

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED APPROXIMATELY 400 FEET SOUTH OF THE INTERSECTION OF WEST OLTORF STREET AND SOUTH THIRD STREET FROM FAMILY RESIDENCE (SF-3) DISTRICT TO MULTIFAMILY LOW DENSITY (MF-2) 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 (SF-3) district to multifamily low residence (MF-2) district on the property described in Zoning Case No. C14-2022-0034, on file at the Housing and Planning Department, as follows:

Being 0.283 acres of land in the Isaac Decker League, Abstract No. 8, in the City of Austin, Travis County, Texas, being a called 64.5 feet by 76.3 feet tract of land conveyed in Document No. 2021180558 in the Deed Records of Travis County, Texas, and being that certain south 100 feet of a called 0.42 acre tract of land conveyed in Document No. 2021180561 in the Deed Records of Travis County, Texas, and also being the remaining 5 feet of a 69.5 feet by 76.3 feet tract of land convey in Volume 1167, Page 160 in the Deed Records of Travis County, Texas, said 0.283 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

located approximately 400 feet south of the intersection of West Oltorf Street and South Third Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on _____, 2022.

PASSED AND APPROVED

_____, 2022 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

EXHIBIT A

TRAVIS COUNTY, TEXAS
2408 S 3rd STREET
BOUNDARY DESCRIPTION

July 7, 2022
FN NO. 22-015
WG #0219-015

EXHIBIT "___"

DESCRIPTION

DESCRIPTION OF A 0.283 ACRE TRACT OF LAND SITUATED IN THE ISAAC DECKER LEAGUE, ABSTRACT NO. 8, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A CALLED 64.5 FEET BY 76.3 FEET TRACT OF LAND CONVEYED TO THIRD STREET AUSTIN, LLC BY DEED OF RECORD IN DOCUMENT NO. 2021180558 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THAT CERTAIN SOUTH 100 FEET OF A CALLED 0.42 ACRE TRACT OF LAND CONVEYED TO THIRD STREET AUSTIN, LLC BY DEED OF RECORD IN DOCUMENT NO. 2021180561, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND ALSO BEING THE REMAINING 5 FEET OF A 69.5 FEET BY 76.3 FEET TRACT OF LAND CONVEYED TO THOMAS E. ATEs AND WIFE, ALBERTA ATEs BY DEED OF RECORD IN VOLUME 1167, PAGE 160, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.283 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 3/8-inch iron pipe found at the common south corner of said south 100 feet of a 0.42 acre tract, and a called 0.59 acre tract of land conveyed to Keith L. Whittington and Kelly G. Whittington, husband and wife, of record in Document No. 2015000962, Official Public Records of Travis County, Texas, being in the north line of Lot 1, Block A, San Jose Catholic Church Subdivision, of record in Document No. 200700020, Official Public Records of Travis County, Texas;

THENCE, N 18°25'33" E, leaving the north line of said Lot 1, Block A, along the east line of said 0.59 acre tract, being with the west line of said south 100 feet of a called 0.42 acre tract, and the west line of said 64.5 feet by 76.3 feet tract, passing at a distance of 100.00 feet, a 1/2-inch iron rod with cap stamped "Wuest Group" set for the common west corner of said south 100 feet of said 0.42 acre tract and said 64.5 feet by 76.3 feet tract, and continuing for a total distance of 176.94 feet to a 1/2-inch iron rod with cap stamped "Wuest Group" set being the common west corner of said 64.5 feet by 76.3 feet tract and a called 69.5 feet by 88.8 feet tract of land conveyed to Octavio V. Balderas and wife, Martha K. Balderas by Warranty Deed with Vendor's Lien of record in Document #2001007074, Official Public Records of Travis County, Texas, for the northwest corner of the herein described tract;

THENCE, S 71°20'21" E, leaving the east line of said 0.59 acre tract, along the south line of said 69.5 feet by 88.8 feet tract, being the north line of said 64.5 feet by 76.3 feet tract and the remaining 5 feet of said 69.5 feet by 76.3 feet tract, for the north line of the herein described tract, passing at a distance of 64.50 feet, a 1/2-inch iron rod with cap stamped "Wuest Group" set for the common north corner of said 64.5 feet by 76.3 feet tract and the remaining 5 feet of said 69.5 feet by 76.3 feet tract, and continuing for a total distance of 69.50 feet to a calculated point in the west line of a called 0.425 acre tract of land conveyed to James O. Houchins and Susan C. Houchins by deed of record in Document No. 2016202969, Official Public Records, Travis County, Texas, being the common east corner of said 69.5 feet by 88.8 feet tract and the remaining 5 feet of said 69.5 feet by 76.3 feet, for the northeast corner of the herein described tract, from which a 1/2-inch iron pipe found on the north line of the remaining 5 feet of said 69.5 feet by 76.3 feet tract bears, N 71°20'21" W, a distance of 0.79 feet;

THENCE, S 18°25'33" W, along the west line of said 0.425 acre tract, being the east line of the remaining 5 feet of said 69.5 by 76.3 feet tract and said south 100 feet of 0.42 acre tract, for the east line of the herein described tract, passing at a distance of 77.29 feet, a 1/2-inch iron rod with cap stamped "Wuest Group" set, for the common east corner of said 69.5 feet by 76.3 feet tract and said south 100 feet of 0.42 acre tract, and continuing for a total distance of 177.29 feet to a 1/2-inch iron rod with cap stamped "Wuest Group" set in the north line of said Lot 1, Block A, being the southwest corner of said 0.425 acre tract, for the southeast corner of said south 100 feet of 0.42 acre tract and the herein described tract;



THENCE, N 71°01'51" W, along the north line of said Lot 1, Block A, being the south line of said south 100 feet of 0.42 acre tract and the herein described tract, a distance of 69.50 feet to the **POINT OF BEGINNING** and containing 0.283 acre (12,310 square feet) of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone (4203), NAD83, Grid.

