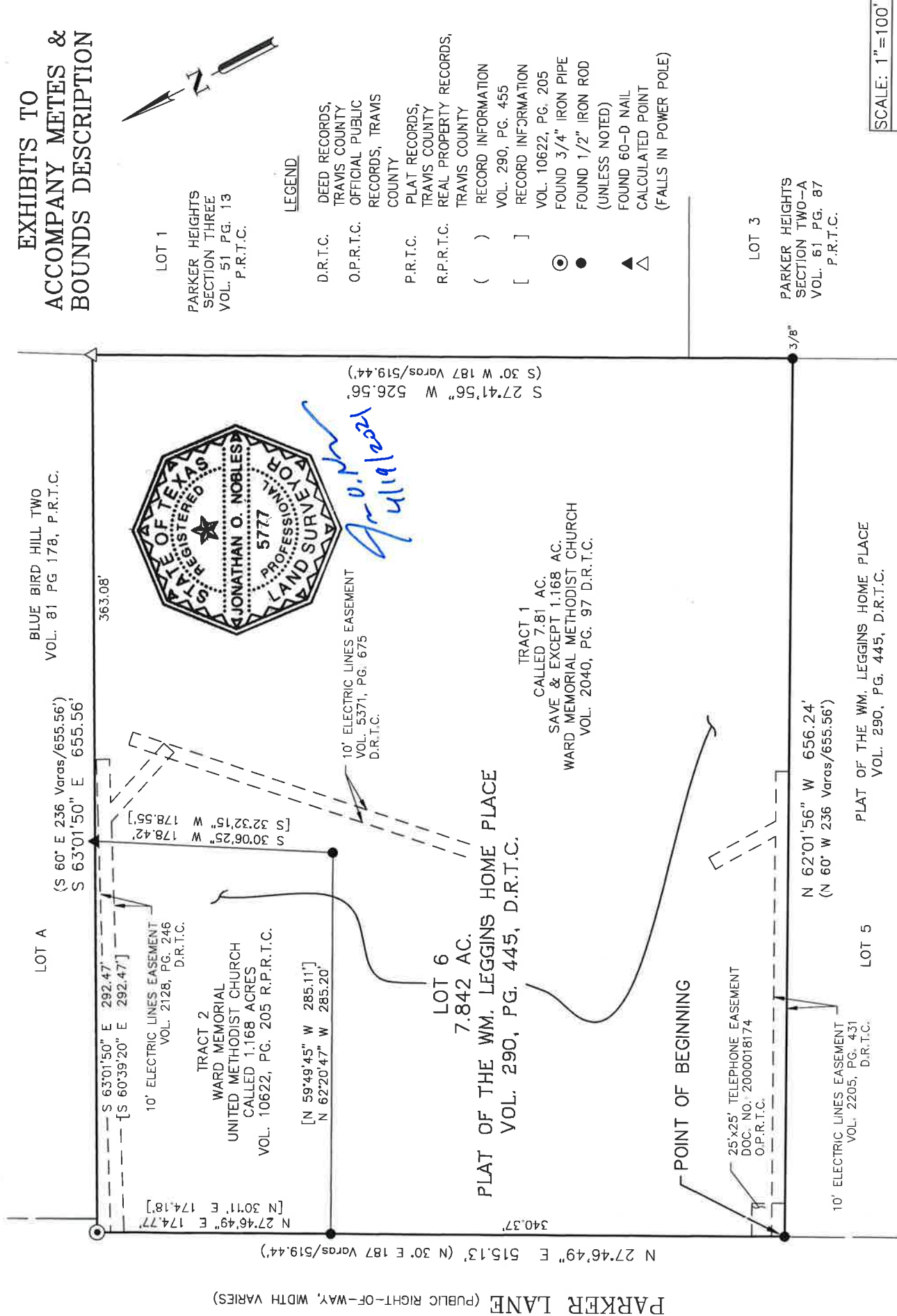
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TBPELS Licensed Surveying Firm No. 10106502



4/17/2021  
Date

Date: January 21, 2021  
Revised: April 16, 2021  
Project No.: 7981-00

EXHIBITS TO  
ACCOMPANY METES &  
BOUNDS DESCRIPTION



BEARING ORIENTATION IS BASED ON THE TEXAS STATE  
PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.



