

ORDINANCE NO. 20171109-064

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE MCDONALD-DOUGHTIE HOUSE LOCATED AT 1616 NORTHWOOD ROAD IN THE WINDSOR ROAD NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (SF-3-H-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-neighborhood plan (SF-3-NP) combining district to family residence-historic landmark-neighborhood plan (SF-3-H-NP) combining district on the property described in Zoning Case No. C14H-2017-0082, on file at the Planning and Zoning Department, as follows:

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

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

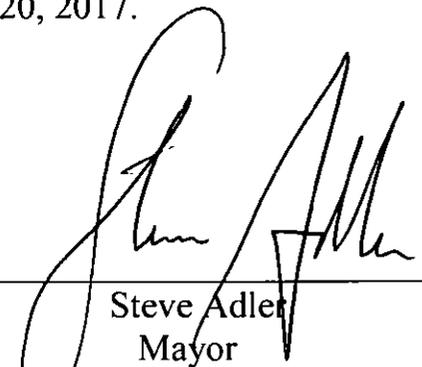
PART 2. Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 20100923-103 that established zoning for the Windsor Road neighborhood plan.

PART 3. This ordinance takes effect on November 20, 2017.

PASSED AND APPROVED

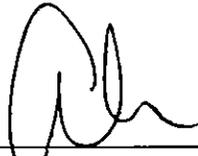
November 9, 2017

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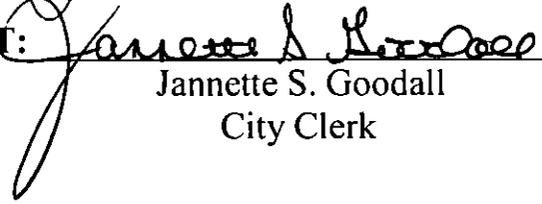
Steve Adler
Mayor

APPROVED:



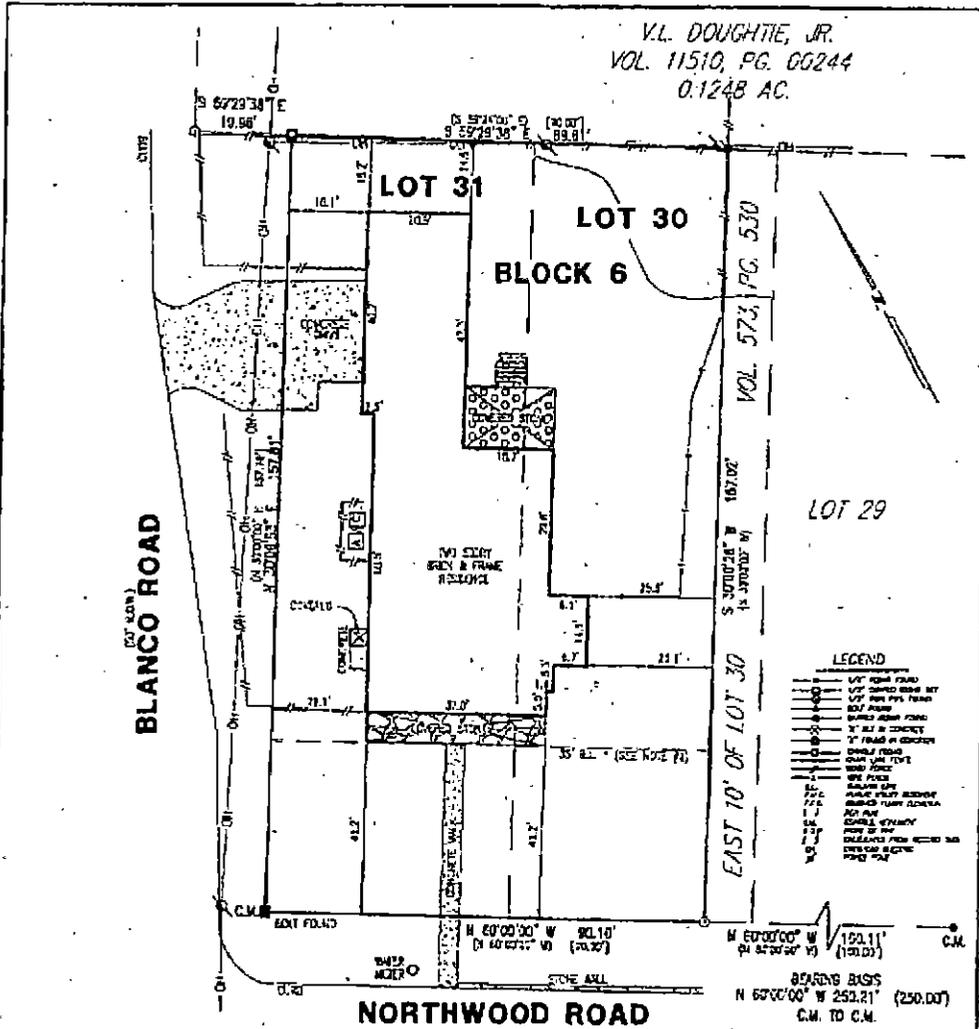
Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

