

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1207 WEST 22ND STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-3-CO-NP) COMBINING DISTRICT TO SINGLE-FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-4A-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-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district to single-family residence small lot-conditional overlay-neighborhood plan (SF-4A-CO-NP) combining district on the property described in Zoning Case No. C14-2016-0100, on file at the Planning and Zoning Department, as follows:

12,780 square feet, more or less, of land area being known as Lot 17 and the north 25 feet of Lot 16, Block 3, Carrington's Subdivision of Outlot Nos. 26, 27 and 28, Division "D", of the City of Austin, Texas, according to the map or plat thereof, recorded in Volume 1, Page 94, Plat Records of Travis County, Texas, being that same tract of land described in a deed dated November 20, 2015 from Darryl Tocker, et al, to Bernard Reingold and Brian Copland, as recorded in Document No. 2015186106, Official Public Records of Travis County, Texas, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1207 West 22nd 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. The following uses are not permitted uses for the Property:

Club or lodge

Community recreation (private)

1 B. Development of the Property shall comply with the following regulations:

- 2
3 1. Maximum height of a building or structure shall not exceed 30 feet.
4 2. Maximum impervious coverage shall not exceed 45% per lot.
5 3. Maximum floor-to-area ratio (F.A.R.) shall not exceed 0.4 to 1 per lot.
6

7 Except as specifically restricted under this ordinance, the Property may be developed and
8 used in accordance with the regulations established for the single-family residence small
9 lot (SF-4A) district and other applicable requirements of the City Code.

10
11 **PART 3.** The Property is subject to Ordinance No. 20040826-057 that established zoning
12 for the Central Austin Combined Neighborhood Plan.

13
14 **PART 4.** This ordinance takes effect on _____, 2017.

15
16 **PASSED AND APPROVED**

17
18 §
19 §
20 _____, 2017 §
21 _____
22 Steve Adler
23 Mayor
24

25 **APPROVED:** _____ **ATTEST:** _____
26 Anne L. Morgan Jannette S. Goodall
27 City Attorney City Clerk
28
29
30
31

C14-2016-0100

DESCRIPTION OF 12,780 SQUARE FEET, MORE OR LESS, OF LAND AREA BEING KNOWN AS LOT 17 AND THE NORTH 25 FEET OF LOT 16, BLOCK 3, CARRINGTON'S SUBDIVISION OF OUTLOT NOS. 26, 27 AND 28, DIVISION "D", OF THE CITY OF AUSTIN, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 94, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED DATED NOVEMBER 20, 2015 FROM DARRYL TOCKER, ET AL, TO BERNARD REINGOLD AND BRIAN COPLAND, AS RECORDED IN DOCUMENT NO. 2015186106, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED MY METES AND BOUNDS AS FOLLOWS:

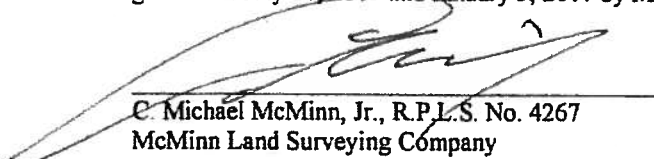
BEGINNING at a ½" iron rod set, with a cap marked "RPLS 4267", at the intersection of the south line of W. 22nd Street and the east line of Cliff Street for the northwest corner of the aforementioned Lot 17, same being the northwest corner of the aforementioned Reingold-Copland Tract, and being the northwest corner of the herein described tract of land, from which, a ½" iron pipe found for reference at the intersection of the south line of W. 22nd Street and the west line of Cliff Street for the northeast corner of the Lot 1, Block 4, of said Carrington's Subdivision of Outlot Nos. 26, 27 and 28, Division "D", of the City of Austin, Texas, bears N 84°58'45"W 50.00 feet;

THENCE leaving the PLACE OF BEGINNING and said Cliff Street, with the common line of W. 22nd Street and Lot 17, S 84°58'45"E 169.87 feet to a ½" iron rod set, with a cap marked "RPLS 4267", at the intersection of the south line of W. 22nd Street and the west line of a 20' wide Alley for the northeast corner of Lot 17, same being the northeast corner of the Reingold-Copland Tract, and being the northeast corner of the herein described tract of land, from which, a ½" iron rod found for reference at the intersection of the south line of W. 22nd Street and the east line of said Alley for the northwest corner of the Lot 1, Block 3, of said Carrington's Subdivision of Outlot Nos. 26, 27 and 28, Division "D", of the City of Austin, Texas, bears S 84°58'45"E 20.00 feet;

Thence leaving W. 22nd Street, with the common line of Lots 17 and 16, and the Alley, S 04°55'30"W 75.32 feet to a ½" iron pipe found for the northeast corner of Abode Condominiums, a condominium in the City of Austin, Travis County, Texas, according to the declaration recorded in Document No. 2008068607, Official Public Records of Travis County, Texas, same being the southeast corner of the Reingold-Copland Tract, and being the southeast corner of the herein described tract of land;

THENCE leaving the Alley, and crossing Lot 16, with the common line of the aforementioned Abode Condominiums and the Reingold-Copland Tract, N 84°54'00"W (Bearing Basis (2008068607)) 170.07 feet to a ½" iron pipe found in the east line of Cliff Street, same being the west line of Lot 16, for the southwest corner of the Reingold-Copland Tract, same being the northwest corner of the Abode Condominiums, and being the southwest corner of the herein described tract of land;

THENCE leaving the Abode Condominiums, with the common line of Lots 16 and 17 and Reingold-Copland Tract, N 05°04'30"E 75.09 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 12,780 square feet, more or less, of land area as described from record information and measurements made on the ground on July 11, 2015 and January 5, 2017 by McMinn Land Surveying Company of Austin, Texas.


C. Michael McMinn, Jr., R.P.L.S. No. 4267
McMinn Land Surveying Company
4008 Greenmountain Lane
Austin, Texas 78759
(512) 343-1970

DATE : January 5, 2017
SUBDIVISION : Carrington's Subdivision
COUNTY : Travis, Texas
J.O. No. : 010517
FND010517



EXHIBIT A

W. 22nd STREET

LEGEND

- ① 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/ CAP MARKED "M.L. 4253"

SET JULY 11, 2015

POB PLACE OF BEGINNING


REVISED: JANUARY 9, 2017
REVISED LEGAL DESCRIPTION
DATE January 5, 2017
SCALE 1" = 20'
FB/Pg 323/28
J.Q.H 010517

TRACT AREA:
12,780 SQ. FT. ±
0.293 ACRE ±

TREE LIST:

001	10' ELM
002	17' ELM
003	27' ELM
004	17' ELM
005	16' DBL. CEDAR
006	19' CEDAR
007	26' DBL. LIGUSTRUM
008	16' ELM

NOTE: THIS SURVEY WAS MADE ON THE GROUND WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. PLAT PREPARED FROM RECORD INFORMATION AND MEASUREMENTS MADE ON THE GROUND ON JULY 11, 2015 AND JANUARY 5, 2017. AND IS CORRECTED TO THE BEST OF MY KNOWLEDGE. 1



C. MICHAEL MCELWAIN, JR., R.P.L.S. NO. 42837

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE SIGNATURE OF THE SURVEYOR AND THE IMPRESSION SEAL OF THE ABOVE SURVEYING COMPANY

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Land Suretying Company
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(512) 345-1970
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