

ORDINANCE NO. 20221013-052

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1605 LEONA STREET, IN THE CENTRAL EAST AUSTIN COMBINED 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-2022-0098, on file at the Housing and Planning Department, as follows:

Being 6,196 square feet of land conveyed in that certain quitclaim deed recorded as Document No. 2020069120, Deed Records of Travis County, Texas, said 6,196 square feet of land being more particularly described by the metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1605 Leona Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

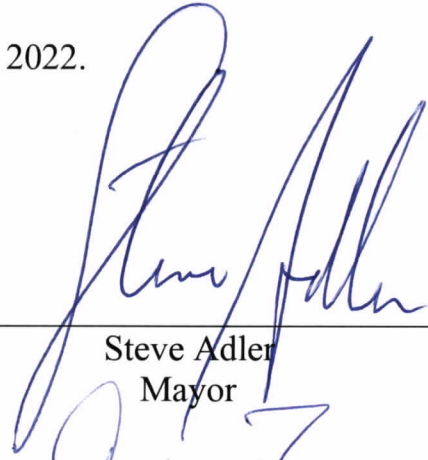
PART 2. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 011213-42 that established zoning for the Central East Austin Neighborhood Plan.

PART 3. This ordinance takes effect on October 24, 2022.

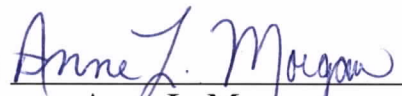
PASSED AND APPROVED

October 13, 2022

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Steve Adler
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

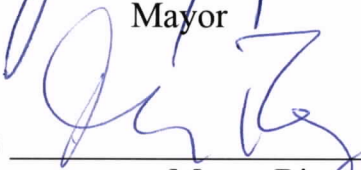
ATTEST: 
Myrna Rios
City Clerk

EXHIBIT A

HOLT CARSON, INC.

Texas Licensed Surveying Firm Registration No. 10050700
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
E-mail: survey@hciaustin.com

September 20, 2022

FIELD NOTE DESCRIPTION OF 6,196 SQUARE FEET OF LAND, BEING THE NORTH 47.67 FEET OF LOTS 1 AND 2, BLOCK 3, OUTLOT 37, C.R. JOHNS SUBDIVISION OF OUTLOTS 57, 36, 37 AND 46, DIVISION "B", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 3 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO HELEN SHOULD BY QUITCLAIM DEED RECORDED IN DOCUMENT NO. 2020069129 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron pipe found in the North right-of-way line of East 16th Street at the Southeast corner of Lot 2, same being the Southwest corner of Lot 3, Block 3, Outlot 36, C.R. Johns Subdivision of Outlots 57, 36, 37 and 46, Division "B", a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 1, Page 3 of the Plat Records of Travis County, Texas, same being the Southwest corner of that certain tract of land as conveyed to the Ellis H. Gilleland, Jr. by deed recorded in Document No. 2006107879 of the Official Public Records of Travis County, Texas, also being the Southeast corner of that certain tract of land as conveyed to Corinth Baptist Church by deed recorded in Volume 8070, Page 374 of the Real Property Records of Travis County, Texas, from which a point at the intersection of the North right-of-way line of East 16th Street and the East right-of-way line of Leona Street, same being the Southwest corner of said Corinth Baptist Church tract bears, S 80 deg. 03'40" W 130.00 ft.;

THENCE leaving the North right-of-way line of East 16th Street, with the East line of said Lot 2 and with the West line of said Lot 3, N 09 deg. 56'20" W 100.10 ft. to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set for the Southeast corner of that certain tract of land as conveyed to Helen Shoulds by Quitclaim Deed recorded in Document No. 2020069129 of the Official Public Records of Travis County, Texas, same being the Northeast corner of said Corinth Baptist Church tract recorded in Volume 8070, Page 374 of the Real Property Records of Travis County, Texas, also being the Northwest corner of that certain tract of land as conveyed to Corinth Baptist Church by deed recorded in Volume 12681, Page 210 of the Real Property Records of Travis County, Texas, and also being the Southwest corner of that certain tract of land as conveyed to Melissa Davis by deed recorded in Document No. 2013100780 of the Official Public Records of Travis County, Texas and being the Southeast corner and the **PLACE OF BEGINNING** of the herein described tract;