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



LEGEND

---	1/2\"	CONCRETE
---	1/2\"	ASPHALT
---	1/2\"	GRAVEL
---	1/2\"	DIRT
---	1/2\"	WOOD
---	1/2\"	BRICK
---	1/2\"	STONE
---	1/2\"	CEMENT
---	1/2\"	IRON
---	1/2\"	COPPER
---	1/2\"	ZINC
---	1/2\"	LEAD
---	1/2\"	STEEL
---	1/2\"	ALUMINUM
---	1/2\"	GLASS
---	1/2\"	PLASTER
---	1/2\"	CEILING
---	1/2\"	FLOORING
---	1/2\"	PAINT
---	1/2\"	ROOFING
---	1/2\"	FOUNDATION
---	1/2\"	WALLS
---	1/2\"	DOORS
---	1/2\"	WINDOWS
---	1/2\"	STAIRS
---	1/2\"	ELEVATORS
---	1/2\"	HVAC
---	1/2\"	ELECTRICAL
---	1/2\"	PLUMBING
---	1/2\"	Mechanical
---	1/2\"	Structural
---	1/2\"	Architectural
---	1/2\"	Interior
---	1/2\"	Exterior
---	1/2\"	Site
---	1/2\"	Topography
---	1/2\"	Utilities
---	1/2\"	Other

Notes:
1) Subject to restrictions and reserved rights as stated in V452, P.310 Seal Records.
2) - Per Vol. 456, Pg. 530, any building w/1 on the premises shall face Northwood Road and the front building line shall be 25 feet from the property line; provided, however, that the slope and gully in front of the front door may extend from said front building line toward said property line and to a maximum of 12 feet; and, provided further, that in case of corner lots, the side line - not the front line - at the rearward corner, including gully and slope may approach the property line to within 25 feet.
3) Subject to limited type to options approved per 445/222.

ITEM DESCRIPTION:
LOT 31 AND 30, BLOCK 6, OF EIGHTH, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN OF RECORD IN VOL. 4, PAGE 421, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID MAP AND DEEDS THE EAST 10' OF LOT 30 AS OCCUPIED IN THE WEST RECORDS IN VOL. 571, PAGE 210 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.



