

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY GENERALLY KNOWN AS THE MCDONALD-DOUGHTIE HOUSE
3 LOCATED AT 1616 NORTHWOOD ROAD IN THE WINDSOR ROAD
4 NEIGHBORHOOD PLAN AREA FROM SINGLE FAMILY RESIDENCE-
5 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO SINGLE
6 FAMILY RESIDENCE-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (SF-3-
7 H-NP) COMBINING DISTRICT.

8
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

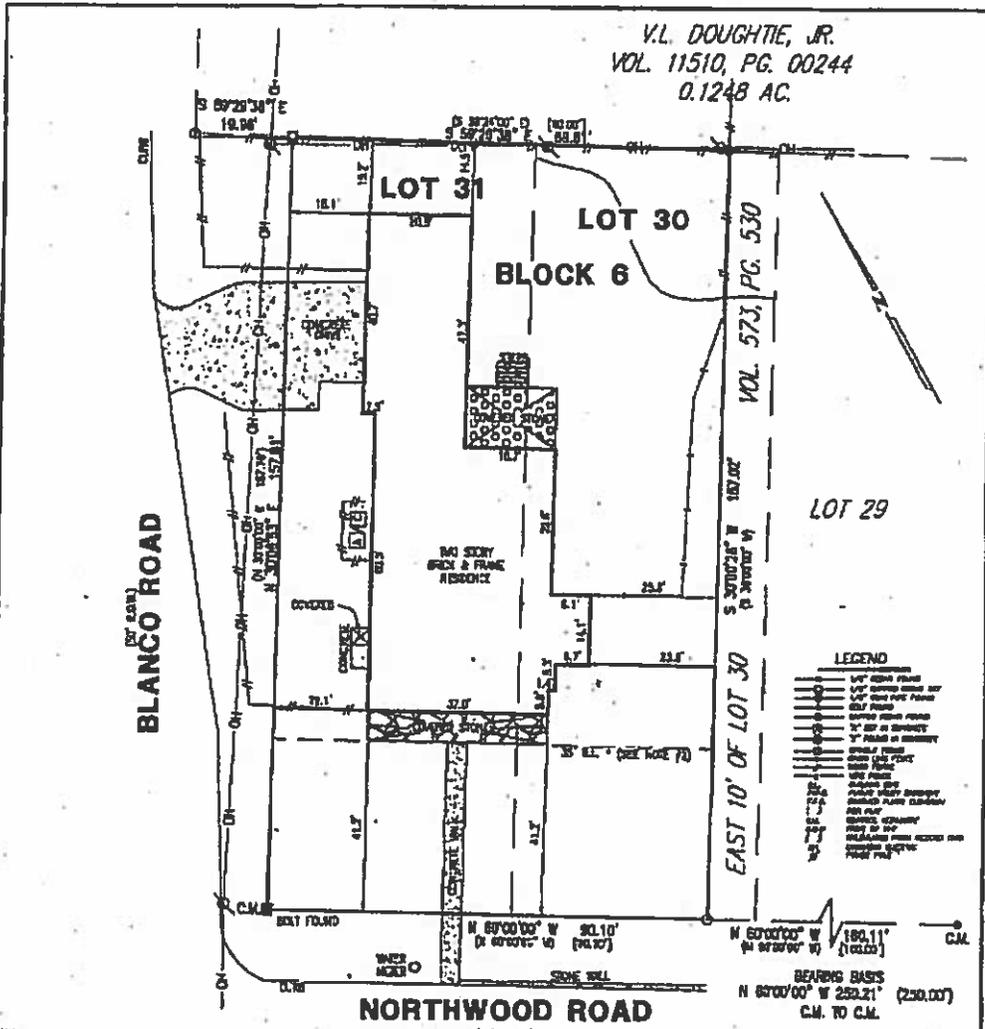
10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from single family residence-neighborhood plan (SF-3-NP)
13 combining district to single family residence-historic landmark-neighborhood plan (SF-3-
14 H-NP) combining district on the property described in Zoning Case No. C14H-2017-0082,
15 on file at the Planning and Zoning Department, as follows:

16
17 Lot 30 and 31, Block 6, Edgemont Subdivision, a subdivision in Travis County,
18 Texas, according to the map or plat of record in Volume 3, Page 131, of the Plat
19 Records of Travis County, Texas, save and except the east 10 feet of Lot 30 as
20 conveyed in the Deed recorded in Volume 573, Page 530, of the Deed Records of
21 Travis County, Texas, as described in Exhibit "A" incorporated into this ordinance
22 (the "Property"),

23
24 generally known as the McDonald-Doughtie House, locally known as 1616 Northwood
25 Road in the City of Austin, Travis County, Texas, and generally identified in the map
26 attached as Exhibit "B".

27
28 **PART 2.** Except as otherwise provided in this ordinance, the Property is subject to
29 Ordinance No. 20100923-103 that established zoning for the Windsor Road neighborhood
30 plan.

V.L. DOUGHTIE, JR.
VOL. 11510, PG. 00244
0.1248 AC.



Notes:
1) Subject to restrictions and easement rights as stated in V.408, P.200 Book Records.
2) 4' - Per Vol. 428, Pg. 236, any building built on the premises shall face Northwood Road and the front building line shall be 35 feet from the property (but provided, however, that the slope and gallery in front of the front door may extend from said front building line toward said property line and to exceed 12 feet and, provided further, that in case of corner lots, the side line - not the front line - at the rear corner proper, including gallery and steps may approach the property line to within 35 feet.
3) Subject to Mosaic type easements covered per 443/322.

LEGAL DESCRIPTION:
LOT 30 AND 31, BLOCK 6, OF EDDENHOLE, A SUBDIVISION IN TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN OF RECORDS IN VOL. 3, PAGE 131, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, SAID AND EXCEPT THE EAST 10' OF LOT 30 AS COMMANDED IN THE DEED RECORDED IN VOL. 573, PAGE 539 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.



