

ORDINANCE NO. 041202-Z-1

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE WILLIE WELLS HOUSE LOCATED AT 1705 NEWTON STREET IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-HISTORIC-NEIGHBORHOOD PLAN (SF-3-H-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 family residence-neighborhood plan (SF-3-NP) combining district to family residence-historic-neighborhood plan (SF-3-H-NP) combining district on the property described in Zoning Case No. C14H-89-0002, on file at the Neighborhood Planning and Zoning Department, as follows:

An 881 square foot tract of land, more or less, out of the Isaac Decker League, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

generally known as the Willie Wells House, locally known as 1705 Newton Street in the Bouldin Creek neighborhood plan area, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as provided in this ordinance, the Property is subject to Ordinance No. 020523-33 that established the Bouldin Creek neighborhood plan combining district.

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

FIELD NOTES DESCRIPTION

DESCRIPTION OF 881 SQUARE FEET OF LAND IN THE ISAAC DECKER LEAGUE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 9, BLOCK 28, SWISHER ADDITION, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN PLAT BOOK VOLUME 2, PAGE 158, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 9 DESCRIBED IN A DEED TO PAUL KENNETH JOHNSON OF RECORD IN VOLUME 11639, PAGE 1437, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 881 SQUARE FEET TRACT OF LAND, AS SURVEYED BY LOOMIS AUSTIN, INC. AND SHOWN ON THE ACCOMPANYING PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½-inch iron rod with plastic cap stamped "J.E.GARON RPLS 4303" found at the intersection of the east right-of-way line of Newton Street with the north line of West Annie Street for the southwest corner of said Block 28, Swisher Addition;

THENCE N 18° 58' 32" E, with the east right-of-way line of said Newton Street, same being the west line of said Block 28, at a distance of 49.38 feet pass a calculated point for the common west corner of Lots 7 and 8, from which an iron pipe with a pinched top found bears S 83° 32' 32" W, a distance of 0.25 feet; at a distance of 98.76 feet pass a calculated point for the common west corner of Lots 8 and 9 from which a ½-inch iron rod with plastic cap stamped "J.E.GARON RPLS 4303" found bears N 36° 46' 14" E, a distance of 0.14 feet; and continuing with the west line of said Lot 9, Block 28, for a total distance of 148.14 feet to a ½-inch iron rod with plastic cap stamped "LAI" set for the common west corner of said Lot 9 and Lot 10, said Block 28 for the northwest corner and **POINT OF BEGINNING** of the tract described herein, from which a ½-inch iron rod with plastic cap stamped "J.E.GARON RPLS 4303" found bears S 03° 37' 19" W, a distance of 0.32 feet;

THENCE S 70° 44' 00" E, leaving the east right-of-way line of said Newton Street, with the common line of said Lots 9 and 10, a distance of 139.80 feet to a ½-inch iron rod with plastic cap stamped "LAI" set in the west line of a 16-ft wide alley for the common east corner of said Lots 9 and 10, being the northeast corner of the tract described herein, from which a ¼-inch iron pipe found for the common east corner of said Lot 10 and Lot 11, said Block 28, bears N 18° 53' 36" E a distance of 48.97 feet, and a ½-inch iron rod with plastic cap stamped "J.E.GARON RPLS 4303" found bears N 28° 41' 02" E, a distance of 0.86 feet;

THENCE S 18° 53' 36" W, with the west line of said alley, same being the east line of said Lot 9, a distance of 6.30 feet to a ½-inch iron rod with plastic cap stamped "LAI" set for the southeast corner of the tract described herein;

THENCE N 70° 44' 00" W, leaving the west line of said alley and crossing said Lot 9 with a line being 6.3-ft south of and parallel to the north line of said Lot 9, a distance of 139.81 feet to a ½-inch iron rod with plastic cap stamped "LAI" set in east right-of-way line of said Newton Street, same being the west line of said Lot 9, and being the southwest corner of the tract described herein;

THENCE N 18° 58' 32" E, with the east right-of-way line of said Newton Street, same being the west line of said Lot 9, a distance of 6.30 feet to the **POINT OF BEGINNING** and containing 881 square feet of land, more or less.

