

**ORDINANCE NO. 20231109-047**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 406 AND 428 EAST ALPINE ROAD IN THE GREATER SOUTH RIVER CITY NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-MIXED USE-NEIGHBORHOOD PLAN (GO-MU-NP) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (GO-MU-V-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 general office-mixed use-neighborhood plan (GO-MU-NP) combining district to general office-mixed use-vertical mixed use building-neighborhood plan (GO-MU-V-NP) combining district on the property described in Zoning Case No. C14-2023-0081, on file at the Planning Department, as follows:

Tract 1:

Being a 0.542 acre tract of land described as LOT 1, VFW POST 856, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Volume 90, Page 128, Plat Records of Travis County, Texas, located within the property boundary described in that document recorded in Volume 1612, Page 167, Deed Records of Travis County, Texas said 0.542 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance,

and

Tract 2:

Being a 1.440 acre tract of land out of the ISAAC DECKER LEAGUE, SURVEY NO. 20, ABSTRACT NO. 8, in Travis County, Texas, being that portion of "Tract 3" described in that Warranty Deed recorded in Volume 10201, Page 185, Deed Records of Travis County, Texas, and being that same tract conveyed by deed recorded in Volume 12941, Page 1913, Deed Records of Travis County, Texas, said 1.440 acres of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance,

(Tract 1 and Tract 2 collectively the "Property"),

locally known as 406 and 428 East Alpine Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "C"**.

**PART 2.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20050929-Z002 that established zoning for the St. Edward's Neighborhood Plan.

**PART 3.** This ordinance takes effect on November 20, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_, November 9, 2023

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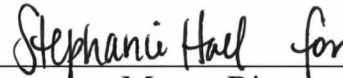
Kirk Watson  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Myrna Rios  
City Clerk

## **EXHIBIT "A"**

### **HOLT CARSON, INC.**

**1904 FORTVIEW ROAD**

**AUSTIN, TEXAS 78704**

**(512) 442-0990**

**Texas Licensed Survey Firm No. 10050700**

**January 27, 2021**

**FIELD NOTE DESCRIPTION OF LOT 1, VFW POST 856, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 90 PAGE 128 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BOUNDED BY DEED LINES OF THAT CERTAIN (34.462 ACRE) PARENT TRACT CONVEYED TO ODAS JUNG BY DEED RECORDED IN VOLUME 1612 PAGE 167 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc. in the east line of that certain (6.07 Acre) tract conveyed to Southwest Potteries by deed recorded in Volume 847 Page 478 of the Travis County Deed Records, and being at the northwest corner of that certain (34.462 Acre) tract conveyed by Van M. Smith to Odas Jung by deed recorded in Volume 1612 Page 167 of the Travis County Deed Records, and being at the southwest corner of Tract 1, Penick Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 16 Page 59 of the Travis County Plat Records, and being at the northwest corner and *PLACE OF BEGINNING* of the herein described tract, and from which a ½ inch iron rod found at the southeast corner of Lot 2, Woodwillow Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 82 Page 374 of the Travis County Plat Records bears N 31 deg. 15' 45" E 482.75 ft., and also from which a ½ inch iron rod found at the northwest corner for Lot 1, VFW Post 856, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 90 Page 128 of the Travis County Plat Records, as depicted on said plat but which rod lies within the interior of said Southwest Potteries tract, bears N 67°53' 34" W 2.29 ft.

