

**ORDINANCE NO. 20210729-167**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1609 MATTHEWS LANE FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) 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 single-family residence standard lot (SF-2) district to multifamily residence low density-conditional overlay (MF-2-CO) combining district on the property described in Zoning Case No. C14-2021-0056, on file at the Housing and Planning Department, as follows:

0.604 acres (approximately 26,314 square feet) of land, being all of Tract I and Tract II conveyed to Isidra Aguirre Rodriguez in a Warranty Deed with Vendors Lien recorded in Document No. 2018196197 of the Official Public Records of Travis County, Texas, said 0.604 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1609 Matthews Lane 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:

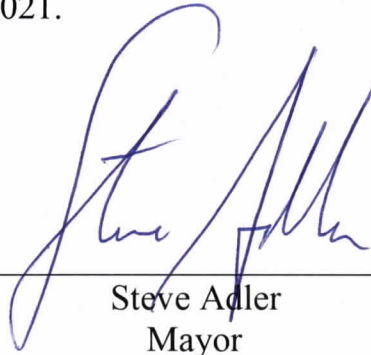
Development of the Property is limited to 10 dwelling units.

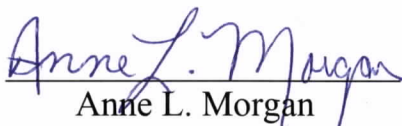
**PART 3.** This ordinance takes effect on August 9, 2021.


**PASSED AND APPROVED**

\_\_\_\_\_  
July 29, 2021

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§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**   
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**   
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

# EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earllysurveying.com

TBPELS Firm No. 10194487

## 0.604 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.604 ACRES (APPROXIMATELY 26,314 SQ. FT.), BEING ALL OF TRACT I AND TRACT II CONVEYED TO ISIDRA AGUIRRE RODRIGUEZ IN A WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 19, 2018 AND RECORDED, IN DOCUMENT NO. 2018196197 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.604 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with "Early Boundary" cap set in the southwest right-of-way line of Matthews Lane (right-of-way width varies) as shown on Security Storage Subdivision, a subdivision of record in Document No. 199900347 of the Official Public Records of Travis County, Texas, being in the southeast right-of-way line of the International and Great Northern Railroad (100' right-of-way width), being also the northernmost corner of said Tract I;

**THENCE** South 62°48'36" East with the southwest right-of-way line of Matthews Lane and the northeast line of said Tract I and said Tract II, a distance of 138.50 feet to a 1/2" rebar found for the easternmost corner of said Tract II, being the northernmost corner of a 1.457 acre tract described in Document No. 2013047192 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found in the southwest right-of-way line of Matthews Lane, being the easternmost corner of the said 1.457 acre tract, bears South 62°32'36" East, a distance of 87.66 feet;

**THENCE** with the common line of said Tract II and the said 1.457 acre tract, the following two (2) courses and distances:

1. South 29°33'25" West, a distance of 127.18 feet to a 1/2" rebar found for the southernmost corner of said Tract II;
2. North 61°13'05" West, a distance of 12.19 feet to a 1/2" rebar found for the westernmost corner of said Tract II, being in the southeast line of said Tract I;

**THENCE** with the common line of said Tract I and the said 1.457 acre tract, the following two (2) courses and distances:

1. South 29°20'06" West, a distance of 71.70 feet to a 2" aluminum chain link fence corner post found for the southernmost corner of said Tract I;
2. North 60°36'39" West, a distance of 126.53 feet to a Hilti nail in concrete wall found in the southeast right-of-way line of the International and Great Northern Railroad, being the westernmost corner of said Tract I, from which a Hilti nail in concrete wall found in the southeast right-of-way line of the International and Great Northern Railroad, being the westernmost corner of the said 1.457 acre tract, bears South 29°34'19" West, a distance of 48.85 feet;

**THENCE** North 29°34'24" East with the southeast right-of-way line of the International and Great Northern Railroad and the northwest line of said Tract I, a distance of 193.70 feet to the **POINT OF BEGINNING**, containing an area of 0.604 acres, more or less.

Surveyed on the ground on February 20, 2021.