EXHIBIT A

BEARING BASIS: Centerline of Newton Street, as shown on the City of Austin District Map No. 26 and as found marked on the ground; bearing of N 19° 00' E.

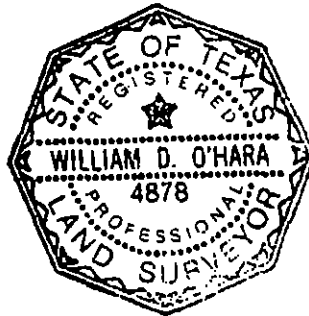
LAI WORD FILE: FN0469(wdo)

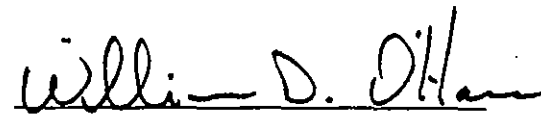
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, William D. O'Hara, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the months of January, February and May 2004, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 23 of May 2004 A.D.

Loomis Austin, Inc.
Austin, Texas 78746




William D. O'Hara
Registered Professional Land Surveyor No. 4878
State of Texas

0 40
SCALE: 1"=40'

BLE

NUMBER	BEARING	DISTANCE
L1	S 18°53'36" W	6.30'
L2	N 18°58'32" E	6.30'

PAGE 3 OF 5

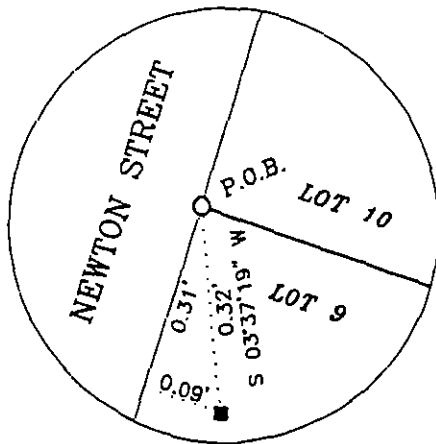
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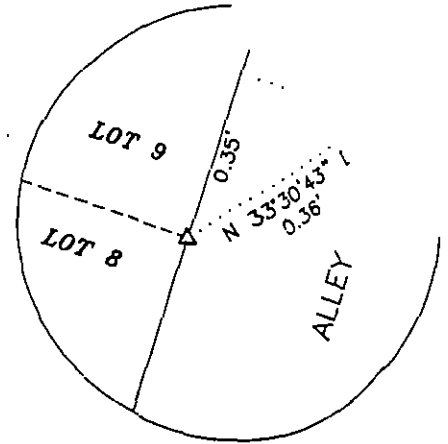
3103 Bee Caves Road, Suite 225; Austin Texas 78746
Phone: (512) 327-1180; Fax: (512) 327-4062; www.loomisaustin.com