That I, Mark A. Mercado, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying survey map are true and correct to the best of my knowledge and belief and was prepared from an actual on-the-ground survey under my direction and supervision.

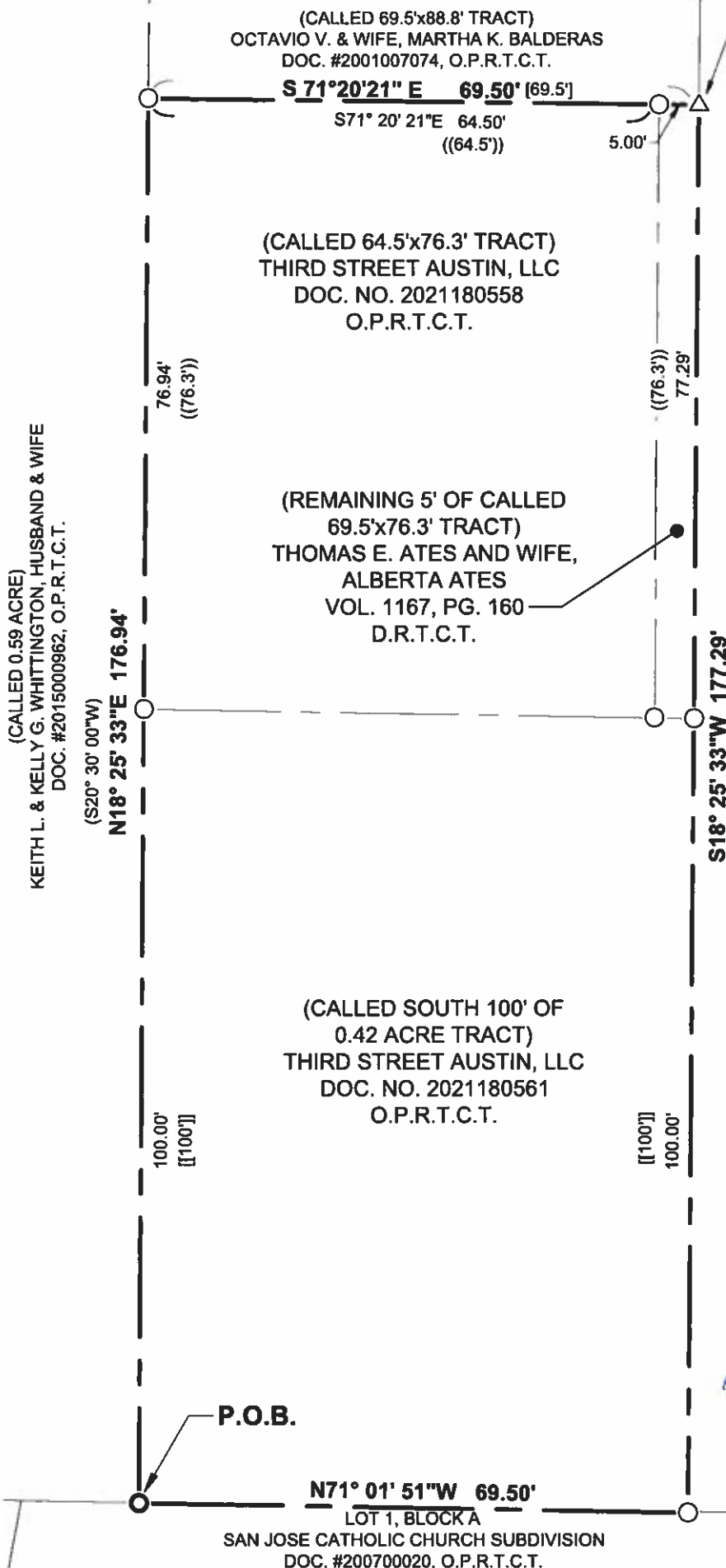


Mark A. Mercado
RPLS No. 6350
State of Texas

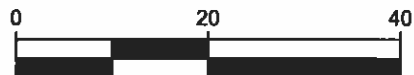

Date



EXHIBIT " "



FROM WHICH A 1/2"
IRON PIPE FOUND
BEARS N 71°20'21" W 0.79'



SCALE: 1" = 20'

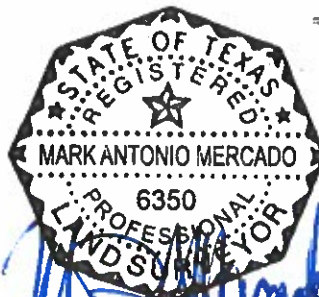
LEGEND

- 3/8" IRON PIPE FOUND
- CAPPED 1/2" IRON ROD SET
STAMPED "WUEST GROUP"
- △ CALCULATED POINT
- — — PROPERTY LINE
- D.R.T.C.T. DEED RECORDS, TRAVIS
COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS,
TRAVIS COUNTY, TEXAS
- (()) RECORD INFO. PER DOC.
NO. 2021182558, O.P.R.T.C.T.
- [] RECORD INFO. PER DOC.
#2001007074, O.P.R.T.C.T.
- [[]] RECORD INFO. PER VOL.
9718, 315, D.R.T.C.T.

**2408 S 3rd STREET
AUSTIN, TX 78704**

JUNE, 2022

PROJECT NO. 0219-015



**ENGINEERING
& SURVEYING**

TBPELS FIRM # F-15324,
AND # 10194507
5207 AIRPORT BLVD.
AUSTIN, TEXAS 78751
(512)394-1900

SHEET

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Created: 3/23/2022