

ORDINANCE NO. 20170803-085

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE CARRINGTON'S BLUFF HOUSE LOCATED AT 1900 DAVID STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-3-CO-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-HISTORIC LANDMARK-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-3-H-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 family residence-historic landmark-conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district on the property described in Zoning Case No. C14H-2017-0039, on file at the Planning and Zoning Department, as follows:

0.3190 of one acre of land, a portion of Outlot 27, Division D and a portion of Outlot 13, Division Z, and being also a portion of the street lying between the south line of said Outlot 27, Division D and the north line of said Outlot 13, Division Z, all being shown on the topographic map of the government tract adjoining the City of Austin, on file in the General Land Office of the State of Texas, said 0.3190 of one acre being a portion of a certain called 0.4120 of one acre tract described in the deed to Old West 19th, LTD of record in Document No. 2013057255, Official Public Records of Travis County, Texas; said 0.4120 of one acre tract being the south twenty (20) feet of Lot 8 and being that portion of Lot 9, Block 3, Carrington Subdivision of Outlots No. 26, 27 and 28, Division D, Austin, Texas, of record in Plat Book 1, Page 94, Plat Records of Travis County, Texas; not in conflict with West 19th Street, designated as First Tract in that affidavit of title by Nicholas W. Classen and Linda Stallones Classen in Volume 11839, Page 427, Real Property Records of Travis County, Texas, and being all of that tract of land, a portion of Outlot 13, Division Z, of the government tract adjoining the City of Austin, designated as Tract Two in said affidavit of title, and being all of that 6543 square foot tract, a portion of West 19th Street, vacated by the City of Austin in Ordinance No. 820812-F and conveyed in a quitclaim deed to Kathleen Molesworth in Volume 7873, Page 294, Deed Records of Travis County, Texas, said 6543 square foot tract of land being designated as Third Tract in said affidavit

of title, said Tracts One, Two and Three being conveyed by Linda Stallones Classen to Nicholas William Classen in a warranty deed of record in Document No. 1999062876, Official Public Records of Travis County, Texas, said 0.3190 acre tract, as surveyed by Loomis Partners, Inc., now Bowman Consulting Group, Ltd., and shown on the accompanying sketch, being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

generally known as The Carrington's Bluff House, locally known as 1900 David Street in the City of Austin, Travis County, Texas, and 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 prohibited uses for the Property:

Club or lodge

Community recreation (private)

B. The maximum height of a building or structure on the Property shall be limited to 30 feet.

Except as specifically restricted under this ordinance, the Property may be used in accordance with the regulations established for the family residence-historic landmark-conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district and other applicable requirements of the City Code.

PART 3. The Property is subject to Ordinance No. 040826-57 that established zoning for the Central Austin Combined Neighborhood Plan.

PART 4. This ordinance takes effect on August 14, 2017.

PASSED AND APPROVED

_____ August 3 _____, 2017

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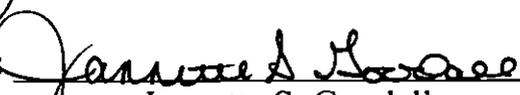
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

