

11-4-04
Z-10

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 639 WEST DITTMAR ROAD FROM SINGLE
3 FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO FAMILY
4 RESIDENCE-CONDITIONAL OVERLAY (SF-3-CO) COMBINING DISTRICT.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
8 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from single family residence standard lot (SF-2) district to family
10 residence-conditional overlay (SF-3-CO) combining district on the property described in
11 Zoning Case No. C14-04-0142, on file at the Neighborhood Planning and Zoning
12 Department, as follows:

13
14 Lot 5, T.Z. Evans Subdivision, a subdivision in the City of Austin, Travis County,
15 Texas, according to the map or plat of record in Plat Book 48, Page 11, of the Plat
16 Records of Travis County, Texas, SAVE AND EXCEPT a 0.33 acre tract of land,
17 more or less, out of Lot 5, T.Z. Evans Subdivision, the tract of land being more
18 particularly described by metes and bounds in Exhibit "A" incorporated into this
19 ordinance, (the "Property")

20
21 locally known as 639 Dittmar Road, in the City of Austin, Travis County, Texas, and
22 generally identified in the map attached as Exhibit "B".

23
24 PART 2. The Property within the boundaries of the conditional overlay combining district
25 established by this ordinance is subject to the following conditions:

26
27 The maximum number of curb cuts on the Property that fronts Dittmar Road, is one.

28
29 Except as specifically restricted under this ordinance, the Property may be developed and
30 used in accordance with the regulations established for the family residence (SF-3) base
31 district and other applicable requirements of the City Code.
32
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37

1
2 **PART 3.** This ordinance takes effect on _____, 2004.
3
4

5 **PASSED AND APPROVED**
6

7 §
8 §
9 _____, 2004 § _____
10

11 Will Wynn
12 Mayor
13

14 **APPROVED:** _____ **ATTEST:** _____
15 David Allan Smith Shirley A. Brown
16 City Attorney City Clerk

Thomas Z. Evans
to
City of Austin
(for Street Purpose)
Dittmar Road

Field Notes for Parcel 17A

BEING 0.033 OF ONE ACRE (1,450 S.F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF THE WILLIAM CANNON SURVEY NO 19 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 5 OF THE T. Z. EVANS SUBDIVISION RECORDED IN BOOK 48, PAGE 11 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THOMAS Z. EVANS BY DEED FILED FOR RECORD ON MARCH 25, 1964 RECORDED IN VOLUME 2748, PAGE 330 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.033 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH

Beginning at a 5/8 inch iron pin with tag set in the proposed south line of Dittmar Road, same being in the north line of Lot 5, T. Z. Evans Subdivision, recorded in Book 48, Page 11 of the Plat Records of Travis County, Texas, conveyed to Thomas Z. Evans by deed recorded in Volume 2748, Page 330 of the Real Property Records of Travis County, Texas, same also being North 78°13'26" East, a distance of 63.36 feet from the northwest corner of said Lot 5, for the Point of Beginning and the most westerly corner of the herein described tract of land and having grid coordinates, N=10040224.34 and E=3098769.87;

(1) THENCE, North 78°13'26" East, a distance of 25.87 feet, with the existing south line of Dittmar Road and the north line of said Lot 5, to a point at the most northerly corner of said Lot 5, for the most northerly corner of the herein described tract of land;

(2) THENCE, South 45°40'03" East, a distance of 74.37 feet, with the existing south line of Dittmar Road and the northeasterly line of said Lot 5, to a point at the most easterly corner of said Lot 5, same being the most northerly corner of Lot 4 of said T. Z. Evans Subdivision, for the most easterly corner of the herein described tract of land,

(3) THENCE, South 44°19'57" West, a distance of 16.93 feet, with the southeasterly line of said Lot 5 and the northwesterly line of said Lot 4 to a 5/8 inch iron pin with tag set in the proposed south line of Dittmar Road, for the most southerly corner of the herein described tract of land,

(4) THENCE, North 45°14'19" West, a distance of 12.90 feet, with the proposed southwesterly line of Dittmar Road to a 5/8 inch iron pin with tag set at the point of curvature of a circular curve to the left,

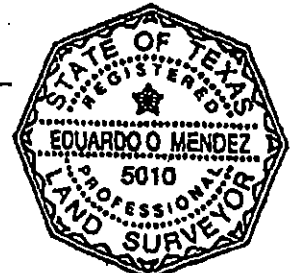
(5) THENCE, along said curve to the left of 555.00 feet radius, an arc distance of 76.09 feet, having an angle of intersection of 07°51'20" (the long chord of said curve bears North 49°09'58" West, a distance of 76.03 feet), to the Point of Beginning and containing an area of 0.033 of one acre of land, more or less.

Eduardo O. Mendez

Eduardo O. Mendez
Registered Professional Land Surveyor 5010

Martinez, Wright & Mendez, Inc
1106 Clayton Lane, Suite 400W
Austin, Texas 78723
(512) 453-0767

6/7/00
Date



References:

Bearing Basis. The grid coordinates shown are State Plane Coordinates, Central Zone, NAD 83 (HARN). For surface coordinates, multiply by 1.00005. All distances shown are surface distances.