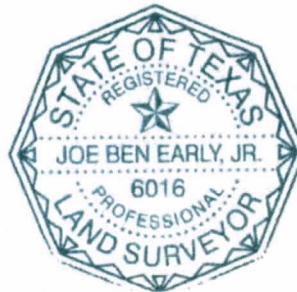
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1095-001-BASE



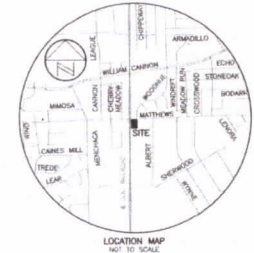
Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016

2/23/21





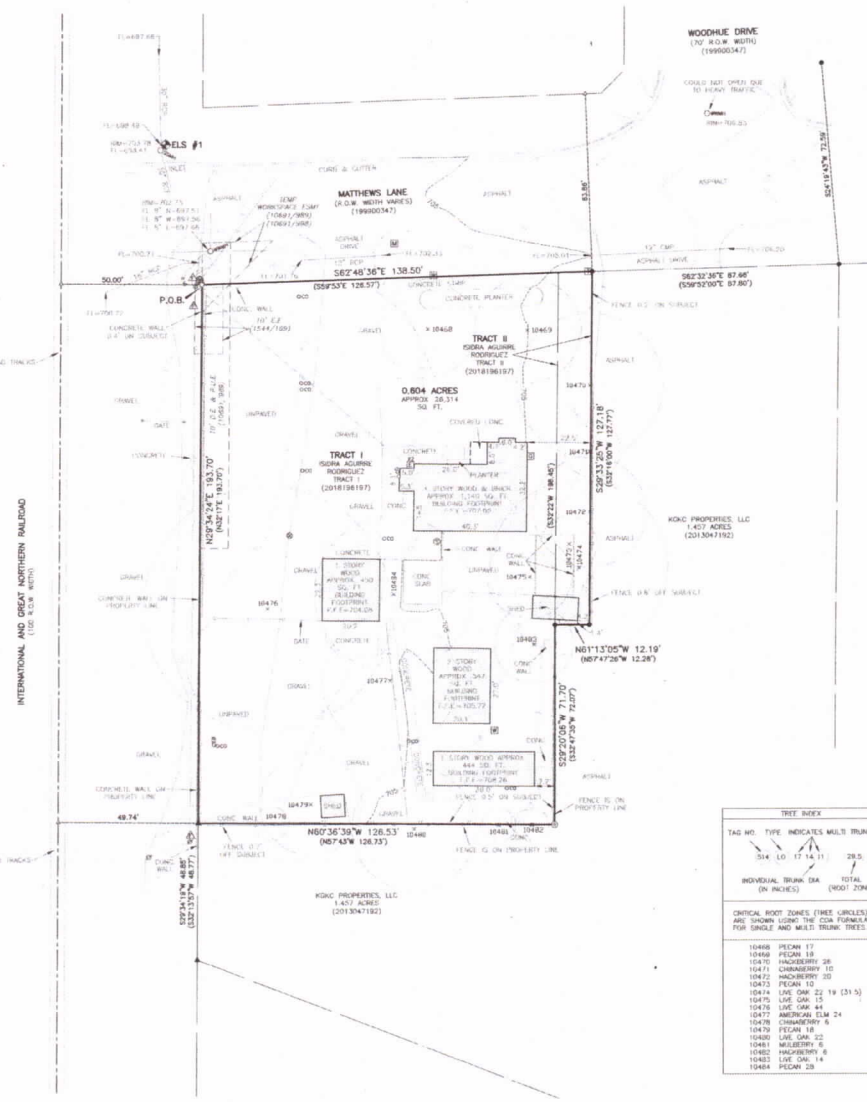
A LAND TITLE SURVEY OF 0.604 ACRES (APPROXIMATELY 26,314 SQ. FT.), BEING ALL OF TRACT I AND TRACT II CONVEYED TO ISIDRA AGUIRRE RODRIGUEZ IN A WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 19, 2018 AND RECORDED IN DOCUMENT NO. 2018196197 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



**MARKER AND INLET NOTE:**  
THIS SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED, FROM GROUND LEVEL, SPRINGS, EXACT MEASUREMENTS AND DEPTHS, PARTICULARLY IN CRITICAL AREAS, SHOULD BE VERIFIED WITH UTILITY RECORD MAPS AND/OR FIELD VERIFICATION PRIOR TO FINAL PLANNING OR CONSTRUCTION.

