

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3812 SOUTH 1ST STREET FROM FAMILY RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-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 (SF-3) district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district on the property described in Zoning Case No. C14-2017-0104, on file at the Planning and Zoning Department, as follows:

Being 0.334 acres of land situated in Isaac Decker League, A-8, in Travis County, Texas, being a part of Lot 4, Block 3, of Freewater Addition as recorded in Book 2, Page 235, of the Plat Records of Travis County, Texas, and being also all of a tract of land conveyed to Rahul Singh et ux., by Deed recorded as Document No. 2017077614, of the Real Property Records and being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 3812 South 1st Street in the City of Austin, Travis County, Texas, 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 single family residence is a prohibited use on the Property.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2017.

**PASSED AND APPROVED**

\_\_\_\_\_ , 2017

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan Jannette S. Goodall  
City Attorney City Clerk

# AUSTIN SURVEYORS

P.O. BOX 180243  
AUSTIN, TEXAS 78718

2105 JUSTIN LANE #102  
(512) 454-6605

## FIELD NOTES FOR 0.334 ACRES

All that certain tract or parcel of land situated in the Isaac Decker League, A-8, in Travis County, Texas and being a part of Lot 4 in Block 3 of the Freewater Addition as recorded in Volume 2, Page 235 of the Plat Records of Travis County, Texas and being also all of a tract of land conveyed to Rahul Singh et ux by deed recorded as Document #2017077614 of the Real Property Records and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found in the intersection of the Northwest line of South First Street and the Southwest line of the above mentioned Lot 4, in the East corner of Lot 3 of the Resubdivision of Part of Lots 3,4,5,6,7, and 8 as recorded in Plat Book 78, Page 269 of the above mentioned Plat Records, for the South corner of this tract.

THENCE N 60°09'00" W with the Southwest line of the said Lot 4 and the Northeast line of the above mentioned Lot 3 263.37 feet to an iron pin found in the South corner of Lot 2 of the above mentioned Resubdivision of Part of Lots 3,4,5,6,7, and 8 for the West corner of this tract.

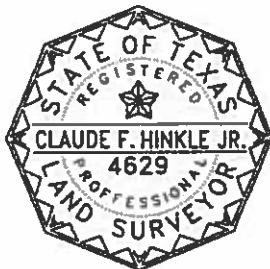
THENCE N 29°36'00" E with the Southeast line of the above mentioned Lot 2 56.43 feet to an iron pin set in the West corner of a tract of land conveyed to Rahul Singh et ux by deed recorded as Document #2006023886 of the Real Property Records of Travis County for the North corner of this tract.

THENCE S 59°54'00" E 263.79 feet to an iron pin found on the Northwest line of South First Street, in the South corner of the tract described in Document #2006023886, for the East corner of this tract.

THENCE S 30°01'56" W 55.28 feet to the POINT OF BEGINNING containing 0.334 acres of land, more or less.

I, Claude F. Hinkle, Jr. , a Registered Professional Land Surveyor, do hereby certify that these field notes were prepared from public records and supplemental surveys made under my supervision during December of 2016 and are correct to the best of my knowledge and belief.

## EXHIBIT A



A handwritten signature in black ink, appearing to read "Claude F. Hinkle, Jr.", written over a horizontal line.

Claude F. Hinkle, Jr.  
R.P.L.S. No. 4629

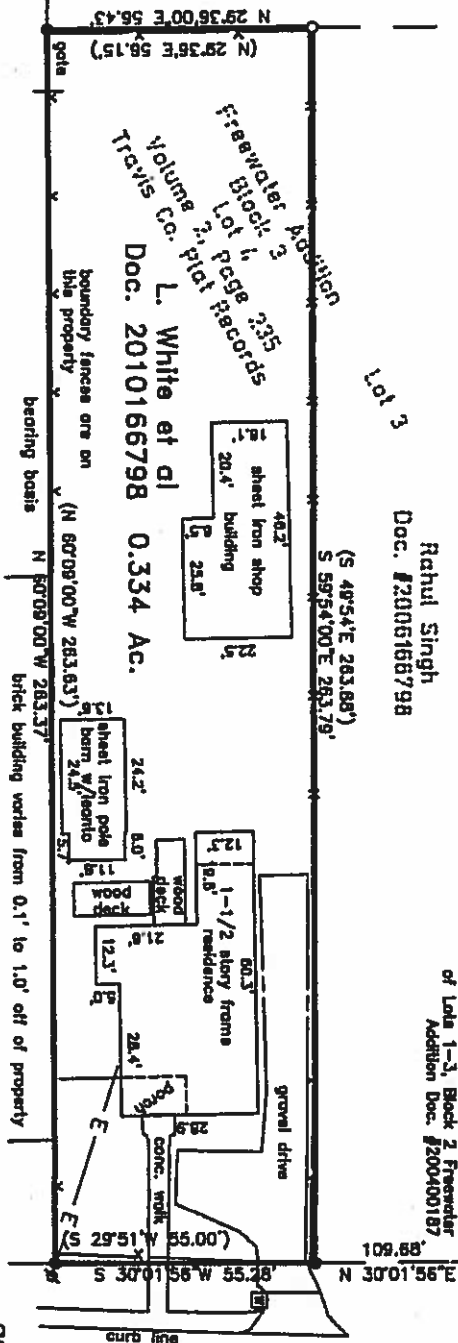
SEP 28 2017

Date

2020.doc

# Survey plat showing a 0.334 acre tract part of Lot 4 in Block 3 of Freewater Addition to the City of Austin, Travis County, Texas

Resubdivision of Part of Lots 3,4,5,6,  
7 & 8, Blk. 3, Freewater Addition  
Plat Book 78, Page 269  
Lot 2



Rahul Singh  
Doc. #2006168798

spindle found in SE corner Lot 1  
Block A Resubdivision of Part  
of Lots 1-3, Block 2, Freewater  
Addition Dec. #200400187

South First Street  
80' (R.O.W. )

SCALE 1" = 30'

## LEGEND

- Iron pin set
- Iron pin found
- Utility pole
- Water meter & valves
- (xx) Record call
- Electric service

7/8 In. 2020	Drawn by: JLS
Job No. 2020-444	Checked by: JLS
Date: Jan 2017	Drawn by: JLS
Sheet 1 of 30	Reviewed by:



AUSTIN SURVEYORS  
8105 Austin Lane #102  
Austin, Texas 78757  
918-484-0605  
Toll Free 800-740-0000

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I, Claude F. Hinkle, Jr., a Registered Professional Land Surveyor, do hereby certify that this plat accurately represents the results of an on-the-ground survey made under my supervision on the 21 day of December, 2016 and is correct to the best of my knowledge and belief.  
The word "certify" as used herein is understood to be an expression of professional opinion by the surveyor and is based on his knowledge and belief.

Resubdivision of Part of Lots 3,4,5,6,  
7 & 8, Blk. 3, Freewater Addition  
Plat Book 78, Page 269  
Lot 3



