

ORDINANCE NO. 20101216-029

AN ORDINANCE AMENDING ORDINANCE NO. 20101014-053 TO CORRECT THE ZONING DISTRICT DESIGNATIONS FOR THE PROPERTY LOCATED AT 7919 THOMAS SPRINGS ROAD IN THE WEST OAK HILL NEIGHBORHOOD PLAN AREA.

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

PART 1. City Council approved Ordinance No. 20101014-053 that rezoned property described as 7919 Thomas Springs Road in Zoning Case No. C14-2010-0141 from rural residence-neighborhood plan (RR-NP) combining district to family residence-neighborhood plan (SF-3-NP) combining district and limited office-neighborhood plan (LO-NP) combining district. The ordinance and zoning map did not properly identify the boundaries for each separate zoning district.

PART 2. This ordinance amends the zoning map and the legal description in Part 1 of Ordinance No. 20101014-053 to identify the correct boundaries with related zoning districts, as follows:

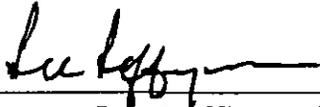
A 5.036 acre tract of land, more or less, consisting of two tracts: Tract One, a 3.036 acre tract, zoned family residence-neighborhood plan (SF-3-NP) combining district, and, Tract Two, a 2.00 acre tract, zoned limited office-neighborhood plan (LO-NP) combining district, both tracts being out of the Casper Dittmar Survey No. 611, Abstract No. 335, in Travis County, and [the tracts of land being] more particularly described by metes and bounds in Exhibits "A" and "B" incorporated into this ordinance (the "Property"),

locally known as 7919 Thomas Springs Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 3. In all other respects the terms and conditions of Ordinance No. 20101014-053 remain in effect.

PART 4. This ordinance takes effect on December 27, 2010.

PASSED AND APPROVED

December 16, 2010 §
 §
 § 
 Lee Leffingwell
 Mayor

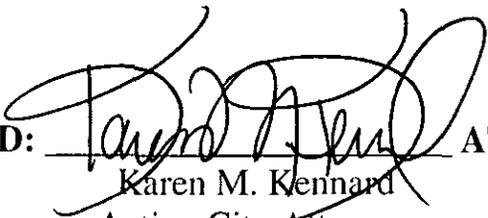
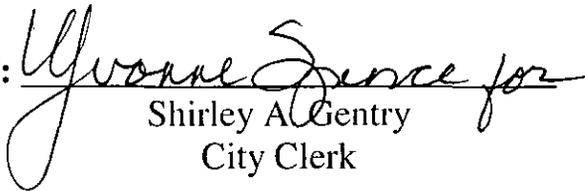
APPROVED:  **ATTEST:** 
 Karen M. Kennard Shirley A. Gentry
 Acting City Attorney City Clerk

EXHIBIT "A"

FIELD NOTES DESCRIBING 3.036 ACRES OF LAND OUT OF THE CASPER DITTMAR SURVEY NO. 611 ABS NO. 335 AND BEING THAT PROEPRTY CONVEYED TO STEVE MONREAL IN A WARRANTY DEED RECORDED IN VOLUME 13123, PAGE 1747 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a iron pipe found in the north line of the Henry E. Duran tract recorded in Volume 4356, Page 2288 of the Deed Records of said county, same being the southeast corner of the Bette J. Petrucci tract recorded in Volume 12248, Page 115 of the Real Property Records of said county for the southwest corner hereof;

THENCE along the east line of the Petrucci tract and the east line of Lot 1, Block A, Circle Drive Subdivision recorded in Volume 87, Page 139 B of the Plat Records of said county N 31° 09' 56" W at 204.35 feet passing the northeast corner of the Petrucci tract in all a total distance of 517.57 feet to a capped iron rod set in the south right of way line of Thomas Springs Road for the northwest corner hereof;

THENCE along the south right of way line of Thomas Springs Road and the north line of the herein described tract N 72° 32' 24" E, 263.87 feet to a capped iron rod set for the northeast corner hereof;

THENCE through said Monreal tract S 31° 07' 03" E, 499.44 feet to a capped iron rod set in the north line of the Thomas W. Rose II tract recorded in Volume 4530, Page 328 of the Deed Records of said county for the southwest corner hereof from which an iron pipe found at the southeast corner of the Monreal tract bears N 68° 43' 58" E, 179.30 feet;

THENCE along the north line of the Rose tract and the south line of the Monreal tract, S 68° 43' 58" W (Bearing Basis) 263.75 feet to the **Place of Beginning** and containing 3.036 acres of land more or less.

