

ORDINANCE NO. 20120112-101

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 801 ½ SOUTH 1ST STREET IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO NEIGHBORHOOD OFFICE - NEIGHBORHOOD PLAN (NO-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 single family residence standard lot (SF-2) district to neighborhood office-neighborhood plan (NO-NP) combining district on the property described in Zoning Case No. C14-2011-0159, on file at the Planning and Development Review Department, as follows:

A 19,800 square feet tract of land, more or less, out of the Isaac Decker League, 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 specifically provided in Part 3 of this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood office (NO) 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 January 23, 2012.

PASSED AND APPROVED

January 12, 2012 §
Lee Leffingwell
Mayor

APPROVED: Karen M. Kennard
City Attorney

ATTEST: Shirley A. Gentry
City Clerk

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.

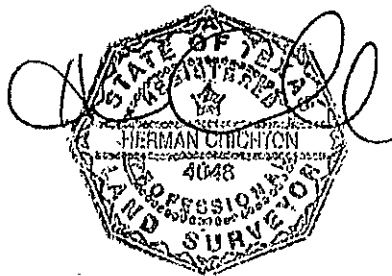
THENCE through the interior of said 61.855 acre tract the following three (3) courses:

- 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



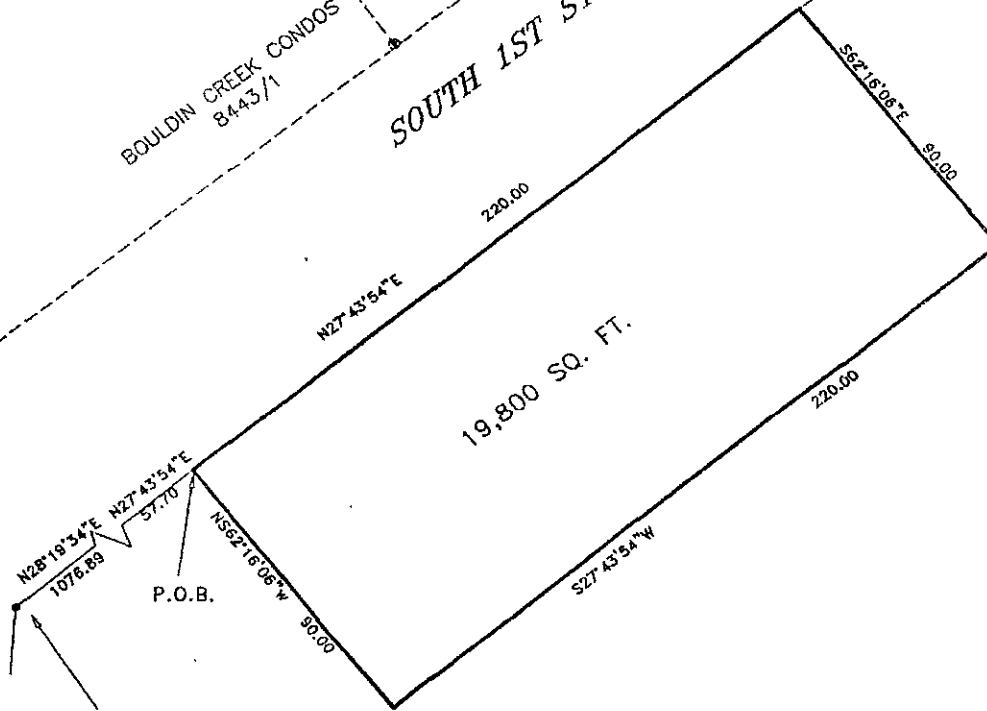
SCALE: 1" = 40'

VIEWPOINT CONDOS
9842/400

BOULDIN CREEK CONDOS
8443/1

LOT 6
PARKER'S ADDN
2/021

SOUTH 1ST STREET



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.

