

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4319 JAMES CASEY STREET IN THE SOUTH AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (LO-V-NP) COMBINING DISTRICT TO GENERAL OFFICE- VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-V-CO-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 limited office-vertical mixed use building-neighborhood plan (LO-V-NP) combining district to general office-vertical mixed use building-conditional office-neighborhood plan (GO-V-CO-NP) combining district on the property described in Zoning Case No. C14-2018-0068, on file at the Planning and Zoning Department, as follows:

A 0.822 acre tract or parcel of land out of the Isaac Decker League in Travis County Texas, being the same land conveyed to Raymond and Grace Chan in Document 2000050816, Official Public Records Travis County, Texas, said 0.822 acre of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 4319 James Casey Street in the City of Austin, Travis County, Texas, 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 height of a building or structure on the Property is limited to 45 feet.

**PART 3.** 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) district and other applicable requirements of the City Code.

1 **PART 4.** The Property is subject to Ordinance Nos. 20141106-087 and 20071213-087 that  
2 established zoning for the South Manchaca Neighborhood Plan.  
3

4 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2018.  
5

6 **PASSED AND APPROVED**  
7

8 §  
9 §  
10 \_\_\_\_\_, 2018 § \_\_\_\_\_  
11 Steve Adler  
12 Mayor  
13

14  
15 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
16 Anne L. Morgan Jannette S. Goodall  
17 City Attorney City Clerk  
18

**WF LAND SOLUTIONS**  
 PROFESSIONAL LAND SURVEYORS  
 Firm No. 10193837

**EXHIBIT " \_ "**

**LEGAL DESCRIPTION FOR A 0.822 ACRE TRACT**

**LEGAL DESCRIPTION OF A 0.822 ACRE TRACT OR PARCEL OF LAND OUT OF THE ISAAC DECKER LEAGUE IN TRAVIS COUNTY, TEXAS, BEING THE SAME LAND CONVEYED TO RAYMOND & GRACE CHAN IN DOCUMENT #2000050816, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.822 ACRE TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" Iron rod found on the southeast right-of-way (R.O.W.) line of James Casey Street (R.O.W. varies) and on the northeast line of a called 0.359 acre tract conveyed to William F. Munday of the Munday Trust No. 1 in Volume 10973, Page 1333, Real Property Records, Travis County, Texas, being the most westerly corner and **POINT OF BEGINNING** of the herein described tract, from which a 1/2" Iron pipe found on the southeast R.O.W. line of said James Casey Street for the most northerly corner of said called 0.359 acre tract bears N 61°55'13" W a distance of 14.85';

**THENCE, N 23°54'23" E** along the east R.O.W. line of said James Casey Street a distance of **129.84'** to a calculated point for the most westerly corner of a called 1.8613 acre tract conveyed to Health Care Facilities Development in Volume 11710, Page 7, Real Property Records, Travis County, Texas, and the most northerly corner of the herein described tract;

**THENCE, S 62°14'37" E** along the southwest line of said called 1.8613 acre tract a distance of **346.29'** to a 1/2" iron rod found on the north R.O.W. line of the Missouri Pacific Railroad (50' R.O.W.) being a southerly corner of said called 1.8613 acre tract and the most easterly corner of the herein described tract, from which a 5/8" iron pipe found bears N 78°46'53" E a distance of 84.59';

**THENCE**, curving to the left along the north R.O.W. line of said Missouri Pacific Railroad and the south line of the herein described tract the following three courses:

1. Along a Curve to the left with an arc length of **21.58'**, a radius of **1054.82'**, and a chord that bears **S 76°08'51" W** a distance of **21.58'** to a calculated point;
2. Along a Curve to the left with an arc length of **61.59'**, a radius of **930.63'**, and a chord that bears **S 73°27'43" W** a distance of **61.58'** to a calculated point;
3. Along a Curve to the left with an arc length of **95.07'**, a radius of **901.22'**, and a chord that bears **S 68°28'55" W** a distance of **95.03'** to a 1/2" iron rod found on the north R.O.W. line of said Missouri Pacific Railroad being the most easterly corner of said called 0.359 acre tract and the most southerly corner of the herein described tract;

**THENCE, N 62°17'43" W** along the northeast line of said called 0.359 acre tract a distance of **215.36'** to the **POINT OF BEGINNING** and containing **0.822 acres** of land, more or less.

