

ORDINANCE NO. 20100729-121

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3000 DEL CURTO ROAD FROM FAMILY RESIDENCE-CONDITIONAL OVERLAY (SF-3-CO) COMBINING DISTRICT TO PUBLIC-CONDITIONAL OVERLAY (P-CO) 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-conditional overlay (SF-3-CO) combining district to public (P-CO) combining district on the property described in Zoning Case No. C14-2010-0075, on file at the Planning and Development Review Department, as follows:

A 2.094 acre tract of land, more or less, out of the Isaac Decker League, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 3000 Del Curto Road, in the City of Austin, Travis County, Texas, and 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 trail for pedestrian and bicycle use that facilitates connection to Del Curto Road, Manchaca Road, Lightsey Road, and South Lamar Boulevard is required.

Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the public (P) base district, and other applicable requirements of the City Code.

PASSED AND APPROVED

www

the happy, warm

APPROVED:

~~ATTEST:~~

Shirley A. Gentry
City Clerk

2.094 ACRES
CYPRESS REALTY
ZONING TRACT SF3
SOUTH LAMAR AT MANCHACA

FN. NO. 07-762(JMH)
NOVEMBER 27, 2007
BPI JOB NO. 1469-07.10

EXHIBIT A

DESCRIPTION

OF 2.094 ACRES OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1 AND LOT 2, NEWMAN ADDITION, A SUBDIVISION OF RECORD IN VOLUME 48, PAGE 63 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND A PORTION OF LOT 14, THEODORE LOW HEIGHTS SUBDIVISION, OF RECORD IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.094 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the westerly right-of-way line of Del Curto Road (R.O.W. width varies) for the southeasterly corner hereof, being the southeasterly corner said Lot 14;

THENCE, N62°01'22"W, along the southerly line of said Lot 14 for the southerly line hereof, passing at a distance of 8.77 feet a 1/2 inch iron rod found for the northeasterly corner of Lot 1, R.D.B. Subdivision, of record in Volume 80, Page 287 of said Plat Records and continuing for a total distance of 237.47 feet to a 1/2 inch iron rod found in the easterly line of Lot 19, Owen Park, a subdivision of record in Volume 52, Page 72 of said Plat Records for the southwesterly corner of said Lot 14 and hereof, being the northwesterly corner of Lot 3 of said R.D.B. Subdivision;

THENCE, N26°52'22"E, along a portion of the westerly line of said Lot 14 for the westerly line hereof, a distance of 241.03 feet to a 1/2 inch iron rod found for the northwesterly corner hereof, being the northeasterly corner of Lot 20 of said Owen Park, same being a southerly corner of Lot 1 of said Newman Addition;

THENCE, S62°56'04"E, leaving the easterly line of said Lot 20, over and across said Lot 14 for a portion of the northerly line hereof, a distance of 50.00 feet to an angle point hereof;

THENCE, N27°55'45"E, continuing over and across said Lot 14, passing at a distance of 37.05 feet the northerly line of said Lot 14 and continuing over and across Lot 1 of said Newman Addition for a total distance of 137.85 feet to an angle point hereof, lying in the common line of Lot 1 and Lot 2 of said Newman Addition, from which a 1/2 inch iron rod found for the common westerly corner of said Lot 1 and Lot 2 bears N62°04'15"W, a distance of 113.32 feet;

THENCE, S62°04'15"E, along a portion of the common line of said Lot 1 and Lot 2 for a portion of the northerly line hereof, a distance of 74.24 feet to an angle point hereof;

THENCE, leaving the northerly line of Lot 1 of said Newman Addition, over and across said Lot 2 for a portion of the northerly line hereof, the following four (4) courses and distances:

- 1) N57°06'59"E, a distance of 69.12 feet to an angle point;
- 2) N77°25'48"E, a distance of 21.04 feet to an angle point;
- 3) N89°43'48"E, a distance of 60.11 feet to an angle point;
- 4) N27°47'45"E, a distance of 89.93 feet to an angle point in the northerly line of said Lot 2, being the southerly line of Lot A, Jimmy Brooks Addition, a subdivision of record in Volume 66, Page 15 of said Plat Records;

THENCE, S61°54'18"E, along the northerly line of said Lot 2, being the southerly line of said Lot A, a distance of 5.00 feet to a 1/2 inch iron rod found in the westerly right-of-way line of Del Curto Road (R.O.W. width varies), being the northeasterly corner of said Lot 2 and the southeasterly corner of said Lot A, same being the northwesterly corner of that certain ten (10) foot wide strip of land dedicated for street widening of record in Volume 48, Page 63 of said Plat Records, from which a 1 inch iron rod found at the northeasterly corner of said 10 foot wide strip bears S61°54'18"E, a distance of 10.23 feet;


THENCE, along the westerly right-of-way line of Del Curto Road, being the easterly lines of Lot 2 and Lot 1 of said Newman Addition and the easterly line of said Lot 14 for the easterly line hereof, the following three (3) courses and distances:

- 1) S27°47'45"W, a distance of 292.45 feet to a 1/2 inch iron rod found for an angle point hereof, being the southeasterly corner of said Lot 1;
- 2) S62°47'47"E, a distance of 9.92 feet to a 1/2 inch iron rod found for an angle point hereof, being the northeasterly corner of said Lot 14;
- 3) S28°00'37"W, a distance of 279.79 feet to the **POINT OF BEGINNING**, containing an area of 2.094 acres (91,235 square feet) of land, more or less, within these metes and bounds.