THENCE with the common line of said Tract 1, Penick Subdivision and said Jung tract, but not in accord with the lines of said Lot 1 as depicted on said plat in Volume 90 Page 128, S 57 deg. 38' 43" E 155.52 ft. to a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc." at the intersection of the prolongation of the east line of said Lot 1 with the common line of said Jung tract and said Penick Subdivision, and being at the northwest corner of that tract conveyed to Austin Memorial Home by deed recorded in Volume 12941 Page 1913 of the Travis County Real Property Records, and being at the northeast corner of this tract, and from which a ½ inch iron pipe found at the northeast corner of said Jung tract bears S 57 deg. 38' 43" E 651.21 ft.;

THENCE with the east line of said Lot 1, being the west line of said Austin Memorial tract, S 30 deg. 26' 19" W 149.51 ft. to a ½ inch iron rod found in the north right-of-way line of East Alpine Road, and being at the southeast corner of said Lot 1, and being at the southwest corner of said Austin Memorial tract, and being at the southeast corner of this tract;



Lot 1, VFW Post 856  
Page 2 of 2

THENCE with the north line of East Alpine Road, N 58 deg. 34' 21" W 157.70 ft. to a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc." in the east line of said Southwest Potteries tract, and being in the west line of said Jung tract, and being at the southwest corner of said Lot 1, and being at the southeast corner of that certain "Tract No. 2" tract conveyed to Twin Oaks Associates by deed recorded in Volume 8218 Page 198 of the Real Property Records of Travis County, Texas. and being at the southwest corner of this tract, and from which a ½ inch iron rod found at the southwest corner of said Twin Oaks Tract 2 bears N 58 deg. 34' 21" W 157.27 ft.;

THENCE with the west line of said Jung tract but not in accord with the platted west line of said Lot 1, N 31 deg. 17' 05" E 152.00 ft. to the Place of Beginning, containing 0.542 Acre of land.

PREPARED: March 17, 2022 from survey of January 21, 2021  
BY:



Anne Thayer  
Registered Professional Land Surveyor No. 5850  
1076078



## EXHIBIT "B"

### HOLT CARSON, INC.

1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE: (512) 442-0990  
hci@austin.rr.com  
January 27, 2021

FIELD NOTE DESCRIPTION OF 1.440 ACRES OF LAND OUT OF THE ISAAC DECKER LEAGUE, SURVEY NO. 20, ABSTRACT NO 8, IN TRAVIS COUNTY, TEXAS, AND BEING THAT PORTION OF "TRACT 3" DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 10201 PAGE 185 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, WHICH WAS CONVEYED TO AUSTIN MEMORIAL HOME BY GIFT DEED RECORDED IN VOLUME 12941 PAGE 1913 OF THE REAL PROPERTY RECORDS OF TRAVIS, COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE at a round head bolt found in the south right-of-way line of Woodward Street and being at the northwest corner of Tract 1, Penick Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 16 Page 59 of the Plat Records of Travis County, Texas, and from which a round read bolt found at the intersection of the south right-of-way line of Woodward Street and the east right-of-way line of Willow Springs Road bears N 62 deg. 49' 23" W 176.95 ft.;

THENCE along the west line of said Tract 1, the following three courses:

- 1) S 31 deg. 19' 24" W 363.75 ft. to a small metal pin found at the northeast corner of Lot 2, Woodwillow Addition, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 82 Page 374 of the Plat Records of Travis County, Texas;
- 2) S 31 deg. 15' 05" W 99.04 ft. to a ½ inch iron rod found at the southeast corner of said Lot 2,
- 3) S 31 deg. 15' 45" W at 335.06 ft. passing an angle corner of Lot 8 of said Woodwillow Addition, and being at the northeast corner of that certain tract conveyed to Southwest Potteries by deed recorded in Volume 847 Page 478 of the Travis County Deed Records, and continuing on the same course 147.69 ft. more, for a total distance on this course of 482.75 ft., to a ½ inch iron rod set with plastic cap

Page 2 of 3

1.440 Acres

marked "Holt Carson, Inc." at the southwest corner of said Tract 1, and being at the northwest corner of that certain (34.462 Acre) tract conveyed to Odas Jung by deed recorded in Volume 1612 Page 167 of the Travis County Deed Records, and from which a ½ inch iron rod found at the northwest corner of Lot 1, VFW Post 856, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 90 Page 128 of the Plat Records of Travis County, Texas, bears N 70 deg. 17' 06" W 2.31 ft.;