FIELD NOTE DESCRIPTION

METES AND BOUNDS DESCRIPTION OF 0.3190 OF ONE ACRE OF LAND, A PORTION OF OUTLOT 27, DIVISION D AND A PORTION OF OUTLOT 13, DIVISION Z, AND BEING ALSO A PORTION OF THE STREET LYING BETWEEN THE SOUTH LINE OF SAID OUTLOT 27, DIVISION D AND THE NORTH LINE OF SAID OUTLOT 13, DIVISION Z, ALL BEING SHOWN ON THE TOPOGRAPHIC MAP OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN, ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, SAID 0.3190 OF ONE ACRE BEING A PORTION OF A CERTAIN CALLED 0.4120 OF ONE ACRE TRACT DESCRIBED IN THE DEED TO OLD WEST 19TH, LTD OF RECORD IN DOCUMENT NO. 2013057255, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.4120 OF ONE ACRE TRACT BEING THE SOUTH TWENTY (20) FEET OF LOT 8 AND BEING THAT PORTION OF LOT 9, BLOCK 3, CARRINGTON SUBDIVISION OF OUTLOTS NO. 26, 27 AND 28, DIVISION D, AUSTIN, TEXAS, OF RECORD IN PLAT BOOK 1, PAGE 94, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, NOT IN CONFLICT WITH WEST 19TH STREET, DESIGNATED AS FIRST TRACT IN THAT AFFADAVIT OF TITLE BY NICHOLAS W. CLASSEN AND LINDA STALLONES CLASSEN IN VOLUME 11839, PAGE 427, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND, A PORTION OF OUTLOT 13, DIVISION Z, OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN, DESIGNATED AS TRACT TWO IN SAID AFFADAVIT OF TITLE, AND BEING ALL OF THAT 6543 SQUARE FOOT TRACT, A PORTION OF WEST 19TH STREET, VACATED BY THE CITY OF AUSTIN IN ORDINANCE NO. 820812-F AND CONVEYED IN A QUITCLAIM DEED TO KATHLEEN MOLESWORTH IN VOLUME 7873, PAGE 294, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 6543 SQUARE FOOT TRACT OF LAND BEING DESIGNATED AS THIRD TRACT IN SAID AFFADAVIT OF TITLE, SAID TRACTS ONE, TWO AND THREE BEING CONVEYED BY LINDA STALLONES CLASSEN TO NICHOLAS WILLIAM CLASSEN IN A WARRANTY DEED OF RECORD IN DOCUMENT NO. 1999062876, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.3190 ACRE TRACT, AS SURVEYED BY LOOMIS PARTNERS, INC., NOW BOWMAN CONSULTING GROUP, LTD., AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8" iron pipe found in the west line of David Street at the northeast corner of the south twenty (20) feet of Lot 8, Block 3, of said Carrington Subdivision of Outlots No. 26, 27 and 28, Division D, Austin, Texas, and the northeast corner of Tract One as conveyed in a said Warranty Deed from Linda Stallones Classen to Nicholas William Classen of record in Document No. 1999062876, Official Public Records of Travis County, Texas, said 3/8" iron pipe found being also the southeast corner of the north thirty (30) feet of said Lot 8 as conveyed in a General Warranty Deed with Vendor's Lien to Rochelle A. Tilmans and Denise M. L. Dowsett in Document No. 2007024702, Official Public Records of Travis County, Texas, same being the northeast corner of the said 0.4120 of one acre tract, for the **POINT OF BEGINNING** and northeast corner of the herein described tract;

THENCE with the west line of said David Street and the southerly extension of the west line of David Street and being also with the east line of the south twenty (20) feet of said Lot 8, the east line of said Lot 9, and the east line of the said vacated portion of West 19th Street, and being also with the east line of the tracts of land designated as Tract One, Tract Three and Tract Two in said Warranty Deed to Nicholas William Classen, of record in Document No. 1999062876, Official Public Records of Travis County, Texas, same being the east line of the said 0.4120 of one acre tract, S 06°06'00" W, at 67.22 feet passing a 3/8" iron pipe found at the southeast corner of that portion of said Lot 9 not in conflict with West 19th Street and the northeast corner of the said vacated portion of West 19th Street, said 3/8" iron pipe found being the southeast corner of said Tract One and the northeast corner of said Tract Three, at 149.36 feet passing a 3/8" iron pipe found at the southeast corner of the said vacated portion of West 19th Street, said 3/8" iron pipe found being the southeast corner of said Tract Three and the northeast corner of said Tract Two, in all 172.90 feet to a 1/2" steel pin with plastic cap set at point of curve;

THENCE with a curve to the right along the southeast line of the said Classen Tract Two and being the curving line connecting the west line of David Street with the north line of West Martin Luther King, Jr. Boulevard, with the east line of the said 0.4120 of one acre tract and with the east line of the herein described tract, an arc distance of 27.14 feet, said curve having radius of 19.92 feet, a central angle of 78°03'58" and a chord of which bears S 44°57'19" W 25.09 feet to a 60-d nail set in rock in the north line of West Martin Luther King, Jr. Boulevard and the south line of the said Classen Tract Two, for the southeast corner of the said 0.4120 of one acre tract, and of the herein described tract;

THENCE with the north line of the West Martin Luther King, Jr. Boulevard and the south line of the said Classen Tract Two, with the south line of the said 0.4120 of one acre tract, with the south line of the herein described tract, S 83°48'37" W, 40.86 feet to a 1/2" steel pin with plastic cap set for the southwest corner of the said Classen Tract Two and the southeast corner of said Lot 5, Lamar At 19th, a subdivision of a portion of Outlot 12 and Outlot 13, of said Division Z, of the Government Tract Adjoining the City of Austin, of record in Plat Book 8, Page 61, Plat Records of

0.3190 Of One Acre
A Portion of Outlot 26, Division D and
A Portion of Outlot 13, Division Z,
Austin, Travis County, Texas

Job No. 090501.T
FN2032(en)
Page 2 of 4

Travis County, Texas, for the most southerly southwest corner of the said 0.4120 of one acre tract, and for the southwest corner of the herein described tract;

