

ORDINANCE NO. 040415-Z-3

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT SOUTH FIRST STREET AND SOUTH CENTER STREET FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-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 limited office-conditional overlay (LO-CO) combining district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No.C14-04-0029, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2.22 acre tract of land, more or less, out of Lots 1, 2, and 3, Block 3, Free Water Addition, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as South First Street and South Center Street, in the City of Austin, Travis County, Texas, and 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 site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

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) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on April 26, 2004.

PASSED AND APPROVED

_____, April 15, 2004 §
§
§ 
Will Wynn
Mayor

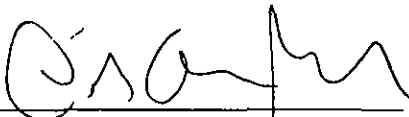
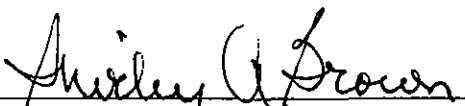
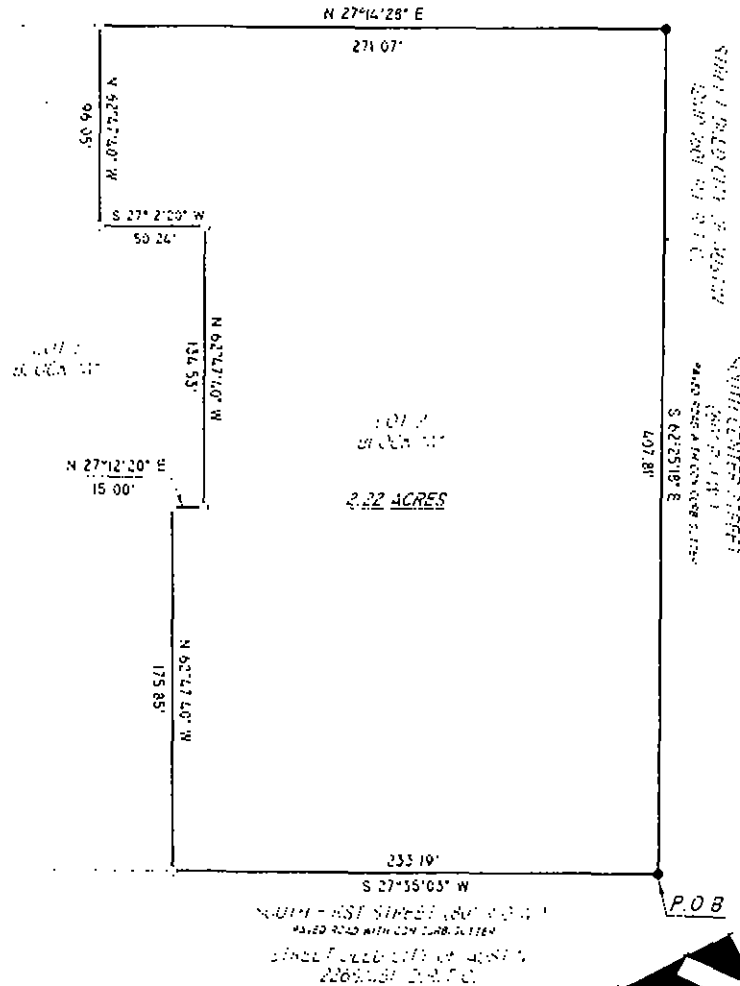
APPROVED:  **ATTEST:** 
David Allan Smith Shirley A. Brown
City Attorney City Clerk

EXHIBIT "A"

2.22 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOTS 1, 2, AND 3, BLOCK "3", FREE WATER ADDITION AS RECORDED IN VOLUME 2, PAGE 235, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT DESCRIBED AS 4.808 ACRES IN A GENERAL WARRANTY DEED GRANTED TO DAUGHTERS OF CHARITY HEALTH SERVICES OF ALSTIN, A TEXAS NON-PROFIT CORPORATION, DATED JANUARY 9, 2003, AND RECORDED AS DOCUMENT NO. 2003009701, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SOUTHWESTERN BELL
TELEPHONE COMPANY
ALL SURVEYING RIGHTS RESERVED



SCALE 1" = 60'

BEARINGS BASED ON TEXAS STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE) NAD83

FIELD NOTES ATTACHED



CASTLEBERRY SURVEYING, LTD.

