

ORDINANCE NO. 20110609-051

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 801-½ SOUTH 1ST STREET IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA AND CHANGING THE ZONING MAP FROM UNZONED (UNZ) TO SINGLE FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-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 unzoned (UNZ) to single family residence standard lot-neighborhood plan (SF-2-NP) combining district on the property described in Zoning Case No. C14-2011-0032, on file at the Planning and Development Review Department, as follows:

A 19,800 square foot tract of land, more or less, out of the Isaac Decker League in 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 801-½ South 1st Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as otherwise specifically provided in Part 3 of this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence standard lot (SF-2) base district, and other applicable requirements of the City Code.

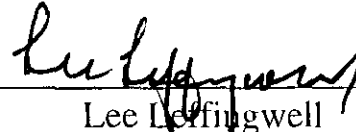
PART 3. The Property is subject to Ordinance No. 020523-33 that established the Bouldin Creek neighborhood plan combining district.

PART 4. This ordinance takes effect on June 20, 2011.

PASSED AND APPROVED

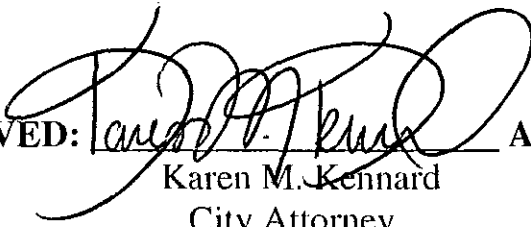
June 9, 2011

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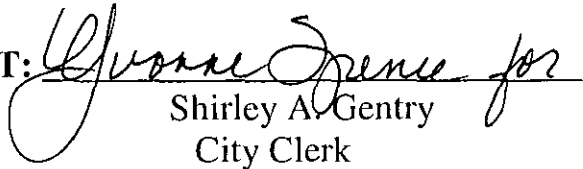
Lee Deffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

EXHIBIT A
CRICHTON AND ASSOCIATES, INC.
LAND SURVEYORS
6448 HIGHWAY 290 EAST
SUITE B-105
AUSTIN, TX 78723
512-244-3395 - PHONE
512-244-9508 - FAX

FIELD NOTES

FIELD NOTES FOR 19,800 SQUARE FEET OUT OF THE ISAAC
DECKER LEAGUE IN TRAVIS COUNTY, TEXAS BEING A PORTION A
61.855 ACRE TRACT CONVEYED TO THE TEXAS PUBLIC FINANCE
AUTHORITY IN VOL. 11133 PG. 532 OF THE TRAVIS COUNTY, TEXAS
OFFICIAL RECORDS. SAID TRACT BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron found on the East R.O.W. of South First Street being the Southwest of
said 61.855 acre tract for the POINT OF COMMENCING.

THENCE with the East R.O.W. of South First Street the following two (2) courses:

- 1) N 28° 19' 34" E, 1076.89 feet to a point.
- 2) N 27° 43' 54" E, 57.70 feet to a point for the Southwest corner of this tract and the
POINT OF BEGINNING.

THENCE N 27° 43' 54" E with the East R.O.W. of South First Street, 220.00 feet to a point for
the Northwest corner of this tract.

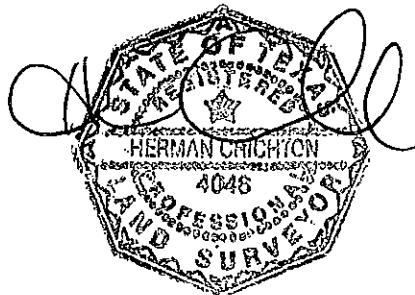
THENCE through the interior of said 61.855 acre tract the following three (3) courses:

- 1) S 62° 16' 06" E, 90.00 feet to a point for the Northeast corner of this tract.
- 2) S 27° 43' 54" W, 220.00 feet to a point for the Southeast corner of this tract.
- 3) N 62° 16' 06" W, 90.00 feet to the POINT OF BEGINNING and containing 19,800
square feet more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground under my
supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal March 9, 2011

Herman Crichton, R.P.L.S. 4046
10_406



SCALE: 1" = 40'

VIEWPOINT CONDOS
9842/400

LOT 6
PARKER'S ADDN
2/221

BOULDIN CREEK CONDOS
8443/1

SOUTH 1ST STREET

19,800 SQ. FT.

N28°19'34"E 1076.89
N27°43'54"E 57.70
P.O.B.
NS62°16'06"W 80.00
P.O.C.
SOUTHWEST CORNER OF
61.855 ACRE TRACT

SKETCH TO ACCOMPANY FIELD NOTES
FOR 19,800 SQUARE FEET OUT OF THE
ISAAC DECKER LEAGUE IN TRAVIS
COUNTY, TEXAS BEING A PORTION OF A
61.855 ACRE TRACT CONVEYED TO THE
TEXAS PUBLIC FINANCE AUTHORITY IN
VOL. 11133 PG. 532 OF THE TRAVIS
COUNTY, TEXAS OFFICIAL RECORDS.