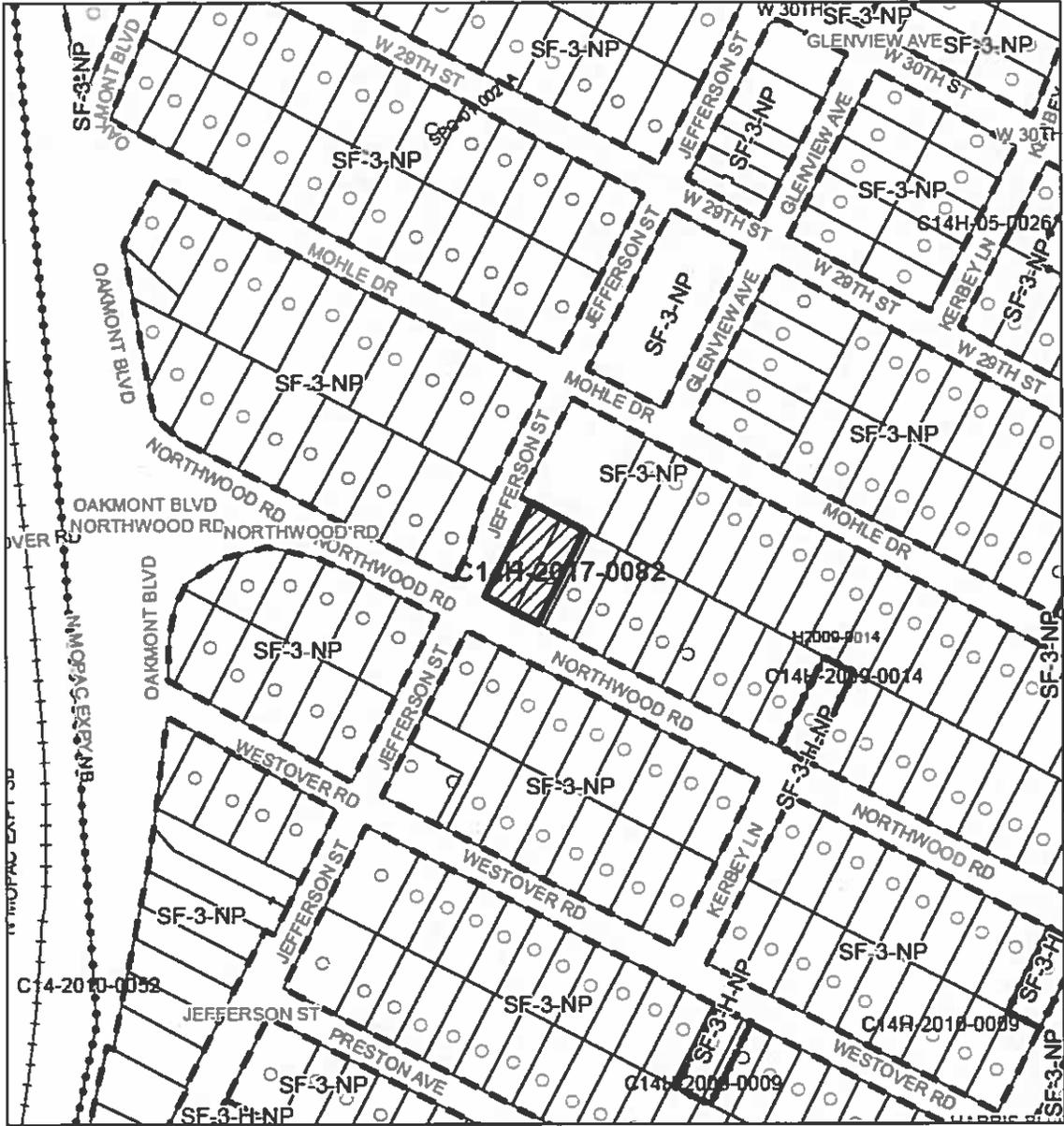
Victor M. Garza
I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original plat or plan of record as shown in Plate 573 of Book 573.
RESPONSIBLE EMPLOYEE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original plat or plan of record as shown in Plate 573 of Book 573.

FLUOR CERTIFICATION
THIS AREA IS NOT DEPICTED AS BEING IN A FLOOD HAZARD ZONE UNLESS THE FLOOD HAZARD ZONE MAP AND DATA THEREON IS SO REPRESENTED AS IN SOME "F" ZONING OF THE FLOOD HAZARD ZONE MAP. NO CLAIMS, DAMAGES, OR OTHER DAMAGES HAVE BEEN INCURRED AND THEREFORE IS SOON CORRECTED UPON THE MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED HEREON AND DOES NOT ASSUME THE RESPONSIBILITY AS TO THE CORRECTNESS THEREOF OR THE DATE OF FLOOD HAZARD ZONE MAPS INFORMATION HERON, THIS FLOOD PLAN INFORMATION.

STREET ADDRESS: 1418 NORTHWOOD ROAD CITY: ALUSTON COUNTY: TARRANT STATE OF TEXAS
 REFERENCE MAP: CRAIG A. BUEWALL, NICKY L. SCHROEDER DATE FINAL: 03/08/12 THE ADDED EDPO & TRICES: 03/07/13
 G.F. #: 100320-NAY
B & G SURVEYING, P.C.
 1404 West North Loop East, Suite 1000, Dallas, Texas 75246
 Phone: 972-443-6263, Fax: 972-443-6261
 WWW.BANDGSURVEY.COM
 JOB #: 60309315.TA
 DATE: 8/27/12
 SCALE: 1" = 20'

EXHIBIT A

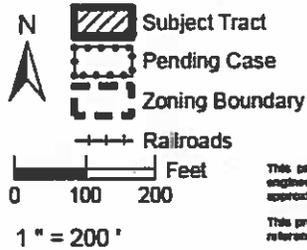
LOCATION MAP



ZONING

Case#: C14H-2017-0082

EXHIBIT B



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: 7/18/2017