NORTH OFFICE:
203 S. IH-35 STE 101C
GEORGETOWN, TX 78628
TELEPHONE: 512/930-1600 FAX: 512/930-9389
E-MAIL: info@castleberrysurveying.com

SOUTH OFFICE:
2708 S. LAMAR BLDG #2
AUSTIN, TX 78704

JOB NO. 5-0350-2

DRAWN: TCR 3/13/04

SHEET

1

2

FIELD NOTES
JOB NO. 3-0353-2-011204
DATE JANUARY 13, 2004
PAGE 2 OF 2

EXHIBIT A

All that certain tract or parcel of land situated in Travis County, Texas, and being a portion of Lots 1, 2, and 3, Block "3", Free Water Addition, as recorded in Volume 2, Page 235, Plat Records of Travis County, Texas, and being a portion of that tract described as 4.808 acres in a General Warranty Deed granted to Daughters of Charity Health Services of Austin, a Texas non-profit corporation, dated January 9, 2003, and recorded as Document No. 2003009701, Official Public Records of Travis County, Texas, and further described by notes and bounds as follows:

BEGINNING at a $\frac{1}{4}$ " iron pin found in the West line of South First Street, and the east line of said Daughters of Charity Health Services of Austin tract for the northeast corner of that tract described as 7254 square feet of land in a Street Deed granted to the City of Austin, Texas, dated February 12, 1960, and recorded in Volume 2265, Page 451, Deed Records of Travis County, Texas, and the south line of South Center Street for the southeast corner of that tract described as 0.1407 of one acre or 6127 square feet of land in a Street Deed granted to the City of Austin, Texas, dated March 23, 1995, and recorded in Volume 12410, Page 1601, Real Property Records of Travis County, Texas, and the northeast corner of this tract:

THENCE S 27°35'03" W 233.19 feet with the west line of said South First Street and said City of Austin Tract (2265/451) and the east line of said Daughters of Charity Health Services of Austin tract and this tract to a $\frac{1}{4}$ " iron pin set.

THENCE through said Daughters of Charity Health Services of Austin tract the following courses and distances:

1. N 62°47'40" W 175.85 feet to a $\frac{1}{4}$ " iron pin set, with a yellow plastic cap inscribed "CCC 4835".
2. N 27°12'20" E 15.00 feet to a $\frac{1}{4}$ " iron pin set, with a yellow plastic cap inscribed "CCC 4835".
3. N 62°47'40" W 134.53 feet to a $\frac{1}{4}$ " iron pin set, with a yellow plastic cap inscribed "CCC 4835".
4. S 27°12'20" W 50.24 feet to a $\frac{1}{4}$ " iron pin set, with a yellow plastic cap inscribed "CCC 4835".
5. N 62°47'40" W 96.05 feet to a $\frac{1}{4}$ " iron pin set, with a yellow plastic cap inscribed "CCC 4835" in the east line of that tract described as 5.0 acres in a Deed granted to Southwestern Bell Telephone Company, dated September 17, 1974, and recorded in Volume 5017, Page 513, of said deed records for the southeast corner of this tract.

THENCE N 27°14'28" E 271.07 feet with the east line of said Southwestern Bell Telephone Company tract and the west line of this tract to a $\frac{1}{4}$ " iron pin found in the south line of South Center Street for the southwest corner of said City of Austin Tract (12410/1601) and the northwest corner of this tract, a 3 $\frac{1}{2}$ " disk in concrete inscribed "S.W.B. Tel. Co. Property Corner" found bears N 27°58'34" E 5.22 feet and a $\frac{1}{4}$ " iron pin found for the northwest corner of said Lot 1, Free Water Addition and said Daughters of Charity Health Services of Austin tract bears N 27°17'34" E 15.30 feet.

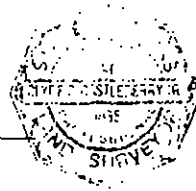
THENCE S 62°25'18" E 407.81 feet with the south line of said South Center Street and said City of Austin tract (12410/1601) and the north line of this tract to a $\frac{1}{4}$ " iron pin found in the west line of said South First Street and said City of Austin tract (2265/451) and the east line of said Daughters of Charity Health Services of Austin tract for the southeast corner of said City of Austin tract (12410/1601) to the point of Beginning and containing 2.22 acres of land.

Bearings cited hereon based on Texas State Plane Coordinate System (Central Zone) NAD83.

Castleberry Surveying, Ltd.
203 South IH 35, Suite 191C
Georgetown, Texas 78628

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

CCC:tcp





 1" = 400'	SUBJECT TRACT	CASE #: C14-04-0029 ADDRESS: S 1ST ST & SOUTH CENTER RD SUBJECT AREA (acres): 2.220	ZONING EXHIBIT B DATE: 04-02 INTLS: SM	CITY GRID REFERENCE NUMBER H19
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: A. BEAUDET			