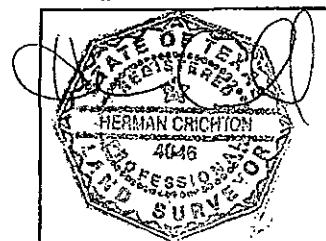
CRICHTON
AND ASSOCIATES INC.
LAND SURVEYORS

6448 HIGHWAY 290 E. #B-105
AUSTIN, TEXAS 78723
(512) 244-3395
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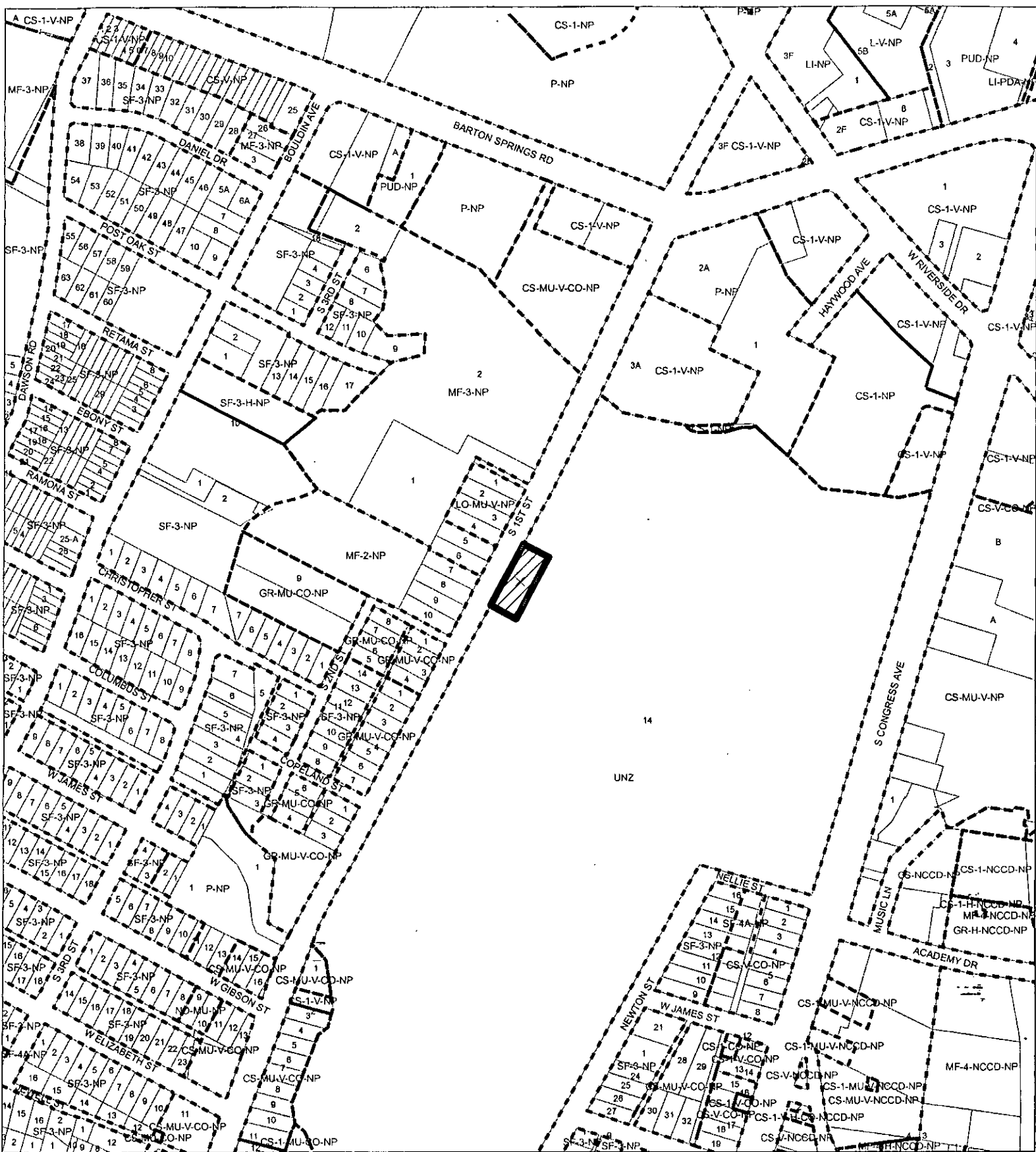
LEGEND

- ⊙ 1/2" IRON PIN FOUND
- ⊙ 1/2" IRON PIN SET
- △ NAIL FOUND
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ GAS METER
- ⊕ SEWER CLEANOUT
- ⊕ UTILITY PEDESTAL
- ⊕ SANITARY SEWER MANHOLE
- ⊕ STORM SEWER MANHOLE
- ⊕ CONC. PAD WITH ELEC.
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- OVERHEAD ELECTRIC LINE
- () RECORD INFORMATION

10_406






DATE: MARCH 9, 2011

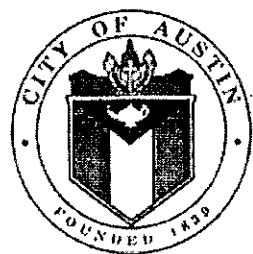


ZONING *EXHIBIT B*



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2011-0032
 LOCATION: 801 1/2 1ST ST
 SUBJECT AREA: .45 ACRES
 GRID: H21
 MANAGER: STEPHAN RYE



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.