THENCE with the common line of said Penick Subdivision and said Jung tract, but not in accord with the south line of said Lot 8, nor with the north line of said Lot 1, S 57 deg. 38' 43" E 155.52 ft. to a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc." at the northwest corner of that certain "Tract 3" conveyed to Twin Oaks Associates by Odas Jung by Warranty Deed recorded in Volume 10201 Page 185 of the Real Property Records of Travis County, Texas, and being at the northwest corner and PLACE OF BEGINNING of the herein described tract of land, and from which a ½ inch iron rod found at the northeast corner of said Lot 1 bears S 30 deg. 26' 19" W 0.39 ft.;

THENCE continuing with the common line of said Penick Subdivision and said Jung tract, S 57 deg. 38' 43" E at 160.02 ft. passing a ½ inch iron rod found at the south common corner of Lots 13 and 14, Block A, Willow Springs, Sec. 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 45 Page 14 of the Travis County Plat Records, and continuing on 219.65 ft. more, for a total distance on this course of 379.67 ft., to a ½ inch iron rod found at the northeast corner of that certain tract conveyed to Austin Memorial Home by deed recorded in Volume 12941 Page 1913 of the Travis County Real Property Records, and being at the northwest corner of that certain tract conveyed to the City of Austin by deed recorded in Document No. 2006084948 of the Travis County Official Public Records, and being at the northeast corner of this tract, and from which a ½ inch iron pipe found at the northeast corner of said City of Austin tract bears S 57 deg. 38' 43" E 271.54 ft.;

THENCE crossing the interior of said Twin Oaks Associates tract with the common line of said Austin Memorial Home tract and said City of Austin tract, S 26 deg. 57' 05" W 169.00 ft. to a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc." in the north



Page 3 of 3  
1.440 Acres

right-of-way line of East Alpine Road, and being at the southeast corner of said Austin Memorial Home tract, and being at the southwest corner of said City of Austin tract, and being at the southeast corner of this tract;

THENCE with the north right-of-way line of East Alpine Road, the following four courses:

- 1) N 57 deg. 33' 20" W 200.37 ft. to a ½ inch iron rod found at a point of curvature;
- 2) 36.18 ft along the arc of a curve to the right, having a radius of 260.00 ft. and chord bearing N 53 deg. 35' 35" W 36.15 ft., to a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc." at a point of tangency;
- 3) N 49 deg. 35' 54" W 83.06 ft., to a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc." at a point of curvature;
- 4) 72.14 ft. along the arc of a curve to the left, having a radius of 460.21 ft. and chord bearing N 54 deg. 05' 05" W 72.07 ft., to a ½ inch iron rod found at the southeast corner of said Lot 1, and being at the southwest corner of said Twin Oaks Associates tract, and being at the southwest corner of said Austin Memorial Home tract, and being at the southwest corner of this tract, and from which a ½ inch iron rod found at the intersection of the north right-of-way line of East Alpine Road and the east right-of-way line of Willow Springs Road bears N 58 deg. 34' 21" W 314.97 ft.;

THENCE with the west line of said Twin Oaks Associates tract, being the east line of said Lot 1 and the west line of said Austin Memorial Home tract, N 30 deg. 26' 19" E 149.51 ft. to the Place of Beginning, containing 1.440 Acre of land.