Exhibit A



**BASIS OF BEARINGS:**

Bearings are based on NAD '83 State Plane Coordinates.  
(Texas Central 4203)

I do hereby certify that this description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

**As Prepared by**  
**Flugel Land Surveying**  
Firm Registration No. 10193837

*Paul J. Flugel*



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**Paul J. Flugel**  
RPLS No. 5096

**Date of Survey: 6/4/2018**  
**Date of Field Notes: 6/7/2018**

# SURVEY OF

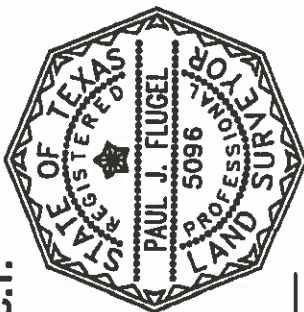
0.822 ACRES OF LAND OUT OF THE ISAAC DECKER  
LEAGUE IN TRAVIS COUNTY, TEXAS, BEING THE SAME  
TRACT CONVEYED TO RAYMOND & GRACE CHAN IN  
DOC. #2000050816, O.P.R.T.C.T.

## LEGEND

- IRON PIPE FOUND
- IRON ROD FOUND
- CALCULATED POINT
- RAILROAD TRACKS
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- R.P.R.T.C.T. REAL PROPERTY RECORDS,  
TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS,  
TRAVIS COUNTY, TEXAS

AS SURVEYED BY:

*Paul J. Flugel*



HORIZONTAL DATUM:

TEXAS STATE PLANE COORDINATES  
NAD '83 (CENTRAL ZONE 4203)

PAUL J. FLUGEL  
RPLS NO. 5096  
FIRM NO. 10193837  
DATE OF FIELD SURVEY:  
6-4-2018  
DATE OF PLAT:  
6-7-2018

HEALTH CARE FACILITIES  
DEVELOPMENT  
VOL. 11710, PG. 7  
R.P.R.T.C.T.  
LOT 2 AND 3  
JOE P. HOFFMAN RESUBDIVISION  
OF PART OF LOT 9, BOULDIN ESTATE  
BK. 13, PG. 48  
P.R.T.C.T.

4319 JAMES CASEY  
JUNE, 2018  
PROJECT NO. 503-014

WF LAND SOLUTIONS  
FIRM NO. 10193837



ENGINEERING & DESIGN  
FIRM # F-15324  
2007 S 1<sup>ST</sup> STREET, SUITE 103  
AUSTIN, TEXAS 78704  
(512) 394-1900  
SHEET  
3 of 3

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	
C1	21.58'	1054.82'	S76° 08' 51"W	21.58'
C2	61.59'	930.63'	S73° 27' 43"W	61.58'
C3	95.07'	901.22'	S68° 28' 55"W	95.03'

JAMES CASEY STREET  
(R.O.W. VARIES)

N23° 54' 23"E  
129.84'

