

ORDINANCE NO. 041202-Z-19

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10000-10450 SOUTH FIRST STREET AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-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 interim rural residence (I-RR) district to multifamily residence low density-conditional overlay (MF-2-CO) combining district on the property described in Zoning Case No. C14-04-0125, on file at the Neighborhood Planning and Zoning Department, as follows:

A 22.763 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 10000-10450 South First 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:

The maximum density is 17 residential units per acre.

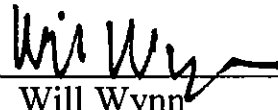
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 13, 2004.

PASSED AND APPROVED

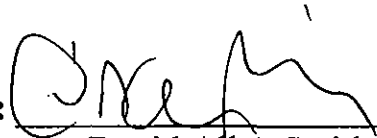
December 2, 2004

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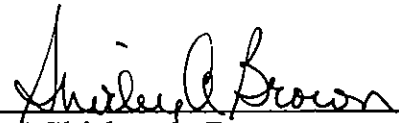
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

C14-04-0125

DESCRIPTION

DESCRIPTION OF 22.763 ACRES OF LAND SITUATED IN THE S. F. SLAUGHTER LEAGUE SURVEY NO. 1 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO EDWIN TABB HARRELL OF RECORD IN VOLUME 13125, PAGE 203 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 22.763 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½ inch iron rod found in the east right-of-way line of South First Street (120' R.O.W.), as described in Cause No. 2330 of record in Document No. 2000081379 of the Official Public Records of Travis County, Texas, and in deed to the City of Austin of record in Document No. 1999143398 of the Official Public Records of Travis County, Texas, from which the intersection of the east right-of-way line of South First Street and the approximate centerline of Slaughter Creek bears S21°20'02"W a distance of 96 feet;

THENCE with the east right-of-way line of South First Street N21°20'02"E a distance of 152.78 feet to a ½ inch iron rod with aluminum cap set for the southwest corner of the herein described tract and the POINT OF BEGINNING;

THENCE continuing with the east right of way line of said South First Street, the west line of the herein described tract the following three (3) courses:

1. N21°20'02"E a distance of 369.50 feet to a 1/2 inch iron rod found at the beginning of a curve to the left;
2. With the arc of said curve to the left a distance of 889.30 feet, having a radius of 2060.00 feet, a central angle of 24°44'04", and a chord which bears N08°58'39"E a distance of 882.41 feet to a 1/2 inch iron rod with "Harris" cap found;
3. N03°23'56"W a distance of 971.55 feet to a 1/2 inch iron rod with aluminum cap set for the northwest corner of the herein described tract from which a ½ inch iron rod with cap found at the beginning of a curve to the left bears N03°23'56"W a distance of 923.92 feet;

THENCE leaving the east right-of-way line of South First Street with the north line of the herein described tract the following two (2) courses:

1. S53°43'58"E a distance of 283.69 feet to a ½ inch iron rod with aluminum cap set;
2. S88°14'58"E a distance of 437.26 feet to a ½ inch iron rod with aluminum cap set for the most northerly northeast corner of the herein described tract;

THENCE with the east line of the herein described tract the following four (4) courses:

1. S13°13'17"E a distance of 83.26 feet to a ½ inch iron rod with aluminum cap set;
2. S37°24'55"W a distance of 277.94 feet to a ½ inch iron rod with aluminum cap set;
3. S05°18'17"W a distance of 429.00 feet to a ½ inch iron rod with aluminum cap set;
4. S32°19'57"E a distance of 552.11 feet to a ½ inch iron rod with aluminum cap set for the most easterly southeast corner of the herein described tract;

THENCE with the south line of the herein described tract the following two (2) courses:

1. S46°56'14"W a distance of 1128.23 feet to a ½ inch iron rod with aluminum cap set;
2. S76°34'45"W a distance of 166.35 feet to the POINT OF BEGINNING containing 22.763 acres within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description

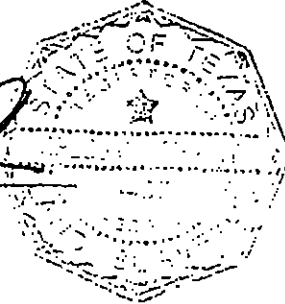
Bearing basis: Grid North, Texas State Plane Coordinate System NAD83 (CORS) Central Zone.

