

**Late Backup**

Item # 81

1-26-17

From Planning & Zoning Dept

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1207 WEST 22<sup>ND</sup> 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 22<sup>nd</sup> 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)



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:

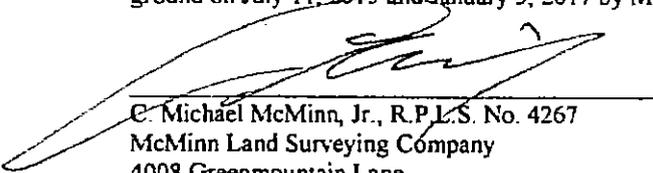
BEGINNING at a 1/2" iron rod set, with a cap marked "RPLS 4267", at the intersection of the south line of W. 22<sup>nd</sup> Street and the east line of Cliff Street for the northwest corner of the aforementioned Lot 17, same being the northwest corner of the aforementioned Reingold-Copland Tract, and being the northwest corner of the herein described tract of land, from which, a 1/2" iron pipe found for reference at the intersection of the south line of W. 22<sup>nd</sup> 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 BEGFINNING and said Cliff Street, with the common line of W. 22<sup>nd</sup> Street and Lot 17, S 84°58'45"E 169.87 feet to a 1/2" iron rod set, with a cap marked "RPLS 4267", at the intersection of the south line of W. 22<sup>nd</sup> 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 1/2" iron rod found for reference at the intersection of the south line of W. 22<sup>nd</sup> 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. 22<sup>nd</sup> Street, with the common line of Lots 17 and 16, and the Alley, S 04°55'30"W 75.32 feet to a 1/2" 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 1/2" 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  
I.O. No. : 010517  
FND010517

**EXHIBIT A**

LEGAL DESCRIPTION: LOT 17 AND THE NORTH 25 FEET OF LOT 16, BLOCK 3, CARRINGTON'S SUBDIVISION OF OUTLOT NOS. 26, 27 AND 29, 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 NERNARD 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, ALSO LOCALLY KNOWN AS 1207 AND 1209 W. 22nd STREET AND 1915 CLIFF STREET, AUSTIN, TEXAS.

W. 22nd STREET

CLIFF STREET  
(50' P.O.W.)

SITE BENCH MARK: TRIANGLE SET ON TOP OF CURB AT FIRE HYDRANT. ELEVATION: 563.72

CONTROL BENCH MARK: TRIANGLE FOUND AT SOUTHEAST CORNER OF INLET ON NORTH SIDE OF W. 22ND STREET NEAR THE EXTENSION OF THE EAST LINE OF DAVID STREET. COA FB/PG 3806/15 ELEVATION: 569.15 (CONVERTED)

NOTE: COA ELEVATION WAS CONVERTED TO NAVD83 VIA VERTCON.

LEGEND

- ⊙ 1/2" IRON PIPE FOUND
- ⊙ 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD SET BY CIP MARKED "EPLA 476" SET July 11, 2015

POB PLACE OF BEGINNING

DATE July 11, 2015

SCALE 1" = 20'

FB/PG 323/11-13

J.O.H 070315

REVISED: JANUARY 5, 2017  
REVISED LEGAL DESCRIPTION

DATE January 5, 2017

SCALE 1" = 20'

FB/PG 323/20

J.O.H 010517

MAG NAIL W/ WASHER FOUND IN TOP OF STONE COLUMN MARKED "RENT McMILLIAN" #222

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            |

LOT 17  
12,780 SQ. FT.

100TH 25' OF LOT 16

1-STOREY BRICK & WOOD DUPLEX

(THE SOUTH 25' OF LOT 16 AND THE NORTH 25' OF LOT 15)

TOPOGRAPHIC SURVEY

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.

