

ORDINANCE NO. 20181004-054

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 410 WEST ALPINE ROAD IN THE DAWSON NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-NEIGHBORHOOD PLAN (MF-2-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 multifamily residence low density-neighborhood plan (MF-2-NP) combining district on the property described in Zoning Case No. C14-2018-0039, on file at the Planning and Zoning Department, as follows:

Being 0.986 of an acre of land (42,392 square feet), more or less, out of and a portion of the Isaac Decker League in the City of Austin, Travis County, Texas, the tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 410 West Alpine Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) district and other applicable requirements of the City Code.

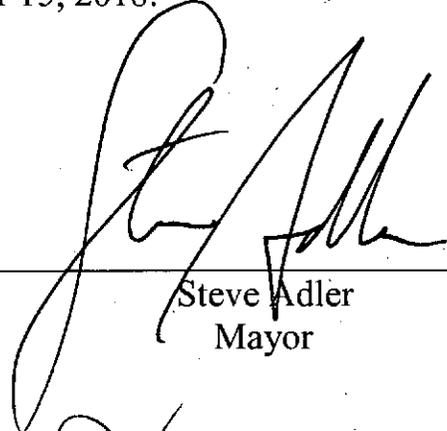
PART 3. The Property is subject to Ordinance No. 011206-10 that established zoning for the Dawson Neighborhood Plan.

PART 4. This ordinance takes effect on October 15, 2018.

PASSED AND APPROVED

October 4, 2018

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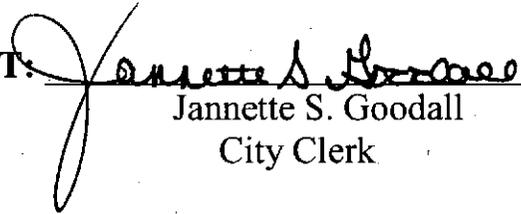
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

FIELD NOTES

BEING 0.986 OF AN ACRE OF LAND (42932 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF AND A PORTION OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND ALL OF BOTH TRACTS OF LAND CONVEYED BY DEED TO CLAUDE H. NOLEN AND WIFE JEANNE C. NOLEN AS RECORDED IN BOOK 2948, PAGE 1889 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BOOK 2942, PAGE 993 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.986 OF AN ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found ½" iron pipe found on the northerly right-of-way line of West Alpine Road (Variable width ROW) for the southeast corner of this tract of land, same being the southwest corner of that certain tract of land conveyed by deed to 404 West Alpine LLC, now known as West Alpine Condominiums, , as recorded in Document Number 2013182891 of the Official Public Records of Travis County, Texas, from this point a ½" iron pipe found bears S 59° 27' 29" E, along said right-of-way line, a distance of 93.51 feet;

THENCE N 59° 58' 23" W, along said right-of-way line, a distance of 92.35 feet to a ½" iron rod set with a plastic cap stamped "ALL POINTS" for the southwest corner of this tract of land, same being the southeast corner of that certain tract of land conveyed by deed to Alpine West Apartments LLC as recorded in Document Number 2008176438 of the Official Public Records of Travis County, Texas;

THENCE N 30° 30' 00" E, along the common dividing line between this tract of land and said Alpine West Apartments LLC tract of land, a distance of 464.91 feet to a ½" iron rod set with a plastic cap stamped "ALL POINTS" for the northwest corner of this tract of land, same being the northeast corner of said Alpine West Apartments LLC tract of land and being on the south line of Lot 18, Block "4", of Brinwood, Section 4, a subdivision as recorded in Book 18, Page 25, of the Plat Records of Travis County, Texas;

THENCE S 59° 58' 23" E, along the common dividing line between this tract of land and Lots 18 and 17 of said Block "4", a distance of 92.35 feet to a ½" iron rod found for the northeast corner of this tract of land, same being the northwest corner of said West Alpine LLC tract of land;

THENCE S 30° 30' 00" W (Basis of Bearings), along the common dividing line between this tract of land and said Alpine West LLC tract of land, a distance of 464.91 feet to **THE POINT OF BEGINNING** and containing 0.986 of an acre of land, more or less.

This metes and bounds description is to accompany a survey map of same date.