6,196 Square Feet
End of Page 1 of 2

6,196 Square Feet

Page 2 of 2


THENCE crossing through the interior of said Lot 2 and Lot 1, with the South line of said Shoulds tract and with the North line of said Corinth Baptist Church tract recorded in Volume 8070, Page 374 of the Real Property Records of Travis County, Texas, **S 80 deg. 03'40" W 130.00 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the East right-of-way line of Leona Street, same being a point in the West line of said Lot 1, also being the Northwest corner of said Corinth Baptist Church tract, and also being the Southwest corner of said Shoulds tract and being the Southwest corner of the herein described tract;

THENCE with the East right-of-way line of Leona Street and with the West line of said Lot 1 and with the West line of said Shoulds tract, **N 09 deg. 59'20" W 47.67 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at the intersection of the East right-of-way line of Leona Street and the South right-of-way line of a twenty feet wide alley, same being the Northwest corner of said Lot 1, also being the Northwest corner of said Shoulds tract and being the Northwest corner of the herein described tract;

THENCE leaving East right-of-way line of Leona Street with the South right-of-way line of said twenty feet wide alley, with the North line of said Lot 1 and Lot 2, same being the North line of said Shoulds tract, **N 80 deg. 03'40" E 130.00 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at the Northeast corner of said Lot 2, same being the Northeast corner of said Shoulds tract, also being the Northwest corner of said Lot 3, and also being the Northwest corner of said Davis tract and being the Northwest corner of the herein described tract;

THENCE leaving the South right-of-way line of said twenty feet wide alley with the East line of said Lot 2 and with the West line of Lot 3, **S 09 deg. 56'20" E 47.67 ft.** to the **PLACE OF BEGINNING** and containing **6,196 square feet** of land.

SURVEYED: September 17, 2020


Anne Thayer

Registered Professional Land Surveyor No. 5850
reference map: 1074042



- LEGEND**
- ⊙ ½" Iron Rod Found
 - ⊙ ipf ½" Iron Pipe Found
 - ▲ 60 D Nail Found
 - ⊕ Calculated Point
 - ⬠ ½" Iron Rod Set with Cap Marked "Holt Carson, Inc." (Record Distance)

MAP OF TOPOGRAPHIC SURVEY OF THE NORTH 47.67 FEET OF LOTS 1 AND 2, BLOCK 3, OUTLOT 37 C.R. JOHNS SUBDIVISION OF OUTLOTS 57, 36, 37 AND 46, DIVISION "B", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1 PAGE 3 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 1605 LEONA STREET.

PAGE 1 OF 2

SCALE: 1"=60'