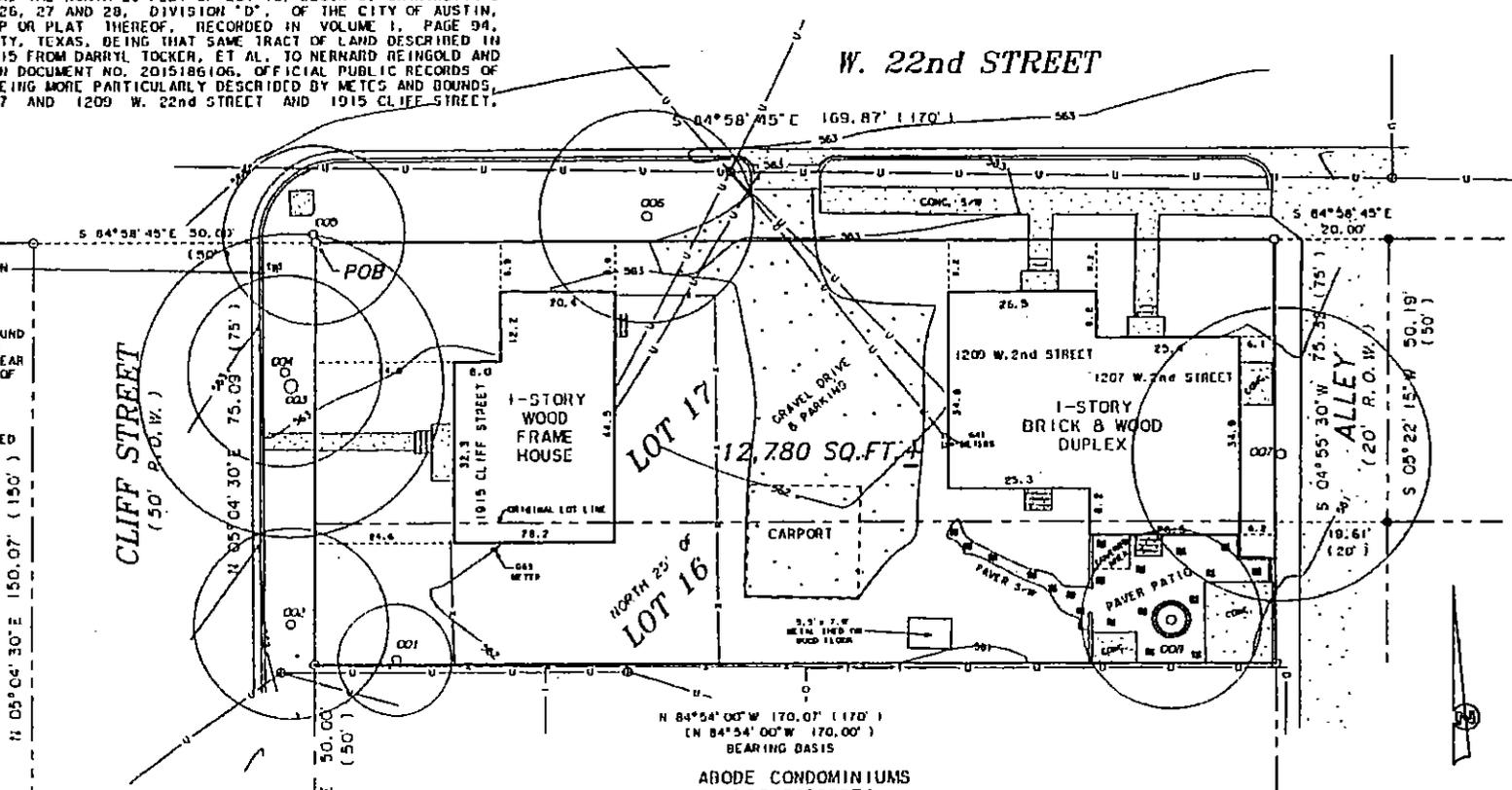
PLAT PREPARED FROM RECORD INFORMATION AND MEASUREMENTS MADE ON THE GROUND ON JULY 11, 2015 AND JANUARY 5, 2017, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