Roger L. Way

 ROGER L. WAY
 R.P.L.S. No. 3910
 JOB No. 02B25518

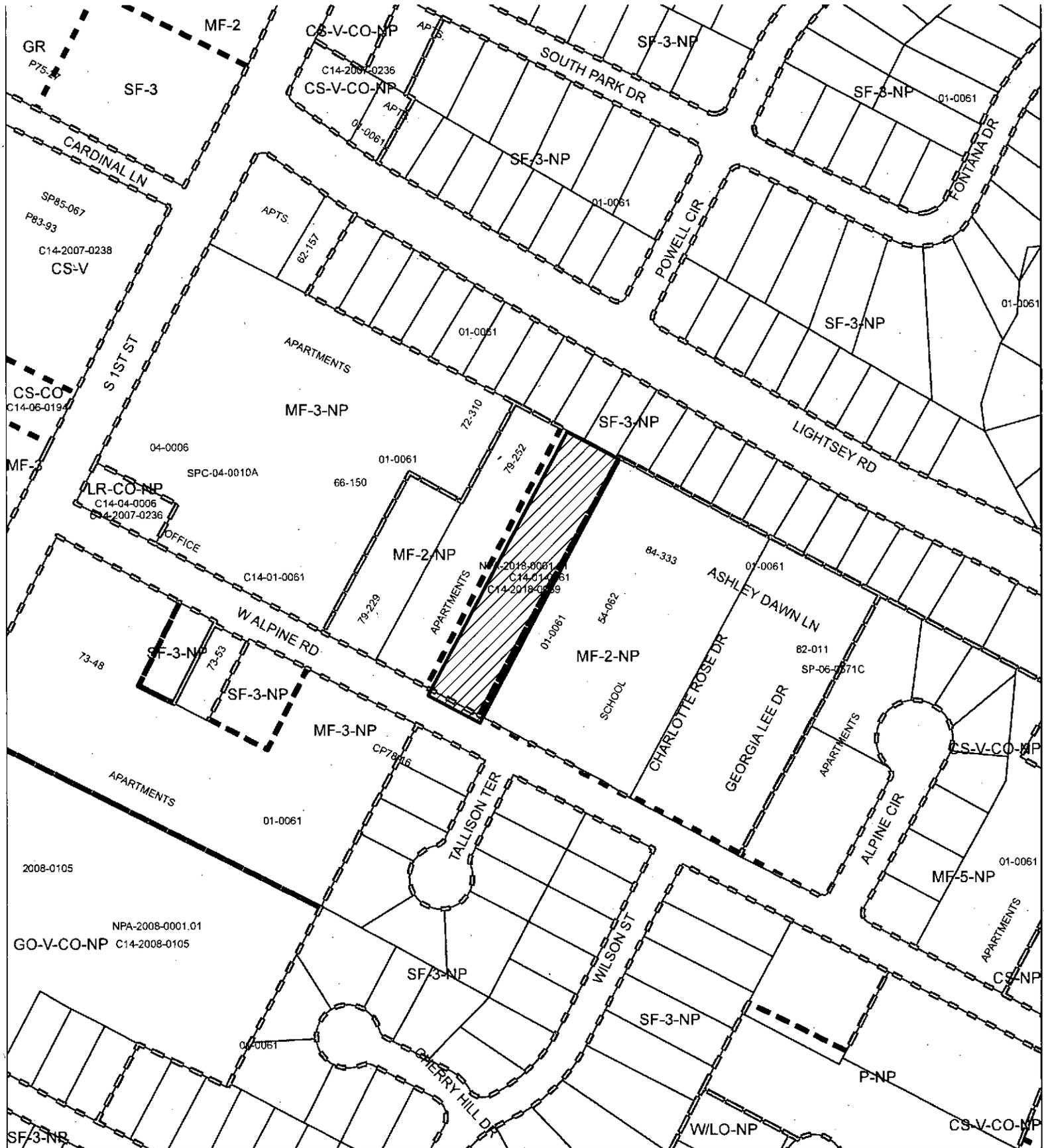


10/31/17

 Date

Exhibit A





Zoning

Zoning Case: C14-2018-0039

Exhibit B

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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

