

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2107 ALAMO STREET IN THE UPPER BOGGY CREEK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-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-neighborhood plan (SF-3-NP) combining district to multifamily residence moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district on the property described in Zoning Case No. C14-2018-0100.SH, on file at the Planning and Zoning Department, as follows:

A 0.22 acre of land (9,585 square feet) being a portion of Lot 8, Block 11, of C.R. Johns Subdivision of Blocks 11, 12, 13, and 14, in Outlot No. 46, Division "B," City of Austin, Travis County, Texas, according to the plat thereof recorded in Volume 3, Page 14, Plat Records of Travis County, Texas said 0.22 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 2107 Alamo 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. Development of the Property is limited to five dwelling units.
- B. The maximum height of a building or structure on the Property shall not exceed 30 feet.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence moderate-high density (MF-4) base district and other applicable requirements of the City Code.

**PART 4.** The Property is subject to Ordinance No. 020801-92 that established zoning for the Upper Boggy Creek Neighborhood Plan.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2019.

**PASSED AND APPROVED**

\_\_\_\_\_, 2019

§  
§  
§

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan Jannette S. Goodall  
City Attorney City Clerk

**PREMIER SURVEYING LLC**

5700 W. Plano Parkway, Suite 2700  
Plano, Texas 75093  
972-612-3601  
Fax: 972-964-7021

**Exhibit "A"**  
**(2101 E. 22ND STREET)**

BEING A PORTION OF LOT 8, BLOCK 11, OF C R. JOHNS SUBDIVISION OF BLOCKS 11, 12, 13 AND 14, IN OUTLOT NO. 46, DIVISION "B", AN ADDITION IN THE TOWN OF AUSTIN (NOW IN THE CITY OF AUSTIN), TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 14, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIPE FOUND ON THE NORTH LINE OF A 20 FOOT ALLEY, SAID IRON PIPE BEING SOUTH 80° 00' 00" WEST, A DISTANCE OF 6.00 FEET FROM THE COMMON SOUTH CORNER OF SAID LOT 8 AND LOT 7, SAID BLOCK;

THENCE SOUTH 80° 00' 00" WEST, A DISTANCE OF 64.33 FEET ALONG SAID NORTH LINE TO THE INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF ALAMO STREET;

THENCE NORTH 10° 00' 00" WEST, A DISTANCE OF 149.00 FEET ALONG SAID EAST LINE TO THE INTERSECTION OF SAID EAST LINE AND THE SOUTH LINE OF E. 22ND STREET (50 FOOT RIGHT-OF-WAY);