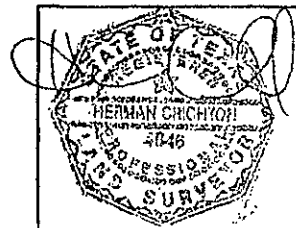
CRICHTON
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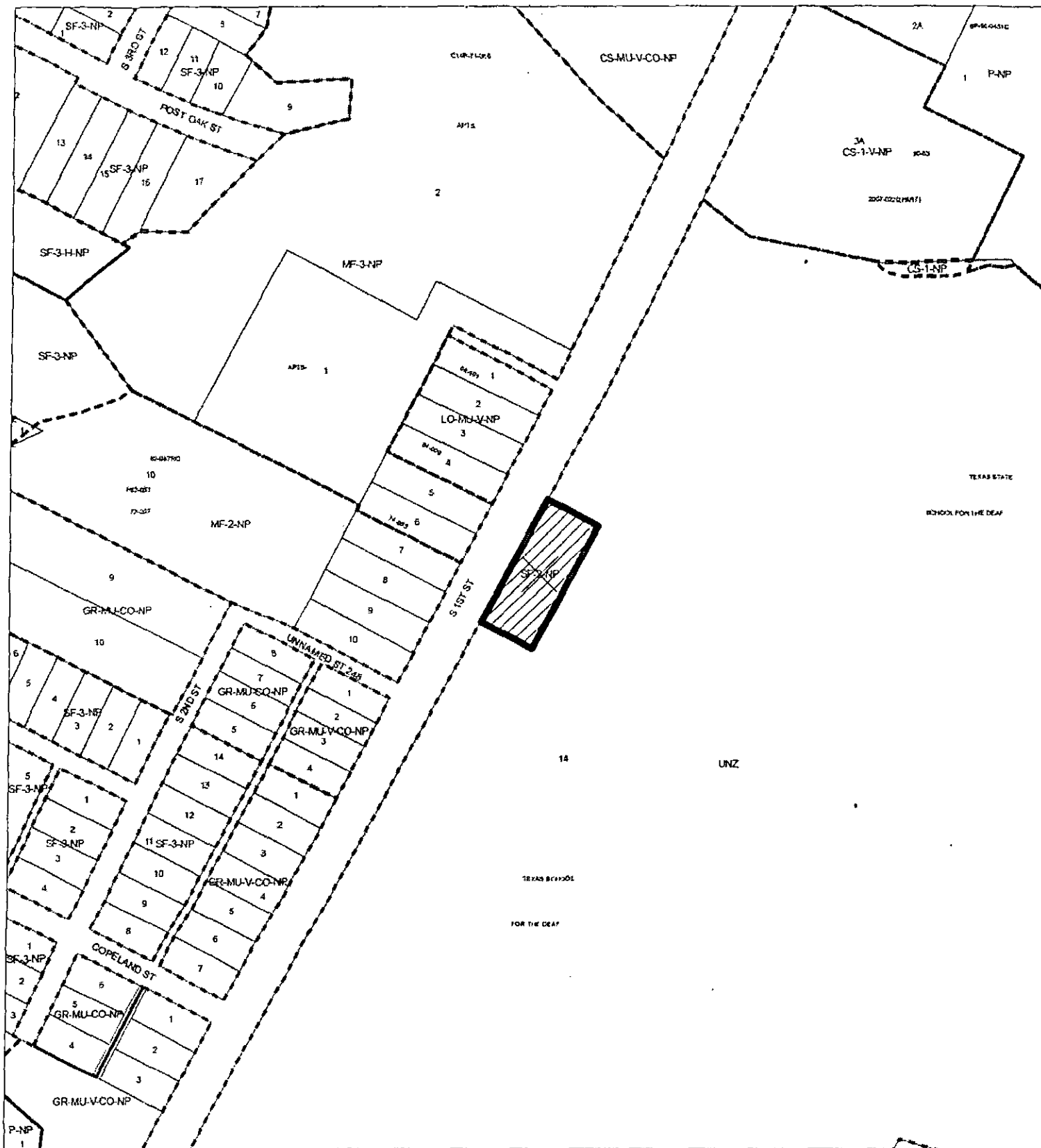
LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- NAIL FOUND
- POWER POLE
- DUY WRE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS METER
- SEWER CLEANOUT
- UTILITY PEDESTAL
- SAFETY BENCH MARK/CL
- 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



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2011-0159

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



Exhibit B