

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 3303 AND 3305 DUVAL STREET AND 501 AND 505  
3 HARRIS AVENUE IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD  
4 PLAN AREA FROM FAMILY RESIDENCE-CONDITIONAL OVERLAY-  
5 NEIGHBORHOOD PLAN (SF-3-CO-NP) COMBINING DISTRICT TO  
6 MULTIFAMILY RESIDENCE LIMITED DENSITY-NEIGHBORHOOD PLAN  
7 (MF-1-NP) COMBINING DISTRICT.

8  
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from family residence-conditional overlay-neighborhood plan (SF-  
13 3-CO-NP) combining district to multifamily residence limited density-neighborhood plan  
14 (MF-1-NP) combining district on the property described in Zoning Case No. C14-2024-  
15 0035, on file at the Planning Department, as follows:

16  
17 LOT 44 and the North 38.2 feet of LOT 43, L.W. CARROLL'S SUBDIVISION  
18 OF A PART OF OUTLOT NO. 7, DIVISION "C", a subdivision in the City of  
19 Austin, Travis County, Texas, according to the map or plat of record in Volume 3,  
20 Page 118, of the Plat Records of Travis County, Texas, being more particularly  
21 described in **Exhibit "A"** incorporated into this ordinance (the "Property"),

22  
23 locally known as 3303 and 3305 Duval Street and 501 and 505 Harris Avenue in the City  
24 of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

25  
26 **PART 2.** Except as specifically modified by this ordinance, the Property is subject to  
27 Ordinance No. 040826-59 that established zoning for the Hancock Neighborhood Plan.  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39

40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2024.

**PASSED AND APPROVED**

\_\_\_\_\_, 2024      §  
   §  
   § \_\_\_\_\_

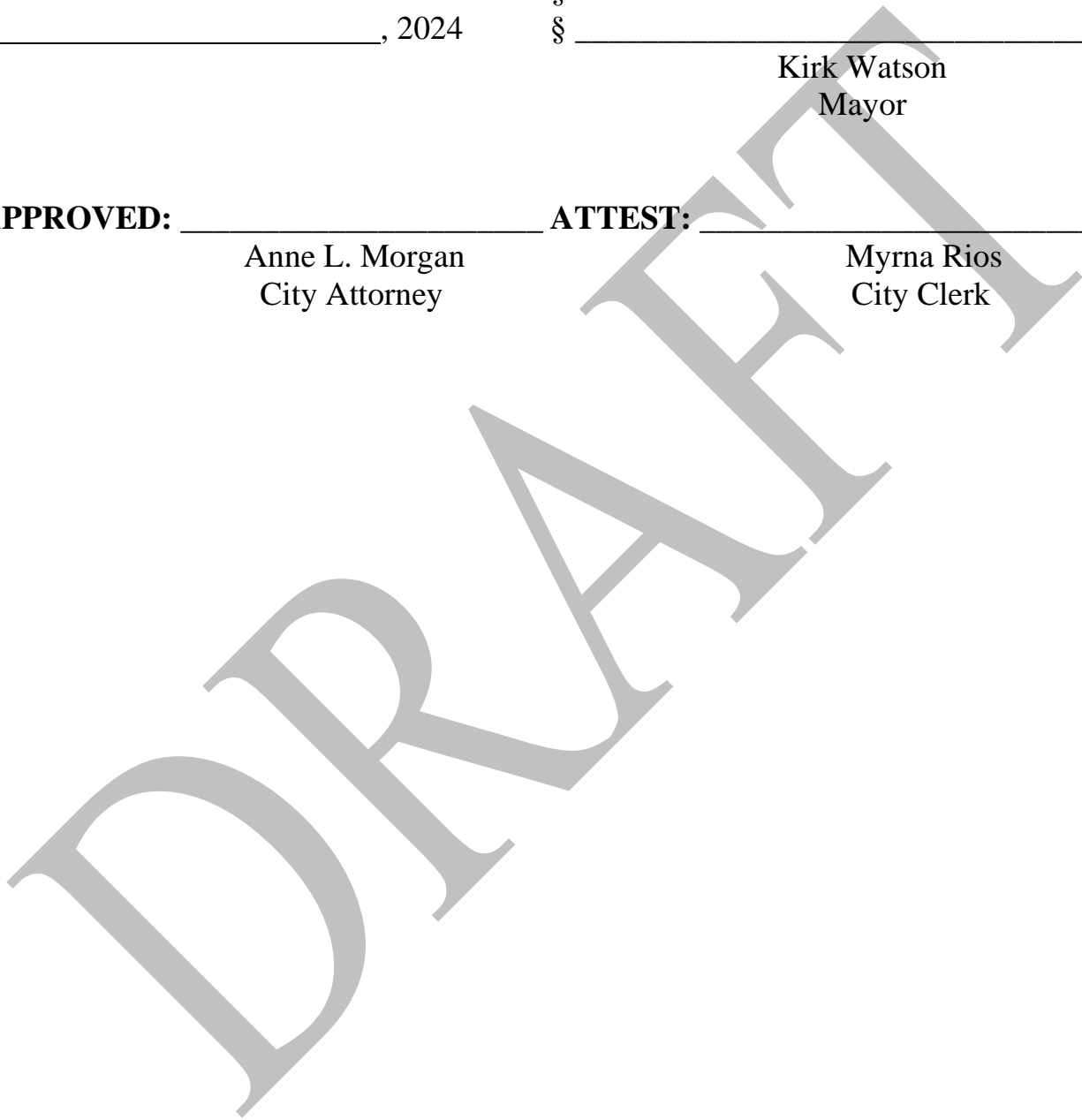
Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk



# EXHIBIT "A"

0 20 40

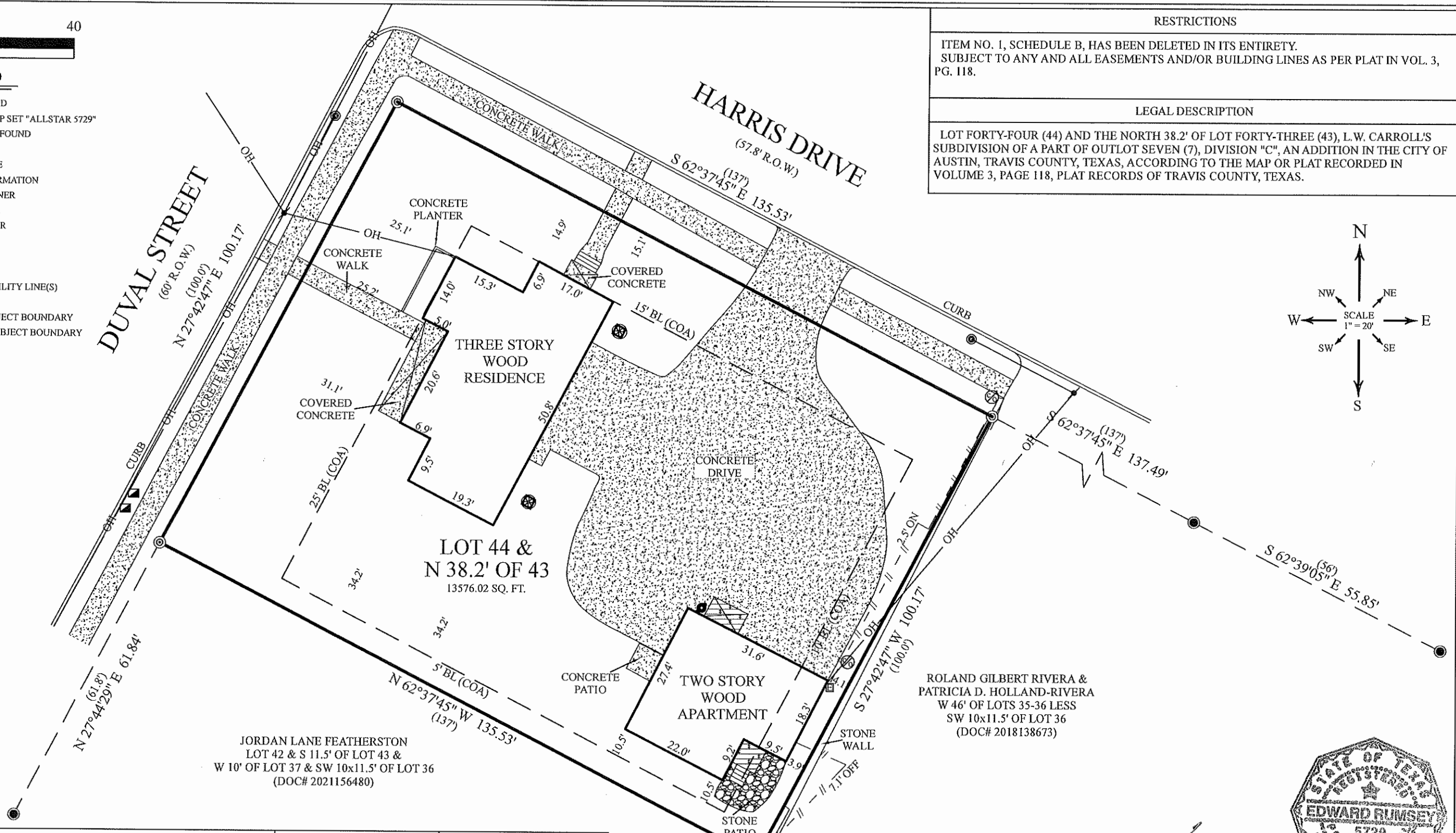


## LEGEND

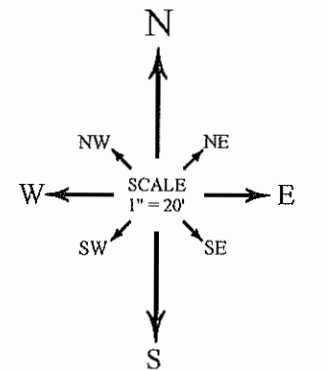
- 1/2" ROD FOUND
- 1/2" ROD W/CAP SET "ALLSTAR 5729"
- 1/2" IRON PIPE FOUND
- WOOD FENCE
- BL BUILDING LINE
- RECORD INFORMATION
- AIR CONDITIONER
- WATER METER
- ELECTRIC RISER
- CLEAN OUT
- UTILITY POLE
- DOWN GUY
- OH OVERHEAD UTILITY LINE(S)
- GAS METER
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY

**DUVAL STREET**  
(60' R.O.W.)  
N 27°42'47" E 100.17'  
(100.0')

**HARRIS DRIVE**  
(57.8' R.O.W.)  
S 62°37'45" E 135.53'  
(137')



RESTRICTIONS
ITEM NO. 1, SCHEDULE B, HAS BEEN DELETED IN ITS ENTIRETY. SUBJECT TO ANY AND ALL EASEMENTS AND/OR BUILDING LINES AS PER PLAT IN VOL. 3, PG. 118.
LEGAL DESCRIPTION
LOT FORTY-FOUR (44) AND THE NORTH 38.2' OF LOT FORTY-THREE (43), L.W. CARROLL'S SUBDIVISION OF A PART OF OUTLOT SEVEN (7), DIVISION "C", AN ADDITION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 118, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



JORDAN LANE FEATHERSTON  
LOT 42 & S 11.5' OF LOT 43 &  
W 10' OF LOT 37 & SW 10x11.5' OF LOT 36  
(DOC# 2021156480)

ROLAND GILBERT RIVERA &  
PATRICIA D. HOLLAND-RIVERA  
W 46' OF LOTS 35-36 LESS  
SW 10x11.5' OF LOT 36  
(DOC# 2018138673)