I hereby certify that this description was prepared from a survey made on the ground under my supervision.

CUNNINGHAM-ALLEN, INC.



Gregory Schmidt, Registered Professional
Land Surveyor No. 4437
July 8, 2004



SKETCH TO ACCOMPANY FIELD NOTES

SHEET 1 OF 1

SCALE 1" = 300'

CITY OF AUSTIN
CAUSE NO. 2330
DOC. NO. 2000081379
O.P.R.T.C.

EDWIN TABB HARRELL
VOLUME 13125, PAGE 203
R.P.R.T.C.

EDWIN TABB HARRELL
VOLUME 13125, PAGE 203
R.P.R.T.C.

EDWIN TABB HARRELL
VOLUME 13125, PAGE 203
R.P.R.T.C.

22.763 ACRES

LEGEND

- 1/2" IRON ROD WITH ALUMINUM CAP SET
- 1/2" IRON ROD FOUND (UNLESS STATED)
- C.C.R.T.C. COMMISSIONERS COURT RECORDS OF TRAVIS COUNTY
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING

CITY OF AUSTIN
RIGHT OF ENTRY AND
POSSESSION
DOC. NO. 1999143398
O.P.R.T.C.

7.5' ELECTRIC AND TELEPHONE
EASEMENT
CITY OF AUSTIN
VOL. 9154, PG. 398 D.R.T.C.

30' ACCESS ROADWAY EASEMENT
VOL. 10797, PG. 1253
R.P.R.T.C.

30' ACCESS ROADWAY EASEMENT
VOL. 10797, PG. 1242
R.P.R.T.C.

APPROXIMATE LOCATION
RIGHT OF ENTRY AND
POSSESSION DOC. NO.
2000039035 O.P.R.T.C.

7.5' ELECTRIC AND
TELEPHONE EASEMENT
CITY OF AUSTIN
VOL. 9154, PG. 398
D.R.T.C.

30' ACCESS ROADWAY EASEMENT
VOL. 10797, PG. 1253
R.P.R.T.C.

30' ACCESS ROADWAY EASEMENT
VOL. 10797, PG. 1242
R.P.R.T.C.

MICHAEL R. AULICK AND
REBECCA ANN McGAUGHY
DOC. NO. 2003100496
O.P.R.T.C.

20' WASTEWATER EASEMENT
VOL. 11981, PG. 115
R.P.R.T.C.
VOL. 11403, PG. 31
R.P.R.T.C.

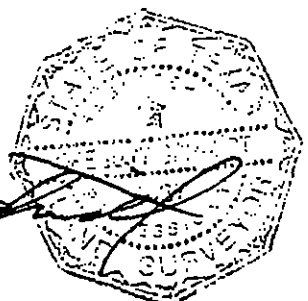
TEMPORARY
CONSTRUCTION
EASEMENT
VOL. 11403, PG. 31
R.P.R.T.C.

STREET R.O.W. (120' R.O.W.)
SOUTH FIRST STREET
EXTENSION
CITY OF AUSTIN
EXHIBIT A
CAUSE NO. 2330
DOC. NO. 2000081379
O.P.R.T.C.

40' TEMPORARY WORK
SPACE EASEMENT
DOC. NO. 2000081379
O.P.R.T.C.

SURVEYED BY:

GREGORY SCHMIDT
REG. PROF. LAND SURVEYOR
NO. 4437
DATE: 7/8/04



LINE TABLE		
LINE	BEARING	LENGTH
L1	S21°20'02"W	98
L2	N21°20'02"E	152.78
L3	N03°23'56"W	923.92
L4	S13°13'17"E	83.26
L5	S78°34'45"W	166.35

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	889.30	2080.00	24°44'04"	882.41

© COPYRIGHT 2004 CUNNINGHAM-ALLEN, INC.