TCAD No. : 4-2314-01-04 --
Austin Grid: F15-3

FIELD NOTES REVIEWED

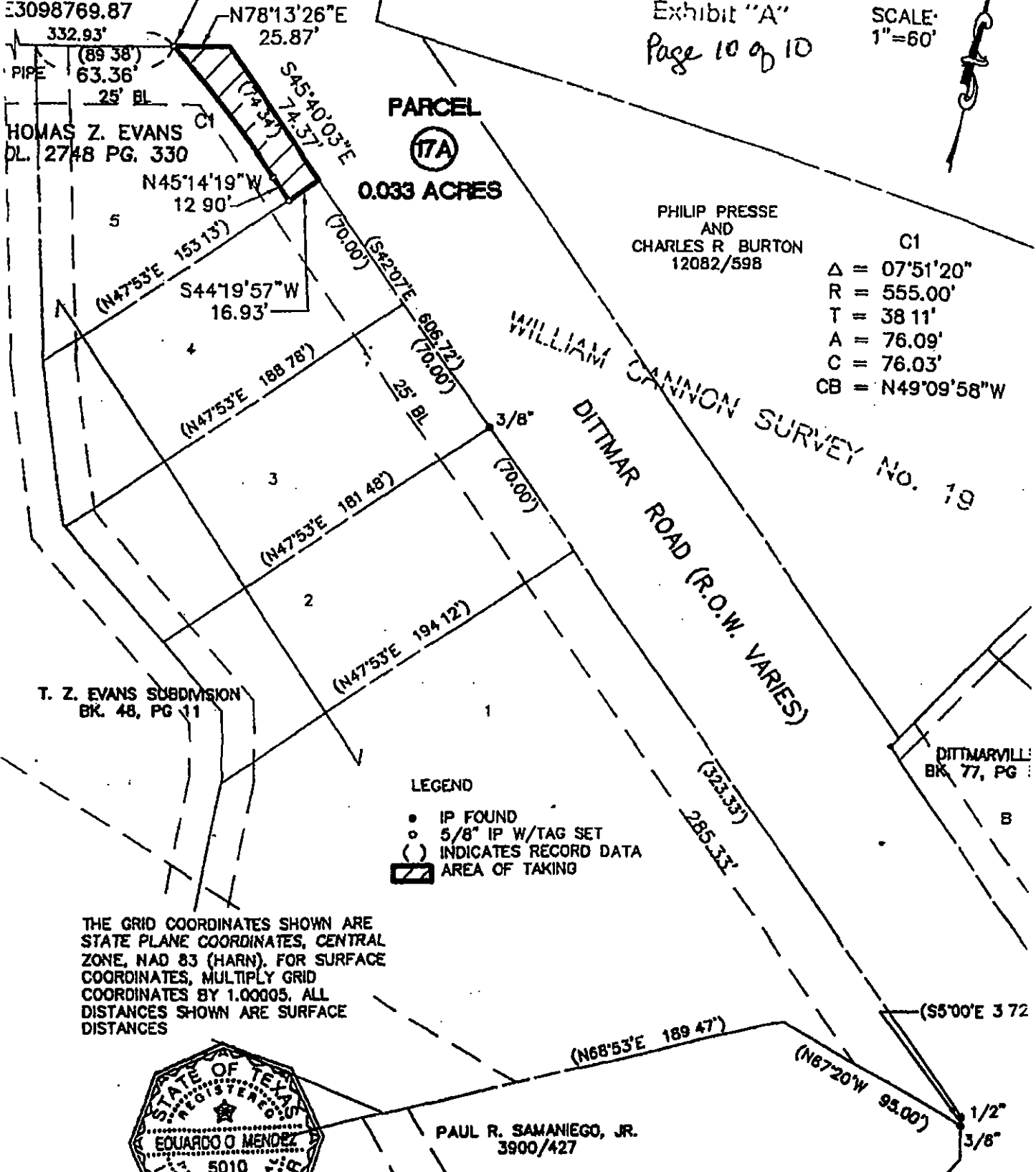
By *[Signature]* Date *6/8/00*
Arch/Eng. Services Division
Department of Public Works

POINT OF BEGINNING
GRID COORDINATES
N10040224.34
E3098769.87

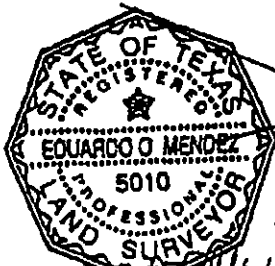
SKETCH TO ACCOMPANY FIELD NOTES
TRAVIS COUNTY, TEXAS

Exhibit "A"
Page 10 of 10

SCALE:
1"=60'



THE GRID COORDINATES SHOWN ARE
STATE PLANE COORDINATES, CENTRAL
ZONE, NAD 83 (HARN). FOR SURFACE
COORDINATES, MULTIPLY GRID
COORDINATES BY 1.00005. ALL
DISTANCES SHOWN ARE SURFACE
DISTANCES



Eduardo O. Mendez
6/7/00

PAUL R. SAMANIEGO, JR.
3900/427



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