ORDINANCE NO. ____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4319 JAMES CASEY STREET IN THE SOUTH AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (LO-V-NP) COMBINING DISTRICT TO GENERAL OFFICE- VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-V-CO-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 limited office-vertical mixed use building-neighborhood plan (LO-V-NP) combining district to general office-vertical mixed use building-conditional office-neighborhood plan (GO-V-CO-NP) combining district on the property described in Zoning Case No. C14-2018-0068, on file at the Planning and Zoning Department, as follows:

A 0.822 acre tract or parcel of land out of the Isaac Decker League in Travis County Texas, being the same land conveyed to Raymond and Grace Chan in Document 2000050816, Official Public Records Travis County, Texas, said 0.822 acre of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 4319 James Casey 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:

The maximum height of a building or structure on the Property is limited to 45 feet.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) district and other applicable requirements of the City Code.
PART 4. The Property is subject to Ordinance Nos. 20141106-087 and 20071213-087 that established zoning for the South Manchaca Neighborhood Plan.

PART 5. This ordinance takes effect on ________________, 2018.

PASSED AND APPROVED

____________________________, 2018

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Steve Adler
Mayor

APPROVED: ________________________  ATTEST: ________________________

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk
LEGAL DESCRIPTION FOR A 0.822 ACRE TRACT

LEGAL DESCRIPTION OF A 0.822 ACRE TRACT OR PARCEL OF LAND OUT OF THE ISAAC DECKER LEAGUE IN TRAVIS COUNTY, TEXAS, BEING THE SAME LAND CONVEYED TO RAYMOND & GRACE CHAN IN DOCUMENT #2000050816, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.822 ACRE TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found on the southeast right-of-way (R.O.W.) line of James Casey Street (R.O.W. varies) and on the northeast line of a called 0.359 acre tract conveyed to William F. Munday of the Munday Trust No. 1 in Volume 10973, Page 1333, Real Property Records, Travis County, Texas, being the most westerly corner and POINT OF BEGINNING of the herein described tract, from which a ½" iron pipe found on the southeast R.O.W. line of said James Casey Street for the most northerly corner of said called 0.359 acre tract bears N 61°55'13" W a distance of 14.85’;

THENCE, N 23°54'23" E along the east R.O.W. line of said James Casey Street a distance of 129.84’ to a calculated point for the most westerly corner of a called 1.8613 acre tract conveyed to Health Care Facilities Development in Volume 11710, Page 7, Real Property Records, Travis County, Texas, and the most northerly corner of the herein described tract;

THENCE, S 62°14'37" E along the southwest line of said called 1.8613 acre tract a distance of 346.29’ to a ½” iron rod found on the north R.O.W. line of the Missouri Pacific Railroad (50’ R.O.W.) being a southerly corner of said called 1.8613 acre tract and the most easterly corner of the herein described tract, from which a 5/8” iron pipe found bears N 78°46'53" E a distance of 84.59’;

THENCE, curving to the left along the north R.O.W. line of said Missouri Pacific Railroad and the south line of the herein described tract the following three courses:

1. Along a Curve to the left with an arc length of 21.58’, a radius of 1054.82’, and a chord that bears S 76°08'51" W a distance of 21.58’ to a calculated point;
2. Along a Curve to the left with an arc length of 61.59’, a radius of 930.63’, and a chord that bears S 73°27'43" W a distance of 61.58’ to a calculated point;
3. Along a Curve to the left with an arc length of 95.07’, a radius of 901.22’, and a chord that bears S 68°28'55" W a distance of 95.03’ to a ½” iron rod found on the north R.O.W. line of said Missouri Pacific Railroad being the most easterly corner of said called 0.359 acre tract and the most southerly corner of the herein described tract;

THENCE, N 62°17'43" W along the northeast line of said called 0.359 acre tract a distance of 215.36’ to the POINT OF BEGINNING and containing 0.822 acres of land, more or less.

Exhibit A
BASIS OF BEARINGS:

Bearings are based on NAD '83 State Plane Coordinates.
(Texas Central 4203)

I do hereby certify that this description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

As Prepared by
Flugel Land Surveying
Firm Registration No. 10193837

Paul J. Flugel
RPLS No. 5096

Date of Survey: 6/4/2018
Date of Field Notes: 6/7/2018
SURVEY OF
0.822 ACRES OF LAND OUT OF THE ISAAC DECKER
LEAGUE IN TRAVIS COUNTY, TEXAS, BEING THE SAME
TRACT CONVEYED TO RAYMOND & GRACE CHAN IN
DOC. #2000050816, O.P.R.T.C.T.

AS SURVEYED BY:

PAUL J. FLUGEL
RPLS NO. 5096
FIRM NO. 10193837

DATE OF FIELD SURVEY:
6-4-2018
DATE OF PLAT:
6-7-2018

HORIZONTAL DATUM:
TEXAS STATE PLANE COORDINATES
NAD 83 (CENTRAL ZONE 4203)

CURVE TABLE

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0.822 ACRES
RAYMOND & GRACE CHAN
DOC. #2000050816
O.P.R.T.C.T.

DRAWING: 02\_Flugel Land Survey\503 Dewael Chan Eighmy\014 4319 James Casey\CAD\4319JamesCasey Survey_plane-tract.dgn
LAST PLOTTED: Thu Jan 07, 2016 - 12:03pm
BY: nathen2006