SURVEY PLAT
881 SQ. FT. PORTION OF LOT 9
BLOCK 28, SWISHER ADDITION
CITY OF AUSTIN, TRAVIS CO., TEXAS
(FN0469)wdo

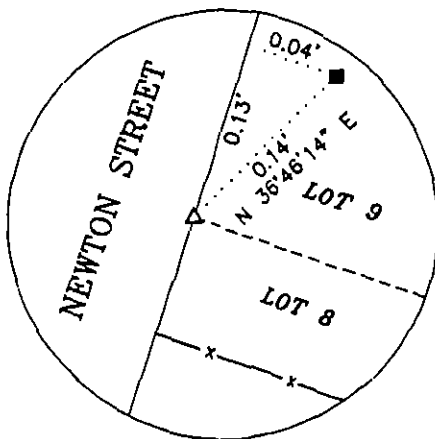
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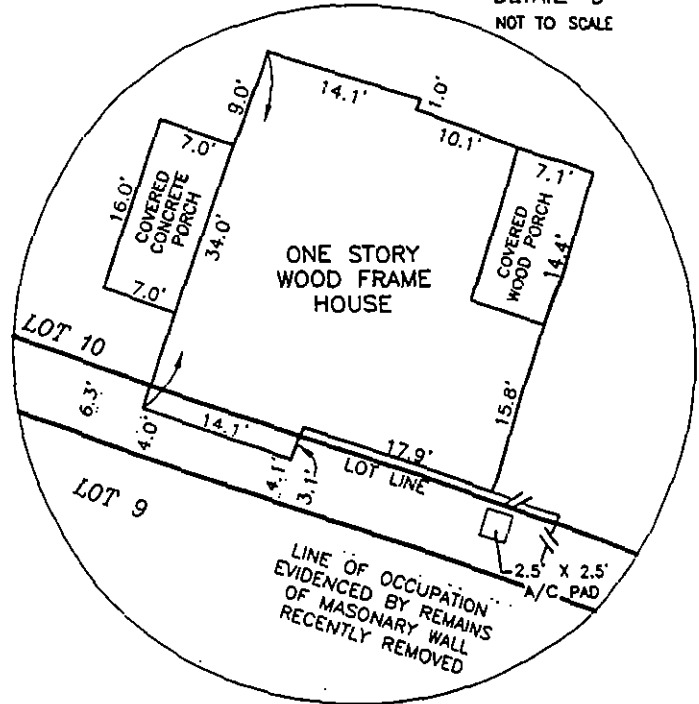
DETAIL "A"
NOT TO SCALE



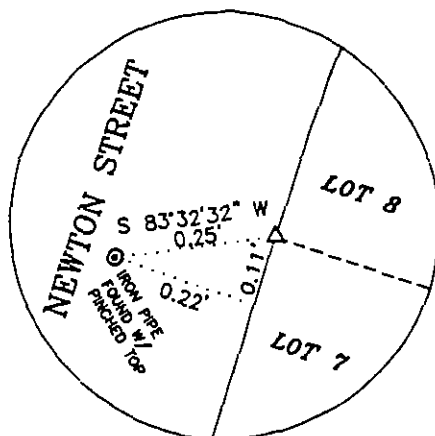
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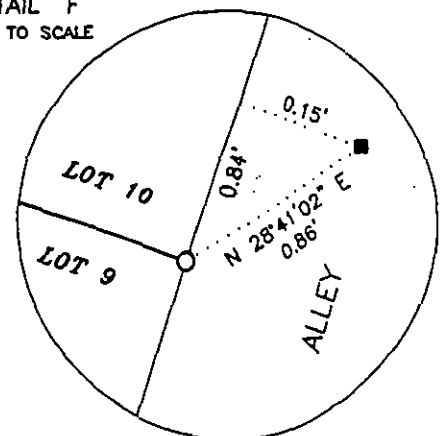
DETAIL "B"
NOT TO SCALE