SURVEYED: January 27, 2021

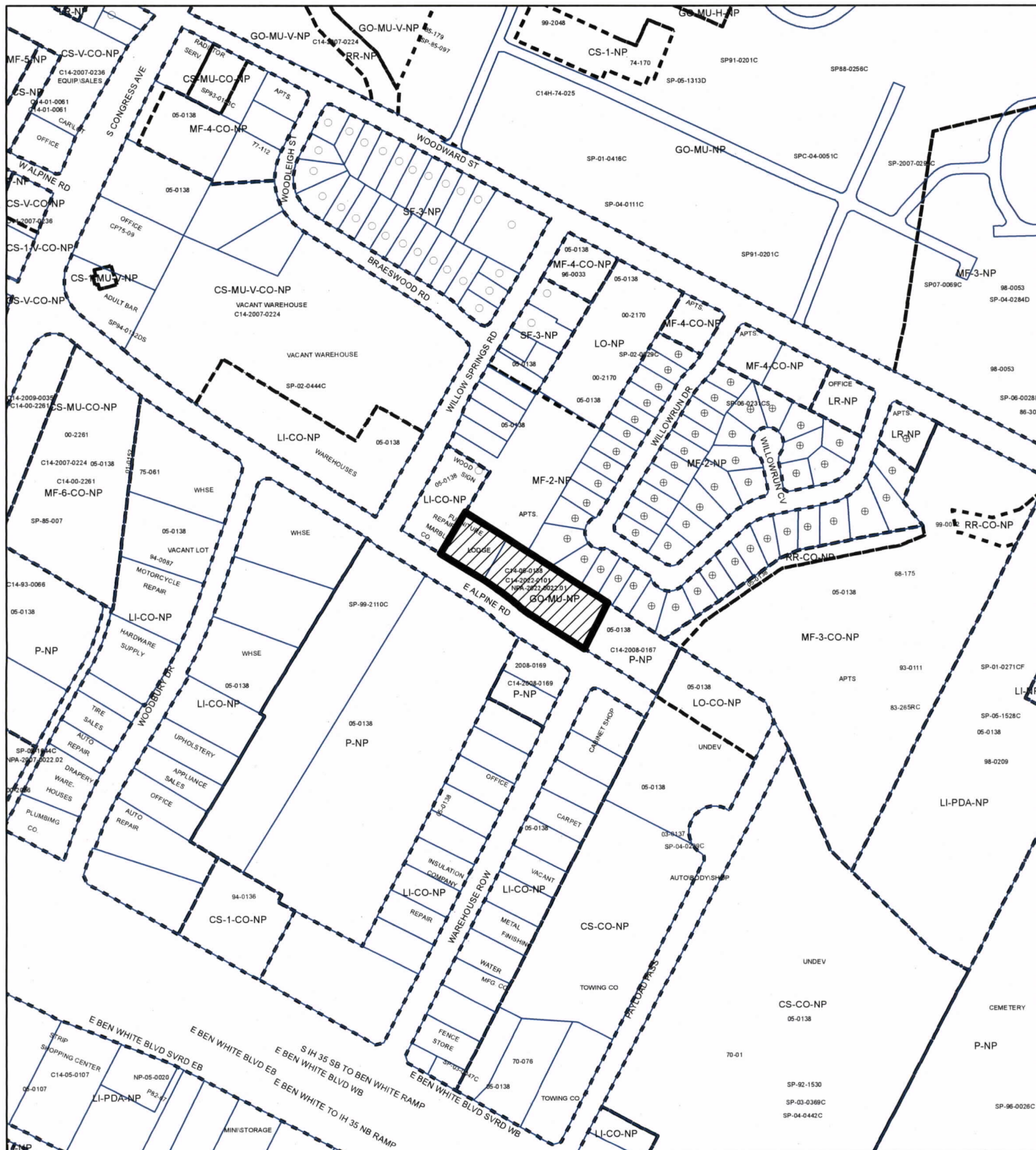
BY:

Anne Thayer

Registered Professional Land Surveyor No. 5850

See survey map 1076078a





SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

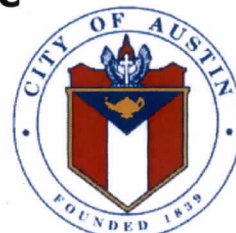
ZONING CASE#: C14-2023-0081

## EXHIBIT "C"

1" = 400'

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



Created: 6/20/2023