BGE, Inc.

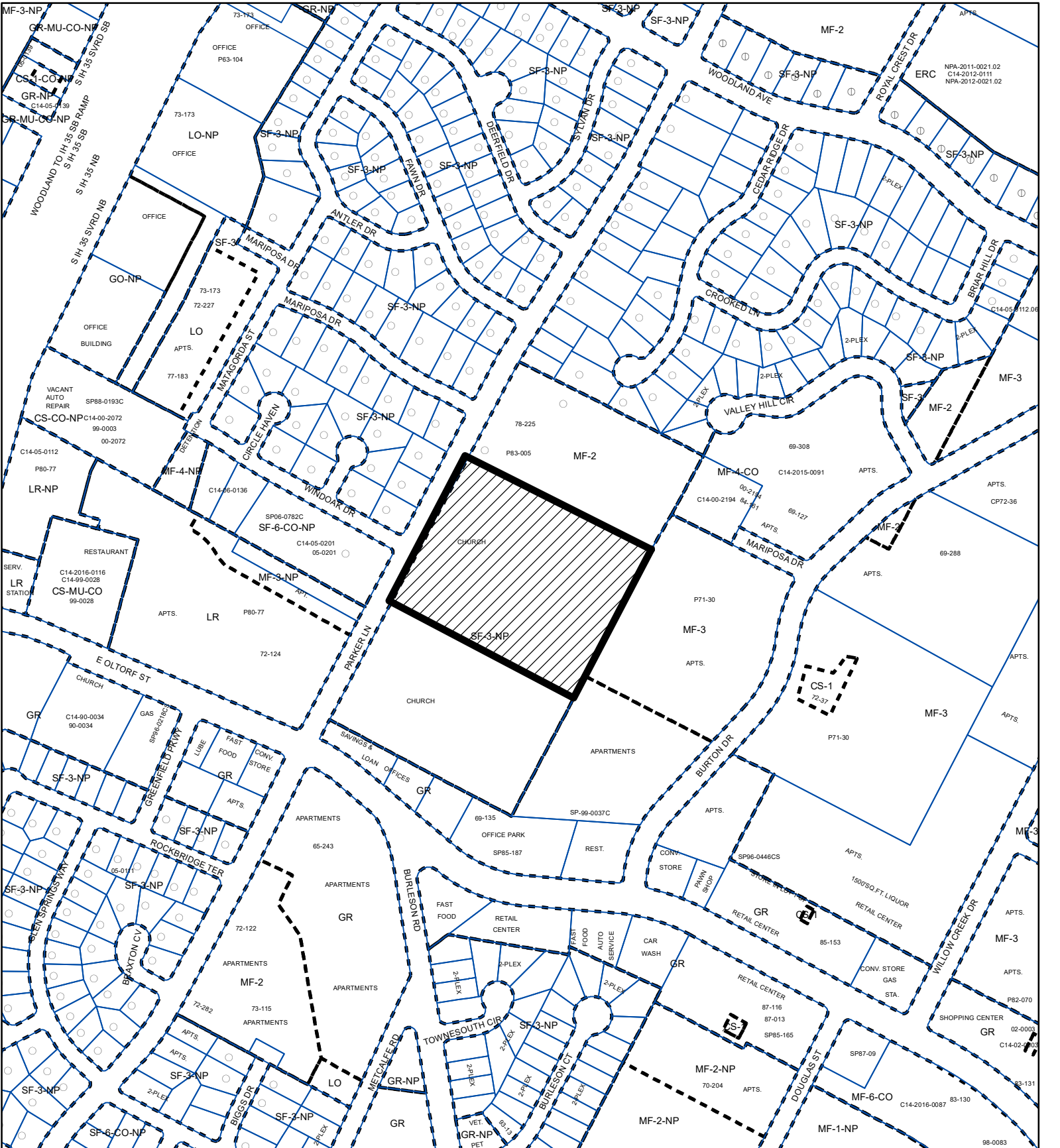
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPELS Licensed Surveying Firm No. 10106502

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SCALE: 1"=100'

SHEET 3

OF 3



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2021-0008.SH

Exhibit B



1" = 400'

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

Created: 1/15/2021