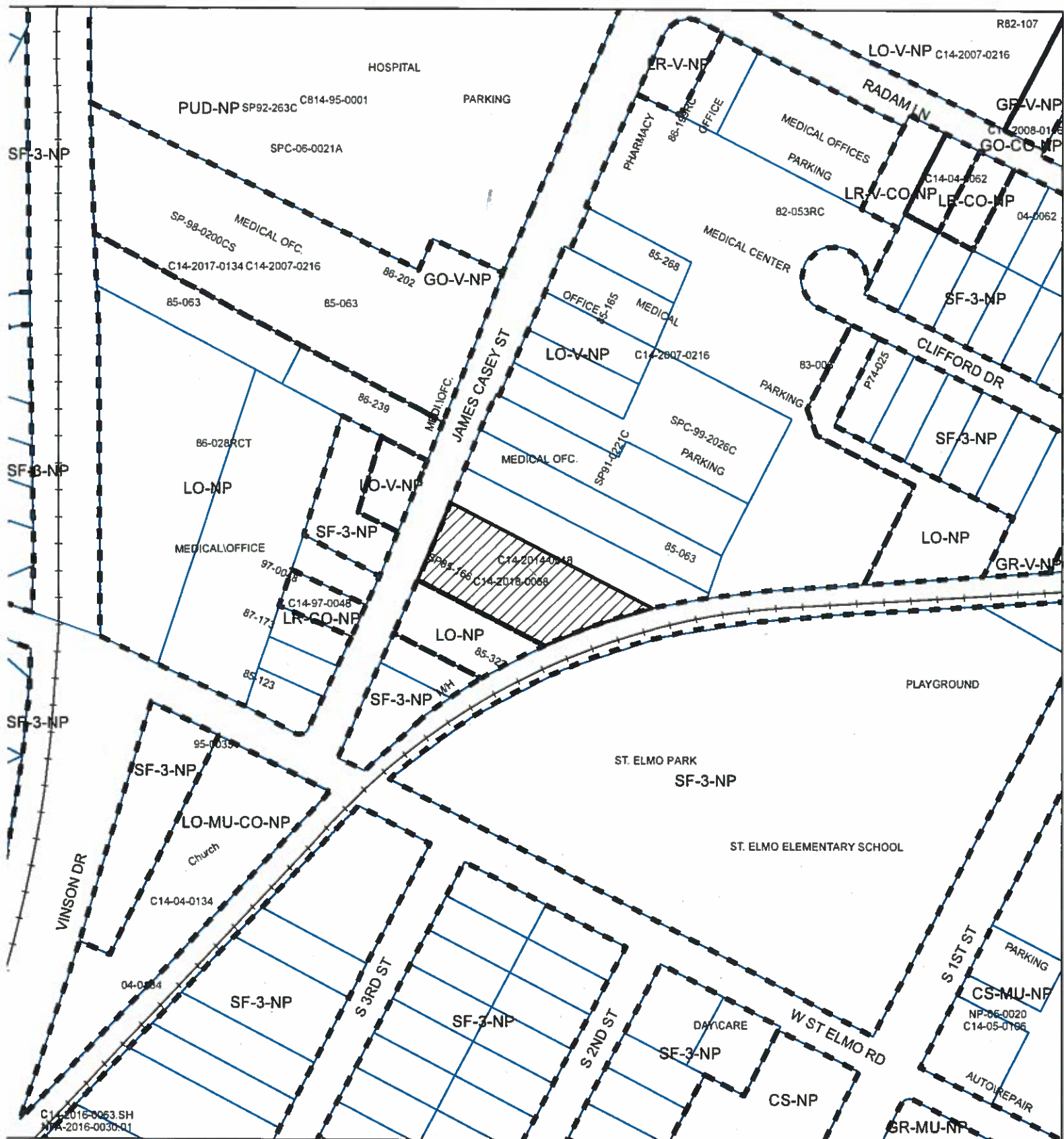
N62° 17' 43"W  
215.36'

P.O.B.  
N61° 55' 13"W  
14.85'

0.359 ACRES  
WILLIAM F. MUNDAY  
MUNDAY TRUST NO. 1  
VOL. 10873, PG. 1333  
R.P.R.T.C.T.

0.822 ACRES  
RAYMOND & GRACE CHAN  
DOC. #2000050816  
O.P.R.T.C.T.

MISSOURI PACIFIC RAILROAD  
(50' R.O.W.)






# Zoning

Zoning Case: C14-2018-0068

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