**BENCHMARK INFORMATION:**  
ELL #1: 1/2" IRON NAIL WITH WASHER SET ON MOST NORTH NORTHEAST CORNER OF 8' CURB RILEY, NORTH SIDE OF MATTHEWS LANE, JUST EAST OF THE RAILROAD TRACKS.  
(ELEVATION = 703.47)  
VERTICAL DATUM: NAVD 83 (GEOID 138)

- LEGEND**
- 1/2" IRON NAIL FOUND (OR AS NOTED)
  - 1/2" IRON NAIL WITH "EARLY BOUNDARY" CAP SET
  - 1/2" IRON PIPE FOUND (OR AS NOTED)
  - 2" ALUMINUM CHAIN LINK FENCE CORNER POST FOUND
  - ▲ HELD NAIL IN CONCRETE WALL FOUND
  - CALCULATED POINT
  - CONTROL POINT/BENCHMARK LOCATION
  - WATER METER
  - WATER VALVE
  - VENT PIPE
  - SPRINKLER CONTROL VALVE
  - UTILITY POLE
  - GUY WIRE
  - BOLLARD
  - ELECTRIC UTILITY
  - ELECTRIC PULL BOX
  - TELEPHONE RIGID
  - GAS METER
  - UNDERGROUND GAS MARKER
  - CULVERT
  - STORM SEWER MANHOLE
  - WASTEWATER MANHOLE
  - MARKER
  - EDGE OF ASPHALT PAVEMENT
  - OVERHEAD UTILITIES
  - WIRE FENCE
  - CHAIN LINK FENCE
  - WOOD FENCE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - E.E. ELECTRIC EASEMENT
  - D.E. DRAINAGE EASEMENT
  - ( ) RECORD INFORMATION



**TITLE COMMITMENT NOTE:**  
COMMITMENT FOR TITLE INSURANCE PREPARED BY:  
Title Resources Guaranty Company  
G.F. No. 1-142130 Effective Date: 01/06/21 Issued: 04/20/21  
The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Same listed are warranted according to the commitment, believed by surveyor's notes and/or observations.  
Schedule "B" items contained therein and re-listed below were considered:  
1) Restrictive Covenants, Volume 1220, Page 158 and Volume 1524, Page 77, Deed Records, Travis County, Texas. --- Subject to, as shown.  
10.1) Building setback (s) as provided in restrictions of record in Volume 1220, Page 158 and Volume 1524, Page 77, Deed Records, Travis County, Texas. --- Does not affect.  
10.2) A electric transmission line easement granted to the City of Austin as described in Volume 1563, Page 359 of the Real Property Records of Travis County, Texas. --- Subject to, as shown, according to deed recorded in Volume 18714, Page 132, the grantor of this easement did not own the property over which the easement lies at the time the easement was recorded.  
10.3) A drainage and public utility easement granted to the City of Austin as described in Volume 1563, Page 359 of the Real Property Records of Travis County, Texas. --- Subject to, as shown, according to deed recorded in Volume 18714, Page 132, the grantor of this easement did not own the property over which the easement lies at the time the easement was recorded.  
10.4) A temporary working space easement granted to the City of Austin as described in Volume 1563, Page 359 of the Real Property Records of Travis County, Texas. --- Subject to, as shown, according to deed recorded in Volume 18714, Page 132, the grantor of this easement did not own the property over which the easement lies at the time the easement was recorded.

**FLOOD-PLAN NOTE:**  
The tract shown herein lies within Zone "X" (once determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 14032-0001, dated September 26, 2006, for Travis County, Texas, and incorporated herein. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

**BEARING BASIS:**  
THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

**SURVEYOR'S CERTIFICATE:**  
CERTIFIED TO:  
• Isidro Aguirre Rodriguez  
• DARCINO Company, LLC  
• Title Resources Guaranty Company  
• Texas National Title, Inc.  
PROPERTY ADDRESS: 1609 Matthews Lane, Austin, TX 78745  
DATE OF SURVEY: 2/25/21

**ATTACHMENTS: Notes and Bounds Description**  
I hereby certify that a survey of the property shown herein was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge, skill and judgment, and in accordance with the standards and conditions set forth for a Category 1A, Condition 2, TSPS Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, 2019 Revised Technical Edition, prepared by the Texas Society of Professional Surveyors.

*Joe Ben Early, Jr.* 2/25/21  
Joe Ben Early, Jr. Date  
Registered Professional Land Surveyor  
State of Texas No. 6019  
joe@earlysurveying.com

**JOE BEN EARLY, JR.**  
LAND SURVEYING, INC.  
A LIMITED LIABILITY COMPANY  
P.O. BOX 92548  
AUSTIN, TX 78709  
512-202-8831  
TSPS No. 10194483

**EARLY**  
**LAND SURVEYING**  
A LIMITED LIABILITY COMPANY  
PROJECT NO.: 1000-001  
DRAWING NO.: 1000-001-BASE  
PLOT DATE: 02/25/21  
PLOT SCALE: 1" = 20'  
DRAWN BY: BPP & JRE  
SHEET 01 OF 01

**Created: 4/7/2021**