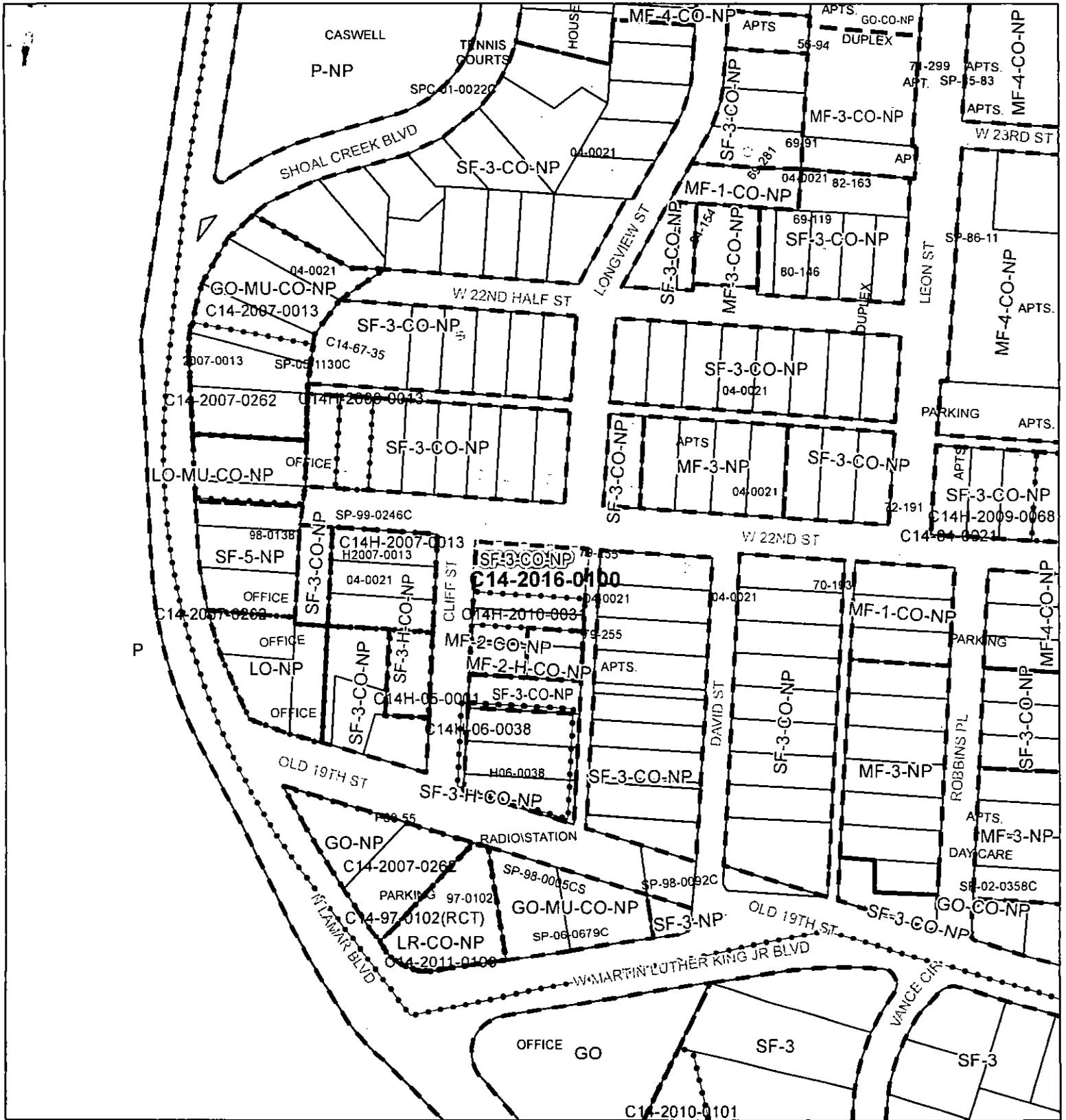
C. MICHAEL McMINN, JR., R.P.L.S. NO. 4267

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE IN GREEN INK AND THE IMPRESSION SEAL OF THE ABOVE SURVEYOR.

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McMinn  
Land Surveying Company  
4008 GREENMOUNTAIN LANE  
AUSTIN, TEXAS 78759  
(512) 343-1970  
FIRM NO. 10084300





# ZONING

# EXHIBIT B

Case#: C14-2016-0100

-  Subject Tract
-  Pending Case
-  Zoning Boundary



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



Created: 9/19/2016

1" = 200'