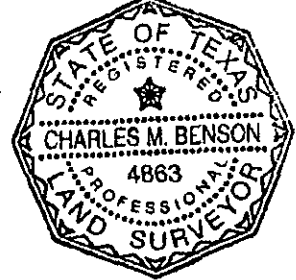
FN 07-762(JMH)
NOVEMBER 27, 2007
PAGE 3 OF 3

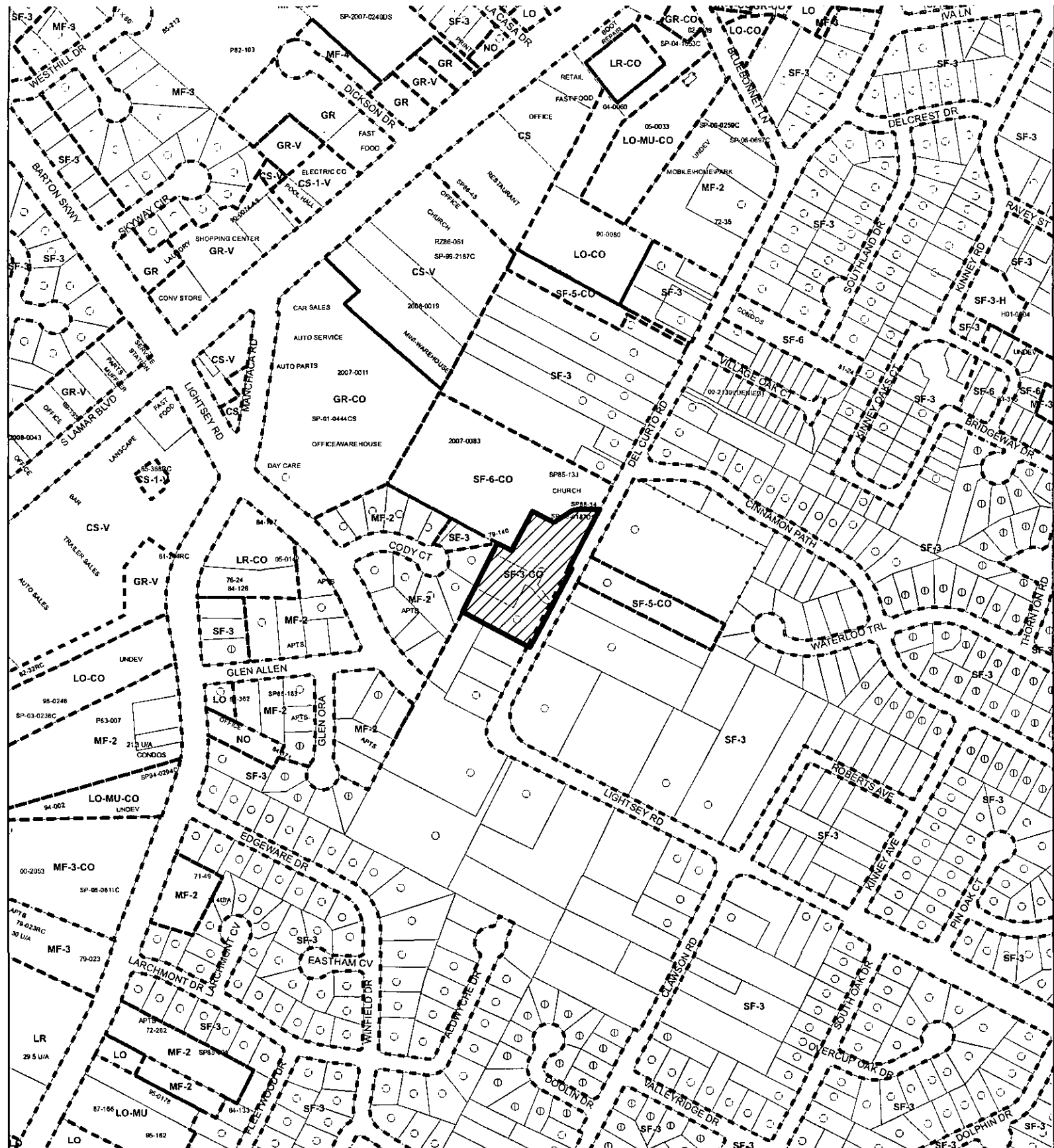
I, CHARLES M. BENSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO
HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON
THE GROUND BY BURY+PARTNERS, INC., DURING THE MONTH OF MAY, 2007.
A SKETCH HAS BEEN PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERING SOLUTIONS
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701


CHARLES M. BENSON, R.P.L.S.
NO. 4863
STATE OF TEXAS

November 27, 2007








ZONING EXHIBIT B

ZONING CASE#: C14-2010-0075
 LOCATION: 3000 DEL CURTO RD
 SUBJECT AREA: 2.094 ACRES
 GRID: G20
 MANAGER: STEPHEN RYE



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