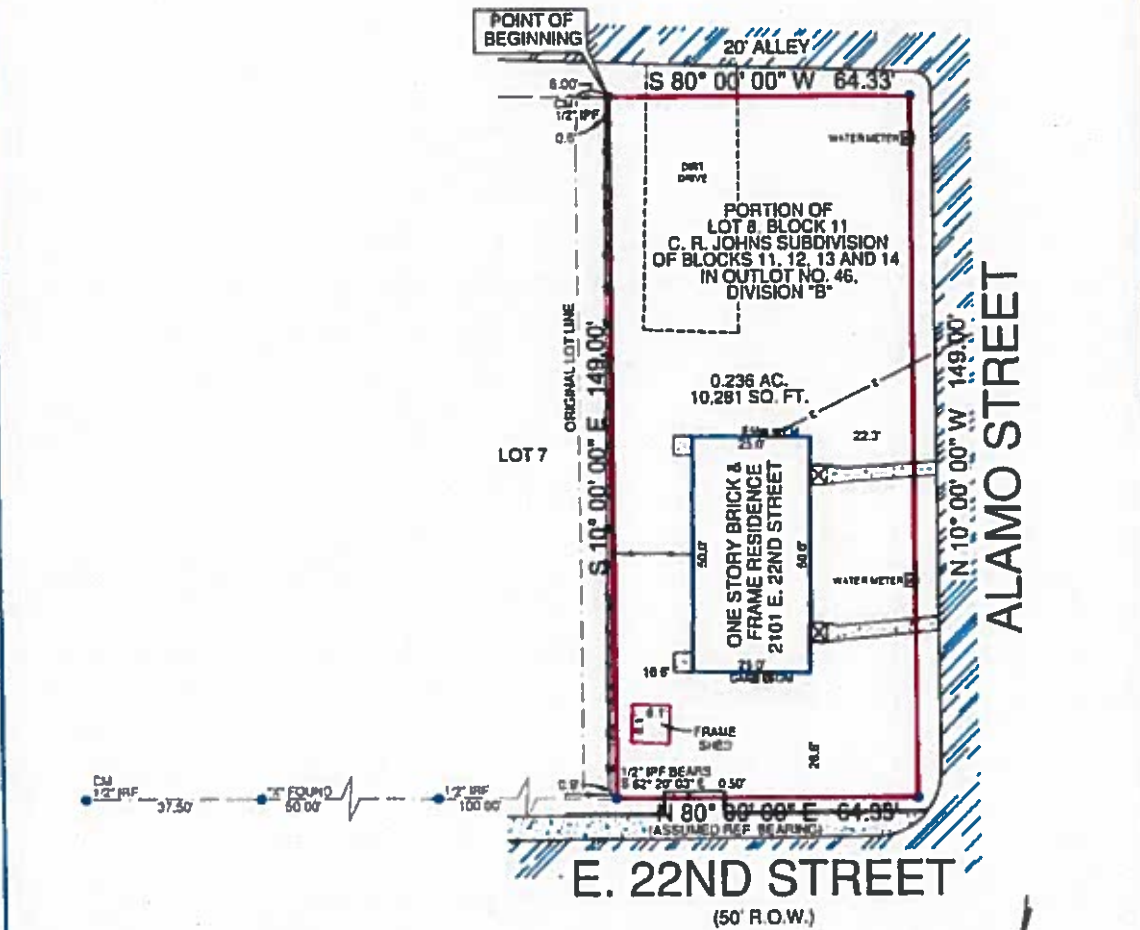
THENCE NORTH 80° 00' 00" EAST, A DISTANCE OF 64.33 FEET ALONG SAID SOUTH LINE TO A POINT FROM WHICH A 1/2-INCH IRON PIPE FOUND BEARS SOUTH 62° 20' 03" EAST - 0.50 OF ONE FOOT;

THENCE SOUTH 10° 00' 00" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 149.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,585 SQUARE FEET OR 0.22 OF ONE ACRE OF LAND.



Survey Plat of even date attached hereto and made a part hereof.

Date: 01/26/16



## LEGEND:

WIRE FENCE	ASPHALT
CHAINLINK FENCE	CONCRETE
WROUGHT IRON FENCE	GRAVEL
WOOD FENCE	SLT
VINE FENCE	WOOD
ELECTRIC LINE	BRICK
DM - GAS METER	STONE
EM - ELECTRIC METER	
IPF - IRON PIPE FOUND	
IRF - IRON ROD FOUND	
MS - IRON ROD SET	
CM - CONTROLLING MONUMENT (WOOD) RAILROAD TIE	

NOTES: BEARINGS ARE ASSUMED

## LEGAL DESCRIPTION:

BEING A PORTION OF LOT 8, BLOCK 11, OF C. R. JOHNS SUBDIVISION OF BLOCKS 11, 12, 13 AND 14, IN OUTLOT NO. 46, DIVISION "B", AN ADDITION IN THE TOWN OF ALSTON (NOW IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 14, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

## SURVEYOR'S CERTIFICATION:

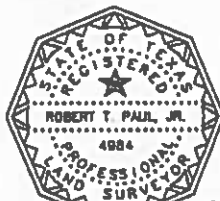
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS, THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GP. NO.	1808158.COM
BORROWER	ARTESIA REAL ESTATE, LLC AND/OR ITS ASSIGNEE
TECH	ASP
FIELD	TM

**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48452C0443 J, DATED JANUARY 8, 2016.

DATE: 01/28/18 JOB NO.: 18-00173  
FIELD: 01/28/18

2101 E. 22ND STREET, AUSTIN, TX 78722  
PORTION OF LOT 8, BLOCK 11, C.R. JOHNS SUBDIVISION OF BLOCKS 11, 12, 13 AND 14, IN OUTLOT NO. 46, DIVISION "B"



Robert T. Paul, Jr.  
Registered Professional Land Surveyor



DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_



Premier  
Surveying, LLC

5700 W. Plano Parkway  
Suite 2700  
Plano, Texas 75093  
Office: 972-412-9401  
Fax: 972-464-7621