THIS LEGAL DESCRIPTION IS TO BE USED WITH THE ATTACHED SURVEY MAP ONLY


Victor M. Garza R.P.S. 4740

7/20/10
Date

B & G Surveying, Inc.
1404 W. North Loop Blvd.
Austin, Texas 78756
Phone: (512) 458-6969
Fax: (512) 458-1129

B0603310_A

RECORDED

EXHIBIT "B"

FIELD NOTES DESCRIBING 2.00 ACRES OF LAND OUT OF THE CASPER DITTMAR SURVEY NO. 611 ABS NO. 335 AND BEING THAT PROEPRTY CONVEYED TO STEVE MONREAL IN A WARRANTY DEED RECORDED, IN VOLUME 13123, PAGE 1747 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found at the northwest corner of Lot 4 of Rockwood Addition, a subdivision in Travis County, TX recorded in Volume 18, Page 7 of the Plat Records of said county same being the northeast corner of the Thomas W. Rose II tract recorded in Volume 4530, Page 328 of the Deed Records of the said county, same being the southwest corner of the James O. Moore tract recorded in Volume 12967, Page 185 of the Real Property Records of said county for the southeast corner hereof;

THENCE along the north line of the Rose tract and the south line of the Monreal tract S 68° 43' 58" W, (Bearing Basis) 179.30 feet to a capped iron rod set for the southwest corner hereof from which an iron pipe found at the southwest corner of the Monreal tract bears S 68° 43' 58" W, 263.75 feet;

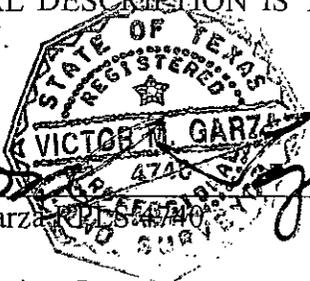
THENCE through said Monreal tract N 31° 07' 03 " W, 499.44 feet to a capped iron rod set in the south right of way line of Thomas Springs Road for the northwest corner hereof;

THENCE along the south right of way line of Thomas Springs Road and the north line of the Monreal tract N 72° 32' 21" W, 181.80 feet to a capped iron rod set for the northeast corner hereof same being the northwest corner of the Moore tract ;

THENCE along the west line of the Moore tract and the east line of the Monreal tract S 31° 07' 03" E, 487.19 feet to the **Place of Beginning** and containing 2.00 acre of land.

THIS LEGAL DESCRIPTION IS TO BE USED WITH THE ATTACHED SURVEY MAP ONLY.


Victor M. Garza



7/20/10
Date

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Austin, Texas 78756
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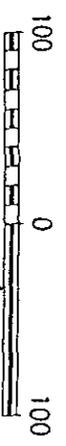
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COMPLETED

SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTIONS

THOMAS SPRINGS ROAD

S 58°42'48" W
76.04'



LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" REBAR SET
- SPINDLE FOUND
- () RECORDED DATA
- POWER POLE
- OVERHEAD UTILITIES
- CONTROL MONUMENT
- RIGHT OF WAY
- PLACE OF BEGINNING

LOT 4, BLK A,
0.0047 ACRES
CIRCLE DRIVE
SUBDIVISION,
W. 27, P. 1388

**TRACT A
3.036 ACRES**

**TRACT B
2.00 ACRES**

N 31°09'56" W 517.57'

263.87'

N 72°32'24" E 449.67'

181.80'

STEVE MONREAL
VOL. 13123 PG. 1747

S 31°07'03" E 487.19'

263.75'

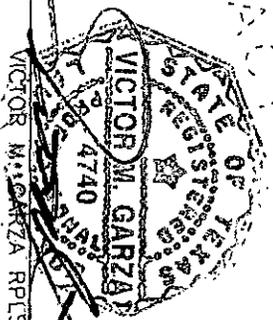
S 68°43'58" W 443.05'

179.30'

**POB
TRACT B**

PROSPECT ADDITION
V. 108, P. 7

DATE



Victor M. Garza
VICTOR M. GARZA RPLS 4740

GETTIE J. PEREZ
V. 12244, P. 118
1.005 ACRES

HEBERRY E. DUBOIS
V. 4336, P. 2228
3.000 ACRES

THOMAS W. ROSE #
V. 4330, P. 2328
2.000 ACRES

CASPER DITTMAR

**POB
TRACT A**

**POB
TRACT B**



B&G Surveying, Inc.