①

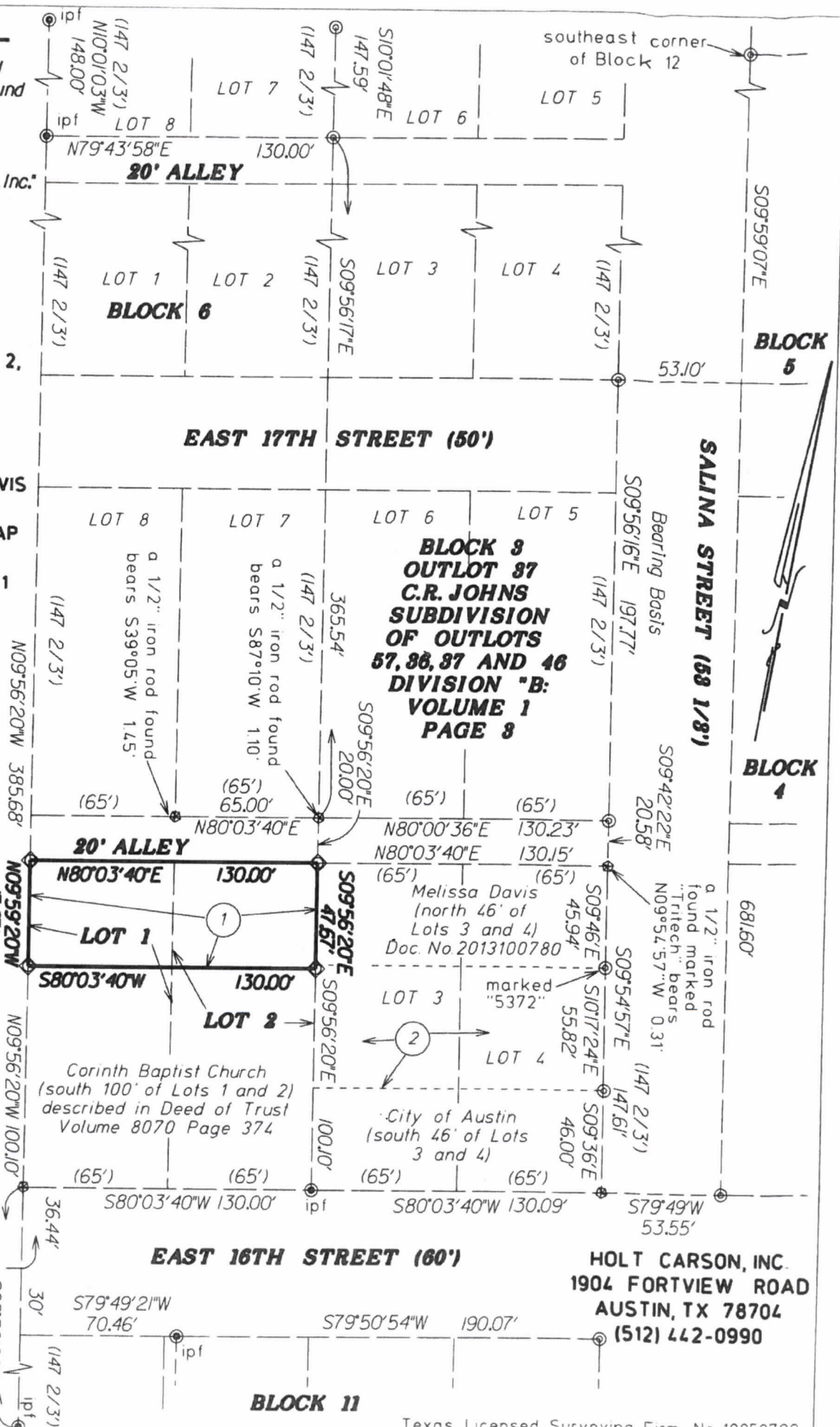
Helen Shoulds
(north 47.67' of
Lots 1 and 2)
Quitclaim Deed
Doc. 2020069129

②

Corinth Baptist Church
(middle 55 2/3'
of Lots 3 and 4)
Volume 12681 Page 210

small rod in concrete;
at southeast corner of
Oakwood Cemetery

LEONA STREET (58 1/8')



HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

MAP OF TOPOGRAPHIC SURVEY OF

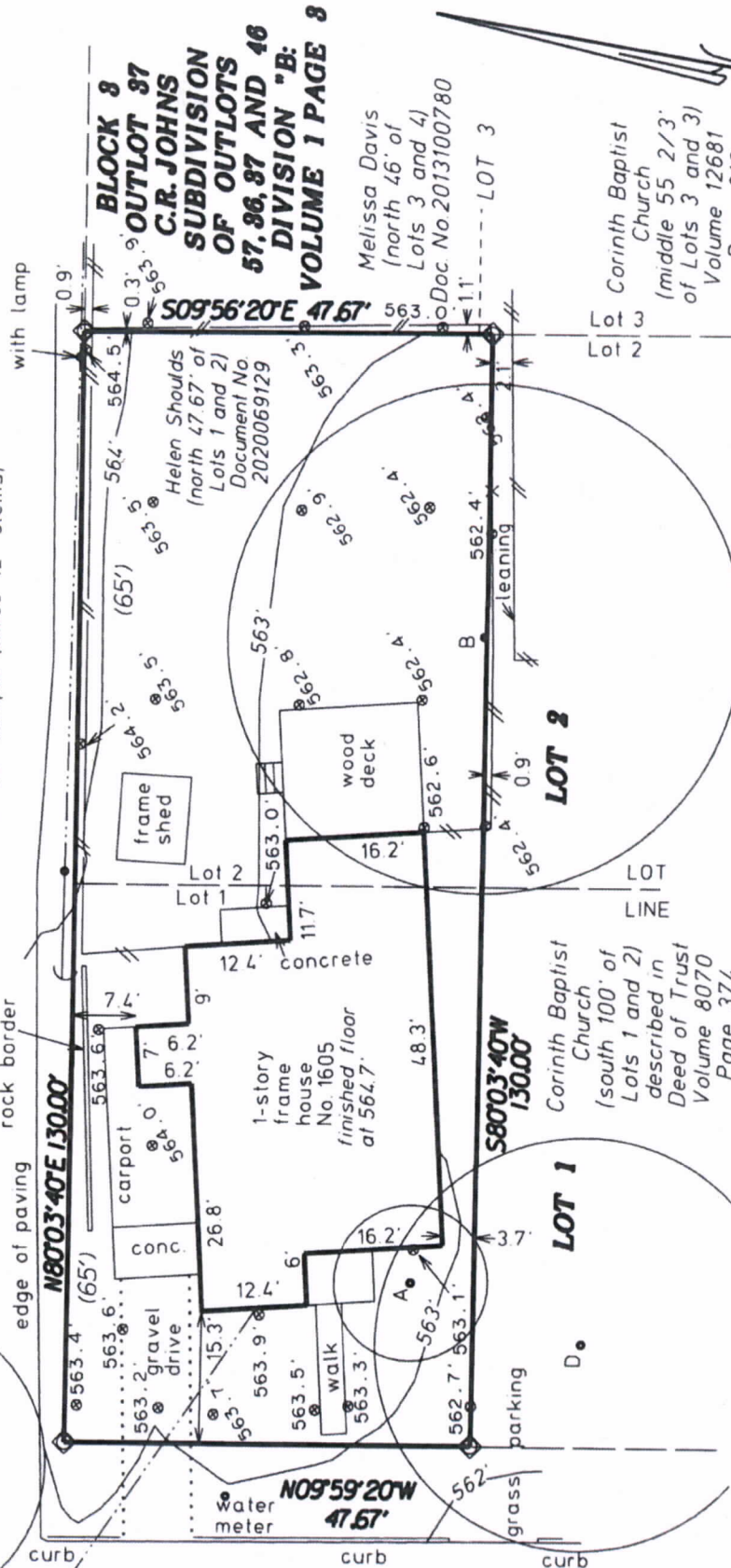
THE NORTH 47.67 FEET OF LOTS 1 AND 2, BLOCK 3, OUTLOT 37, C.R. JOHNS SUBDIVISION OF OUTLOTS 57, 36, 37 AND 46, DIVISION "B", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1 PAGE 3 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 1605 LEONA STREET. PAGE 2 OF 2

- 1666NO
- 1/2" Iron Rod Set with Cap Marked "Holt Carson, Inc."
- Wood Fence
- Chain Link Fence
- Overhead Utility Line
- (Record Distance)

- A 9" Pecan
- B 30" American Elm
- C 18" Pecan
- D 24" Juniper (three 12" stems)

20' ALLEY

edge of paving rock border



LEONA STREET (58 1/8')

temporary benchmark.
triangle on curb at 562.47'

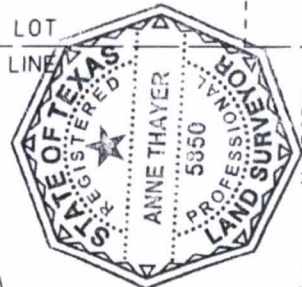
SCALE: 1"=20'

This survey was completed without the benefit of a current title commitment. This lot may be subject to restrictions and easements not shown hereon. Tree "crowns" shown hereon are drawn as a function of trunk diameter. One inch of trunk diameter equals one foot of crown radius. Multi-trunk trees are drawn calculated on the full diameter of the largest stem plus one half of the diameter of each additional stem. Due to natural variations in tree growth, these generalized depictions may not correlate to actual tree crowns or root zones.

Elevations shown hereon are based on GPS observations over a Trimble RTK network NAVD88 datum.

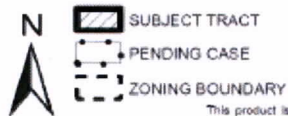
PREPARED September 17, 2020
BY

Anne Thayer
Registered Professional Land Surveyor No 5850
Texas Licensed Surveying Firm No 10050700



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EXHIBIT B



HISTORIC ZONING
ZONING CASE#: C14H-2022-0098

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