THENCE with the west line of the said Classen Tract Two and a west line of the said 0.4120 of one acre tract, and with the east line of said Lot 5, Lamar At 19th, with the west line of the herein described tract, N 06°10'18" W, 69.71 feet to a ½" steel pin with plastic cap set in the south line of West 19th Street for the northeast corner of said Lot 5 and the southwest corner of the said vacated portion of West 19th Street, said ½" steel pin with plastic cap set being also set for the northwest corner of the said Classen Tract Two and the southwest corner of the said Classen Tract Three;

THENCE crossing West 19th Street with the west line of the said Classen Tract Three and with the west line of the said vacated portion of West 19th Street, with the west line of the said 0.4120 of one acre tract, and the west line of the herein described tract, N 06°10'18" W, 88.53 feet to a 3/8" iron pipe found in the north line of West 19th Street and the south line of that portion of said Lot 9 not in conflict with West 19th Street, said 3/8" iron pipe found at the northwest corner of the said vacated portion of West 19th Street and the northwest corner of the said Classen Tract Three and being also in the south line of the said Classen Tract One, for an interior corner of the said 0.4120 of one acre tract, and for the northwest corner of the herein described tract;

THENCE N 50°58'05" E, crossing the said 0.4120 of one acre tract, with the north line of the herein described tract, a distance of 65.60 feet to a calculated point in the north line of the said 0.4120 of one acre tract, same being the north line of the said south twenty (20) feet of said Lot 8 and the south line of the north thirty (30) feet of said Lot 8 and being also the north line of the said Classen Tract One, for an angle point in the north line of the herein described tract;

THENCE with the north line of the said south twenty (20) feet of said Lot 8 and the south line of the north thirty (30) feet of said Lot 8 and being also with the north line of the said Classen Tract One, with the north line of the said 0.4120 of one acre tract, S 83°55'18" E, a distance of 43.02 feet to the **POINT OF BEGINNING** of the herein described tract, containing 0.3190 of one acre of land, more or less.

Note: The plastic caps on the steel pins set are stamped "LAI".

BEARING BASIS: The bearing basis for this survey is based on the west line of David Street called to be N 06°06'00" E on the plat of Lamar At 19th, a subdivision of record in Plat Book 8, Page 61, Plat Records of Travis County, Texas, and also called to be N 06°06'00" E in Ordinance No. 820812-F, vacating a portion of West 19th Street, said vacated portion of West 19th Street being conveyed in a QuitClaim Deed to Kathleen Molesworth in Volume 7873, Page 294, Deed Records of Travis County, Texas.

REFERENCE LOOMIS WORD FILE: FN1031R1(gls)
BOWMAN WORD FILE: FN2032(en)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

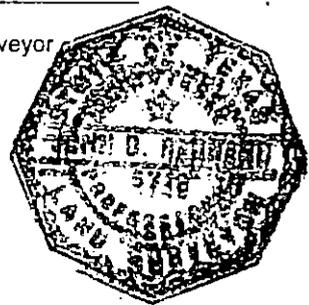
That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of December 2008, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 15th day of June 2017 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746



John D. Barnard
Registered Professional Land Surveyor
No. 5749 – State of Texas



Ref: Plan #: 3288
Ref: Plan 9005 (M&S, Inc.)
 Plan 8946 (M&S, Inc.)
Ref: Job No. 090501.T

REFERENCES:
TCAD PLAT MAP #01-1300
PROPERTY ID NUMBER 112492
AUSTIN GRID H-23

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
- ⊙ 3/8" IRON PIPE FOUND
- ▲ NAIL FOUND
- 1/2" IRON ROD W/ PLASTIC CAP
STAMPED "LAI" SET
- ⊕ NAIL SET
- () RECORD INFORMATION PER VOL. 7873, PG. 294, D.R.T.C.TX.
- (()) RECORD INFORMATION PER P.B. 1, PG. 94, P.R.T.C.TX.
- [[()]] RECORD INFORMATION PER VOL. 1572, PG. 274, D.R.T.C.TX.
- [] ADJOINER INFORMATION
- D.R.T.C.TX. DEED RECORDS OF
TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS
COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS
COUNTY, TEXAS

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	78°03'58"	19.92'	27.14'	S 44°57'19" W	25.09'
[[C1]]		[[20.00']]	[[27.13']]	[[S 44°58'00" W]]	[[25.1']]

BEARING BASIS:

