

114

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE E.F. AND CLARA DENNIS HOUSE, LOCATED AT 1706 EAST 12TH STREET IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-HISTORIC-NEIGHBORHOOD PLAN (CS-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 general commercial services-neighborhood plan (CS-NP) combining district to general commercial services-historic-neighborhood plan (CS-H-NP) combining district on the property described in Zoning Case No. C14H-06-0017, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.08 acre tract of land, more or less, out of Block 3, Outlot 36, Division B, C.R. Johns Subdivision, City of Austin, 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 E.F. and Clara Dennis House, locally known as 1706 East 12th Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property is subject to Ordinance No. 011213-42 that established the Central East Austin neighborhood plan combining district.

1 **PART 3.** This ordinance takes effect on _____, 2006.
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4 **PASSED AND APPROVED**
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6 _____, 2006
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§
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Will Wynn
Mayor

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13 **APPROVED:**

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

METES AND BOUNDS DESCRIPTION
OF A 0.08 ACRE TRACT OF LAND

Being all that certain tract or parcel of land situated in Block 3, Outlot Number 36, Division "B" of the C.R. Johns Subdivision in the City of Austin, Travis County, Texas of record in volume 1, Page 3 of the Travis County Plat Records, and being a part of a 100 Ft. X 165 Ft. tract of land described in a deed of record in County Clerk's Document Number 1999093991 (C.C.D.N.), and more particularly described as follows:

BEGINNING at a found $\frac{1}{4}$ " iron rod in the north line of E. 12th Street and in the south line of said Block 3 for the southeast corner of said 100 Ft. X 165 Ft. tract of land and of this tract and the southwest corner of another 100 Ft. X 165 Ft. tract of land described in a deed of record in C.C.D.N. 2005213009, from which a found $\frac{1}{2}$ " iron pipe for the southwest corner of a 40 Ft. X 60 Ft. tract of land described in a deed of record in Volume 6132, Page 1741 of the Travis County Deed Records (T.C.D.R.) bears S 80° 00' 00" W 140.60 ft.(140') THIS LINE, BETWEEN FOUND MARKS, WAS USED AS THE SOURCE OF BEARINGS FOR THIS TRACT;

THENCE, S 80° 00' 00" W (S 80° W 100.00') with the south line of said 100 Ft. X 165 Ft. tract and north line of said 12th Street, a distance of 41.25 feet to a point for the southwest corner of this tract, from which a $\frac{5}{8}$ " iron rod with cap marked "LEOS SURVEYING RPLS 3959" for the southwest corner of said 100 Ft. X 165 Ft. tract bears S 80° 00' 00" W 58.75 ft.;

THENCE, N 9° 44' 27" W a distance of 88.00 feet to a point in a chain-linked fence for the northwest corner of this tract;

THENCE, N 80° 00' 00" E and generally with said chain-linked fence a distance of 40.96 feet to a point in the east line of said 100 Ft. X 165 Ft. tract and in the west line of the other said 100 Ft. X 165 Ft. tract for the northeast corner of this tract, from which a $\frac{5}{8}$ " iron rod with cap marked "LEOS SURVEYING RPLS 3959" for the common corner of said tracts bears N 9° 55' 43" W 77.00 ft.;

THENCE, S 9° 55' 43" E with common line said tracts a distance of 88.00 feet to the Place of Beginning and containing 0.08 acres of land.

This description was prepared as a result of a survey made on the ground, by me, on April 29, 2006 and is accompanied by a plat of survey which is made a part hereof. Record information is shown in parenthesis.

Elisandro Leos
Elisandro Leos - R.P.L.S. 3959



Leos Surveying
800 Peaceful Valley Road
Kyle, Tx. 78640-4422
512-295-3197
Cell 512-567-4349



SF-3-NP
01-0148

SF-3-NP
01-0148

SF-3-NP
00-2011

BEAUTY SHOP
SF-3-NP
01-0148

SF-3-NP
01-0148

SF-3-NP
00-2011

EAST 14TH STREET
SF-3-NP
01-0148

SF-3-NP
01-0148

SF-3-NP
01-0148

SF-3-NP
01-0148

LR-NP SF-3-NP
00-2011

SF-3-NP
01-0148

SF-3-NP
01-0148

CHURCH
SF-3-NP
01-0148

SF-3-NP
01-0148

CS-MU CO-NP
BEAUTY SHOP
BARBER
SF-3-NP
00-2011

P82-075
P82-118
GR-NP
SF-3-NP
01-0148

SF-3-NP
01-0148

SF-3-NP
01-0148

LR-NP
CS-MU CO-NP
SF-3-NP
00-2011

CS-NP
RELIGIOUS ASSEMBLY
CAFE
OFFICE
STATION
SERV. STA.
01-0148

LOUNGE
VAC.
GARAGE
CS-NP
01-0148

CS-NP
BEAU. SHOP
THEATRE
01-0148

CS-MU CO-NP
NEWS
ANT
BAR
00-2011

GR-H-NP
MF-4-NP
01-1048
87-88
68-35

CHURCH
PARKING
CENTER
RETAIL
SHOP
OFFICE
BARBER
GR-NP
68-135
01-0148

CS-MU CO-NP
01-0150
CS-MU CO-NP
01-0150

SF-3-NP
01-1048

SF-3-NP
01-0148
68-135
CHURCH

SF-3-NP
01-0150

SF-3-NP
01-0148

SF-3-NP
01-0148

SF-3-NP
01-0148

CHURCH ANNEX
GO-NP
01-0148

SF-3-NP
01-0148

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: S. SADOWSKY

CASE #: C14H-06-0017
ADDRESS: 1706 E 12TH ST
SUBJECT AREA (acres): N/A
HISTORIC ZONING
DATE: 06-05

CITY GRID
REFERENCE
N/A