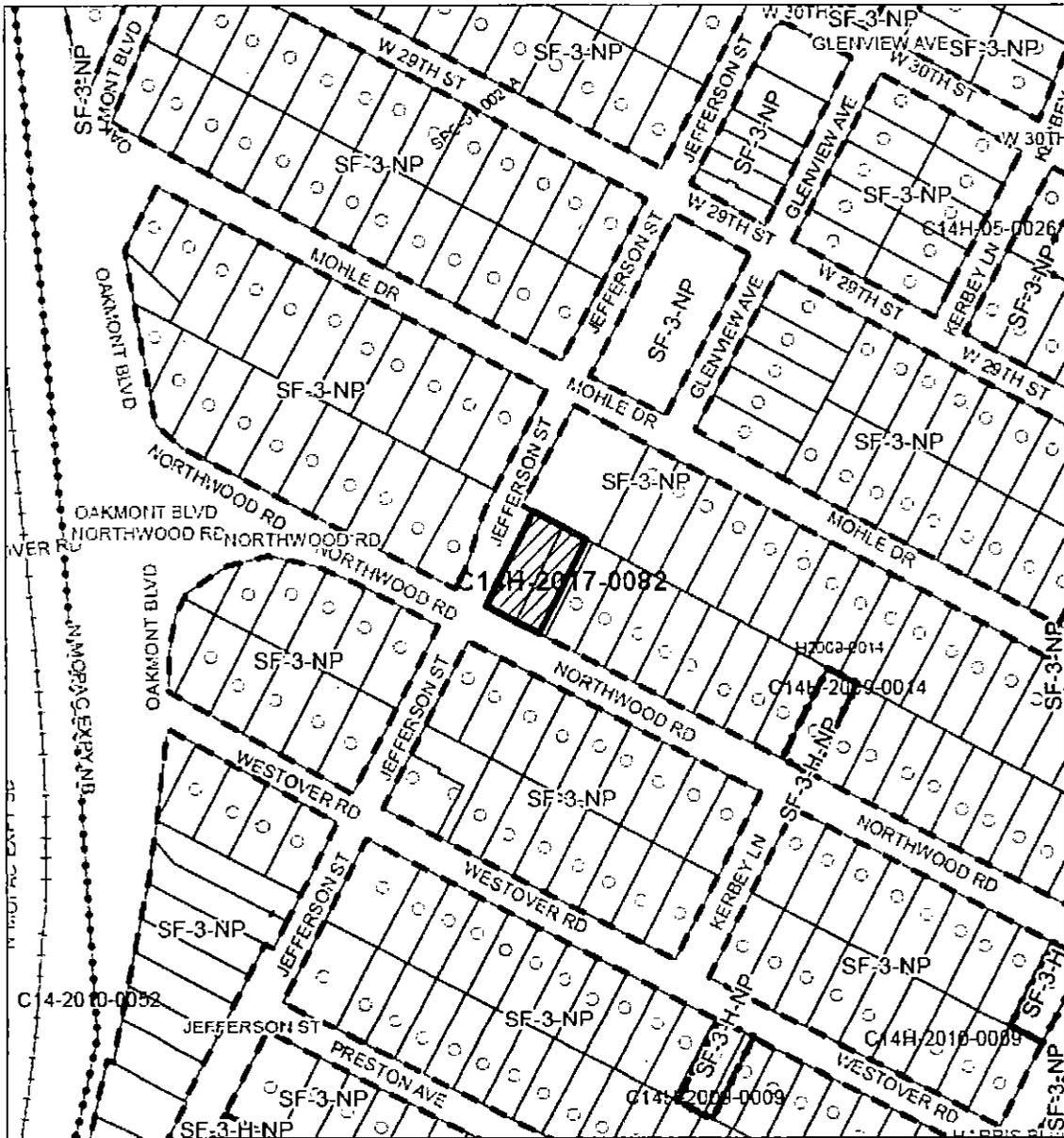
Victor M. Garza
By the Licensed and Registered Professional Surveyor
INDEPENDENCE TITLE COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
1201 NORTH GUYTON ST. SUITE 1000 AUSTIN, TEXAS 78701
PH: 512-476-1100 FAX: 512-476-1101
WWW.INDEPENDENCETITLE.COM

PLAT CERTIFICATION
THE AREA IS AND SHOULD BE BOUND BY A SURVEY PLAT RECORD AND NOT BE BOUND BY A DEED RECORD. IT IS RECOMMENDED THAT THE NUMBER OF THE PLAT RECORD BE ON CONTRACTS, DEEDS, OR BILLS OF SALE AND BE REFERENCED TO THE PLAT RECORD IN ALL DEEDS, CONTRACTS, AND BILLS OF SALE. THE SURVEYOR'S OFFICE WILL BE RESPONSIBLE TO THE PLAT RECORD AND NOT TO THE DEED RECORD. THE SURVEYOR'S OFFICE WILL BE RESPONSIBLE TO THE PLAT RECORD AND NOT TO THE DEED RECORD. THE SURVEYOR'S OFFICE WILL BE RESPONSIBLE TO THE PLAT RECORD AND NOT TO THE DEED RECORD.

STREET ADDRESS: 14118 NORTHWOOD ROAD CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
REFERENCE NAME: CRAIG A. DREWALL, NICKY L. SCHROEDER DATE: 03/18/13
FILED: 03/07/13
S.F. F. 1000000-MAY
B&G B & G SURVEYING, INC. 1504 First Street, Suite 304, Austin, Texas 78702 Phone: 512-458-4242, Fax: 512-458-4243
JOB #: 00309313-7A
DATE: 8/27/12
SCALE: 1" = 20'
JOB FILE NO. 00309313-7A
CHECKED BY: [Signature]
DRAWN BY: [Signature]
DATE: 8/27/12
JOB NO. 00309313-7A

EXHIBIT A

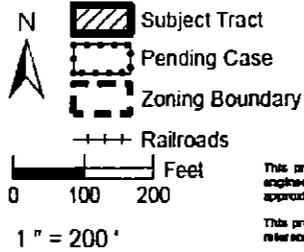
LOCATION MAP



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