CLIENT: -
DATE: 7/7/04

CREW: -

OFFICE: cg
F.B.: -

PROJ #: 277.1101
FILE NAME: ZONING AREA 3

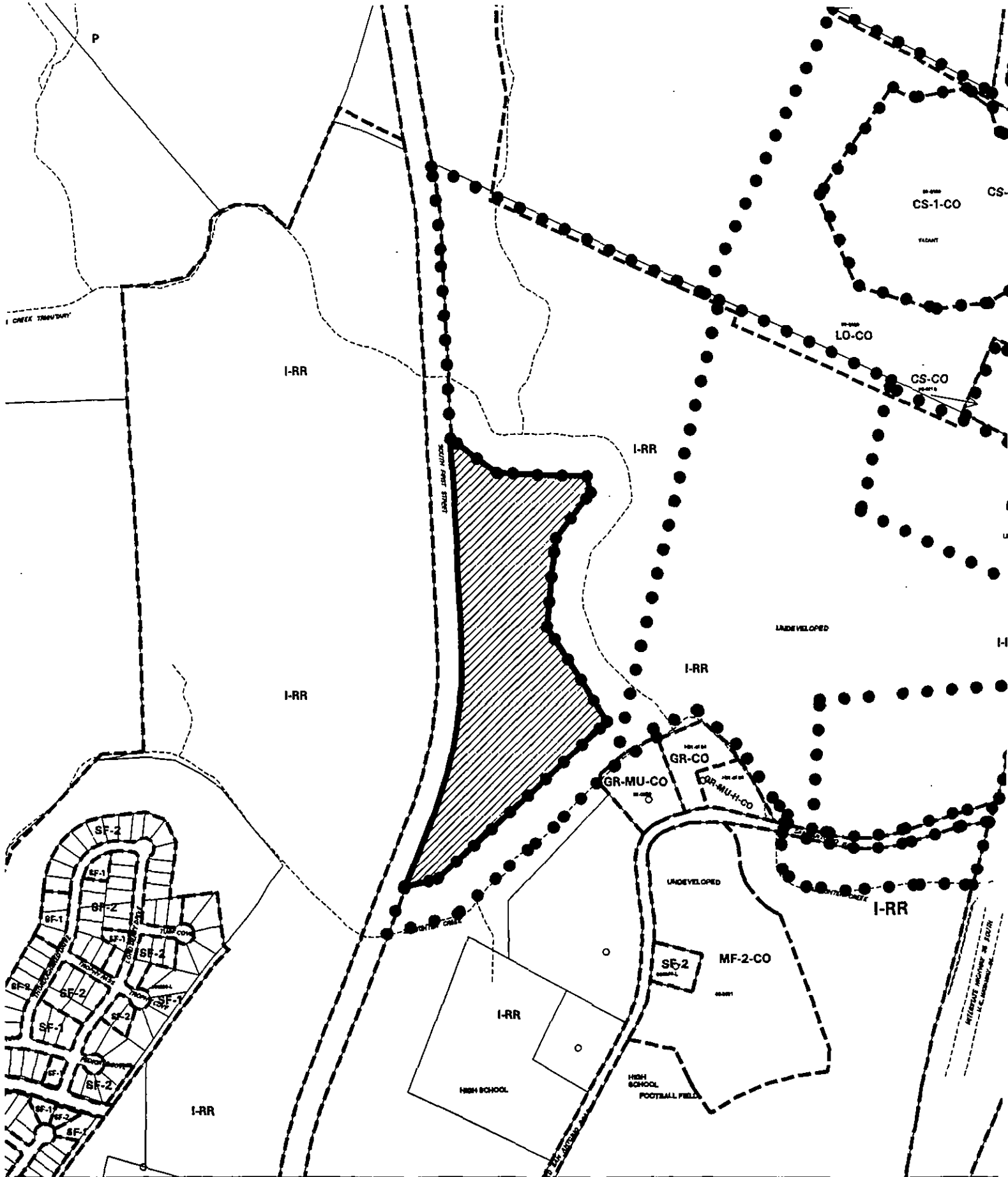
CA
Cunningham | Allen
Engineers • Surveyors

3103 Bee Cave Road, Suite 202

Austin, Texas 78746-6819

Tel.: (512) 327-2946

Fax: (512) 327-2973



 1" = 600'	SUBJECT TRACT		ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER F12-13
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-04-0125 ADDRESS: 10000-10450 S FIRST ST SUBJECT AREA (acres): 22.763	DATE: 04-10 INTLS: SM	
	CASE MGR: W. WALSH				