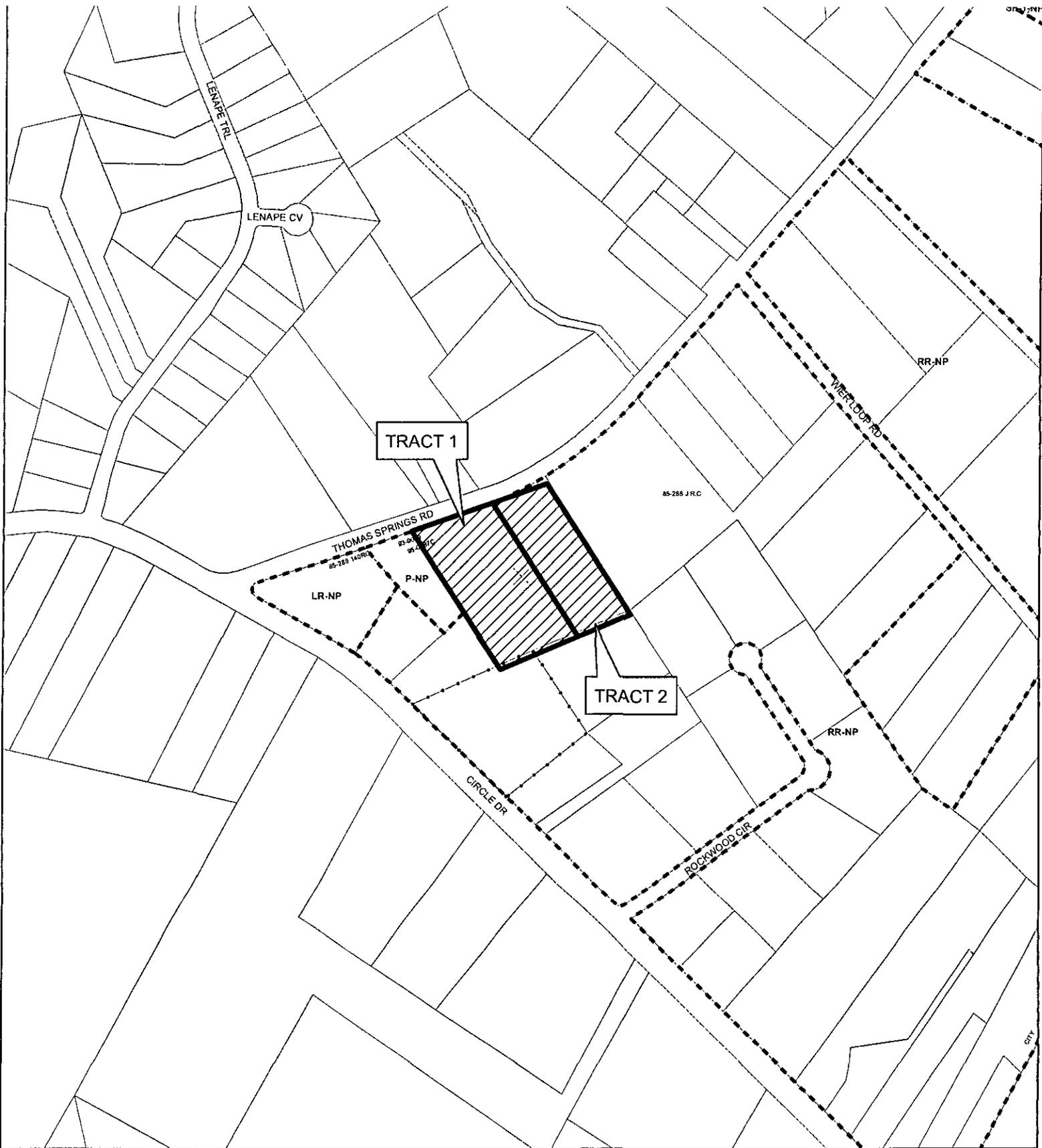
Dewey H. Burris & Associates

Surveyed by: B&G Surveying, Inc.

JOB No. B0603310_TA

1404 West North Loop Blvd.
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Office 512-458-6969
Fax 512-458-9845

TRACT A:
BEING 3.036 ACRES OF LAND OUT OF THE CASPER DITTMAR SURVEY No. 611 ABS No. 335 IN TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
TRACT B:
BEING 2.000 ACRES OF LAND OUT OF THE CASPER DITTMAR SURVEY No. 611 ABS No. 335 IN TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.



ZONING EXHIBIT C

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2010-0141
 LOCATION: 7919 THOMAS SPRINGS
 SUBJECT AREA: 5.036 ACRES
 GRID: WZ20
 MANAGER: STEPHEN RYE



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.