ADDRESS  
**JOSH LAKE MCGUIRE**  
3305 DUVAL STREET  
AUSTIN, TRAVIS COUNTY, TEXAS

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. PANEL: DATED: -

**ALLSTAR**  
Land surveying  
9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
TBPELS FIRM NO. 10135000

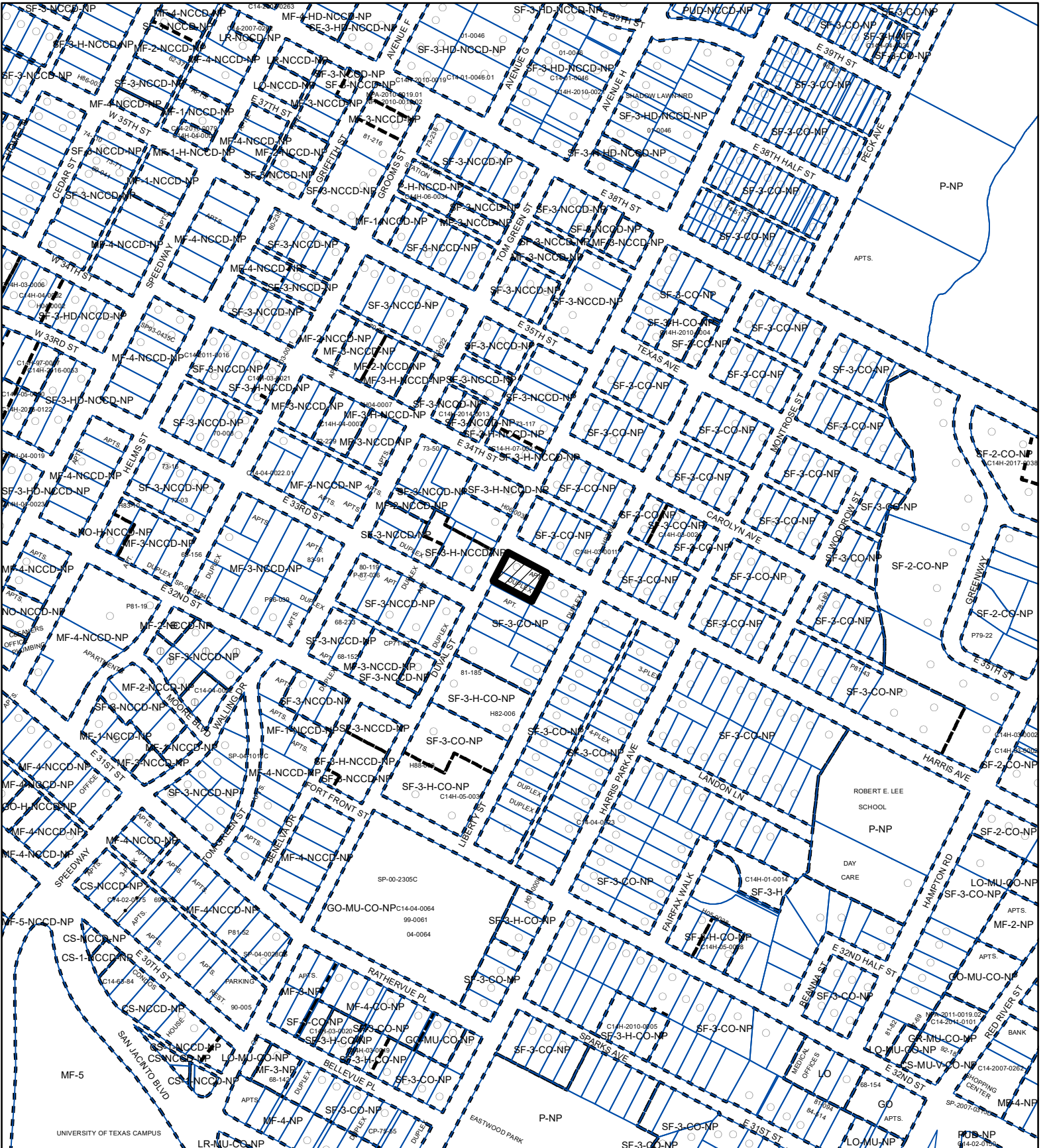
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SURVEY DATE:	JANUARY 12, 2022	FILED BY:	JACOB STINE	01/07/2022
TITLE CO.:	CAPITAL TITLE OF TEXAS	CALC. BY:	CHRIS ZOTTER	01/11/2022
G.F. NO.:	21-644394-WL	DRAWN BY:	DAMIAN SMITH	01/12/2022
JOB NO.:	A0101922	UPDATE BY:		
		RPLS CHECK:	EDWARD RUMSEY	01/12/2022

\*\*\*NOTICE\*\*\*  
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

BEARING BASIS:  
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:  
**CAPITAL TITLE OF TEXAS**  
I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY. EASEMENTS MAY NOT BE SHOWN IF THE SURVEYOR WAS NOT PROVIDED A COPY OF THE EASEMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.



## ZONING EXHIBIT "B"

ZONING CASE#: C14-2024-0035

SUBJECT TRACT
   
 PENDING CASE
   
 ZONING BOUNDARY



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

1" = 400'

Created: 3/19/2024