DETAIL "F"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE



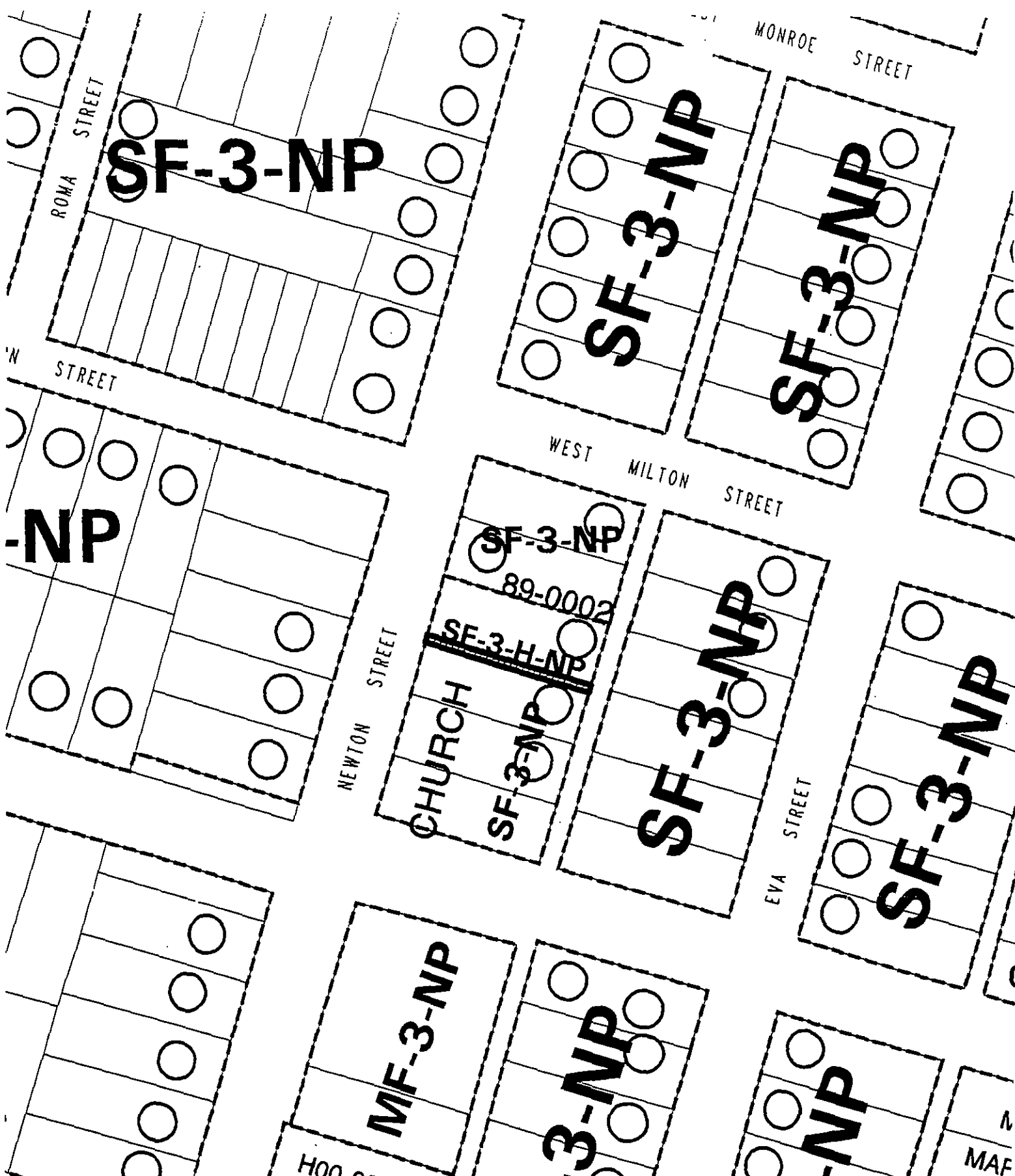
DETAIL "E"
NOT TO SCALE


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Phone: (512) 327-1180; Fax: (512) 327-4062; www.loomisaustin.com

SURVEY PLAT
861 SQ. FT. PORTION OF LOT 9
BLOCK 28, SWISHER ADDITION
CITY OF AUSTIN, TRAVIS CO., TEXAS
(FN0469)wdo



 1" = 100'	SUBJECT TRACT	HISTORIC ZONING <i>EXHIBIT B</i>		CITY GRID REFERENCE NUMBER H20
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: S. SADOWSKY	CASE #: C14H-89-0002 ADDRESS: 1705 NEWTON ST SUBJECT AREA (acres): N/A		
		DATE: 04-06	INTLS: SM	