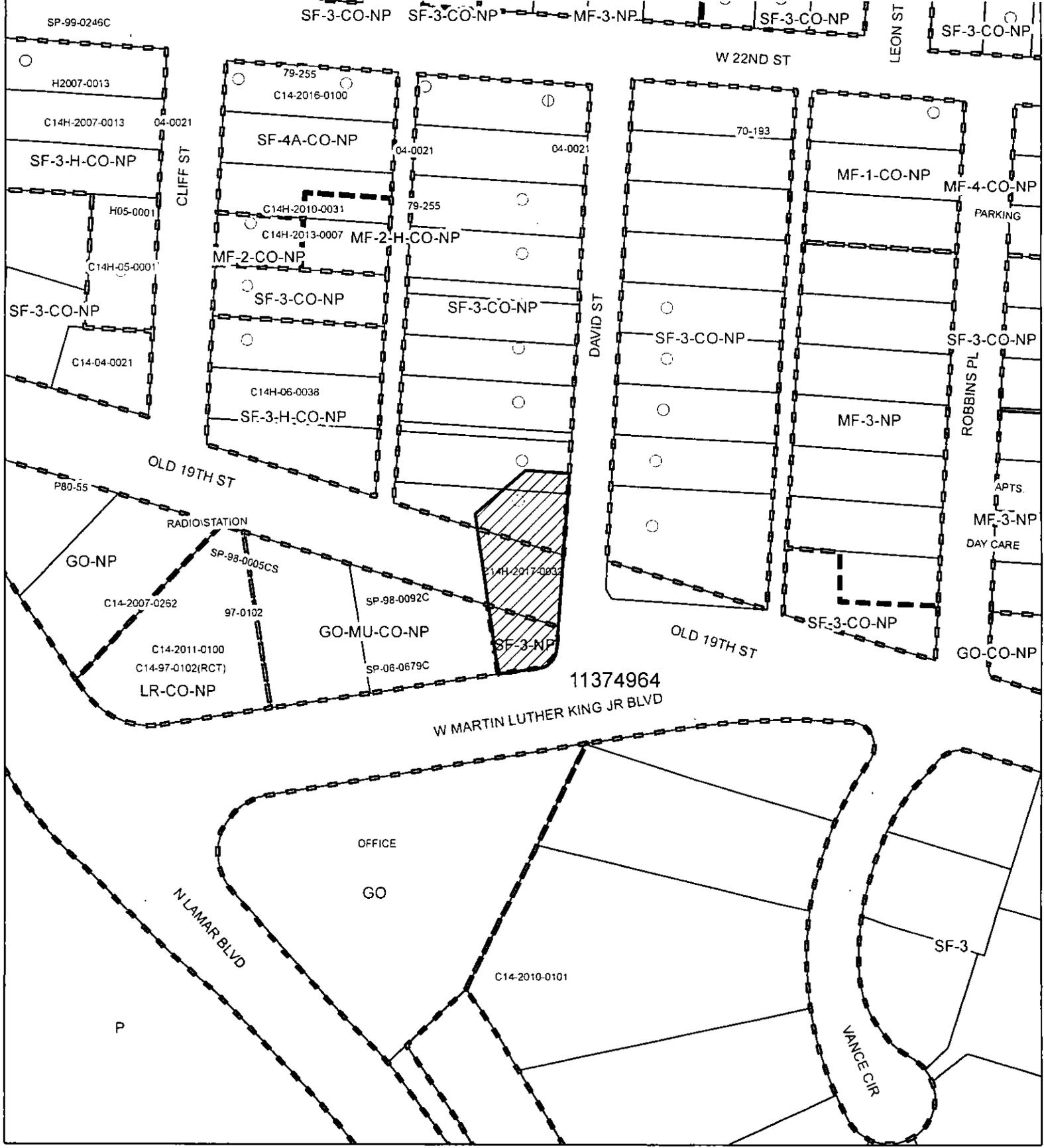
LINE BETWEEN A 3/8-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE TRACT SHOWN HEREON AND A 3/8-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF VACATED WEST 19TH STREET 6543 SQ. FT. TRACT AS DESCRIBED IN THE DEED RECORDED IN VOLUME 7873, PAGE 294, D.R.T.C.TX. CALLED S 06°06'00" W A DISTANCE OF 149.40 FEET. HELD CALLED BEARING AND FOUND THE DISTANCE TO BE 149.36 FEET. BEARING FOR WEST LINE OF DAVID STREET SHOWN ON MAP OR PLAT OF LAMAR AT 19TH OF RECORD IN PLATBOOK 8, PAGE 61, AS N 06°06'06" E.



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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

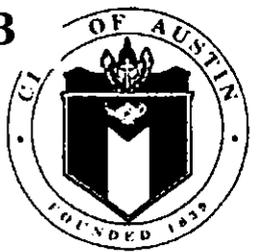
EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN2032



ZONING

EXHIBIT B

Zoning Case: C14H-2017-0039



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 125'

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.

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