

ORDINANCE NO. 20160324-023

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4501 EAST ST. ELMO ROAD IN THE FRANKLIN PARK NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE-NEIGHBORHOOD PLAN (LO-MU-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-neighborhood plan (LO-NP) combining district to limited office-mixed use-neighborhood plan (LO-MU-NP) combining district on the property described in Zoning Case No. C14-2015-0142, on file at the Planning and Zoning Department, as follows:

0.45 acre of land, being a portion of Lot 1, Kimberly Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 85 Page 83A of the Plat Records of Travis County, Texas, and as conveyed to Emilia Linares by general warranty deed recorded in Document No. 2010144935 of the Official Public Records of Travis County, Texas, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 4501 East St. Elmo Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

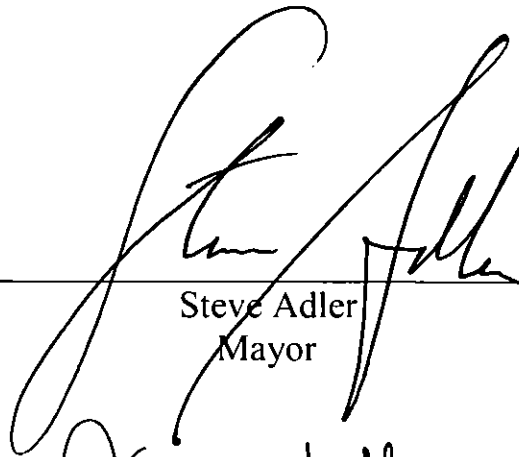
PART 2. The Property is subject to Ordinance No. 021010-12a that established zoning for the Franklin Park Neighborhood Plan.

PART 3. This ordinance takes effect on April 4, 2016.

PASSED AND APPROVED

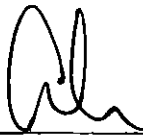
March 24, 2016

§
§
§



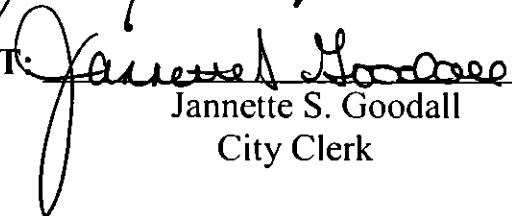
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

HOLT CARSON, INC.**PROFESSIONAL LAND SURVEYORS****1904 FORTVIEW ROAD****AUSTIN, TEXAS 78704****TELEPHONE: (512) 442-0990****www.hciaustin.com****"EXHIBIT ____"****RE-ZONING TRACT**

FIELD NOTE DESCRIPTION OF 0.45 ACRE OF LAND, BEING A PORTION OF LOT 1, KIMBERLY ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 85 PAGE 83A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO EMILIA LINARES BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT No. 2010144935 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the South right-of-way line of East St. Elmo Road for the Northwest corner of Lot 1, Kimberly Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 85 Page 83A of the Plat Records of Travis County, Texas, and for the Northeast corner of Lot A, Five Star Acres, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 85 Page 8B of the Plat Records of Travis County, Texas, and being the Northwest corner and **PLACE OF BEGINNING** of the herein tract to be re-zoned;

THENCE with the South right-of-way line of East St. Elmo Road and with the North line of said Lot 1, Kimberly Addition, S 59 deg. 19' 00" E 169.57 ft. to a ½" iron rod found for the Northeast corner of said Lot 1, Kimberly Addition, and for the northerly Northwest corner of that certain (11.826 acre) tract of land as conveyed to Pleasant Valley Courtyards Housing, L.P. by General Warranty Deed recorded in Document No. 2002232042 of the Official Public Records of Travis County, Texas, and being the Northeast corner of this tract to be re-zoned;

THENCE leaving the South right-of-way line of East St. Elmo Road with the common line of said Lot 1, Kimberly Addition, and said Pleasant Valley Courtyards Housing (11.826 acre) tract, S-30 deg. 43' 00" W-110.00 ft.-to-a point-for the Southeast corner of this tract to be re-zoned;

THENCE crossing the interior of said Lot 1, Kimberly Addition, with the South line of this tract, N 63 deg. 19' 18" W 170.18 ft. to a capped iron rod found (marked "Allpoints") for an angle corner in the common line of said Lot 1, Kimberly Addition, and said Lot A, Five Star Acres, and being the Southwest corner of this tract to be re-zoned;

Page 2 of 2

0.45 ACRE – Re-Zoning tract

THENCE with the common line of said Lot 1, Kimberly Addition, and said Lot A, Five Star Acres, N 30 deg. 48' 18" E 121.89 ft. to the **PLACE OF BEGINNING**, containing 0.45 acre of land.

PREPARED: July 23, 2015

A handwritten signature in black ink, appearing to read "Holt Carson". The signature is fluid and cursive, with the first name "Holt" and last name "Carson" clearly distinguishable.

Holt Carson

Registered Professional Land Surveyor No. 5166

see accompanying map: C 965056

REFERENCES:

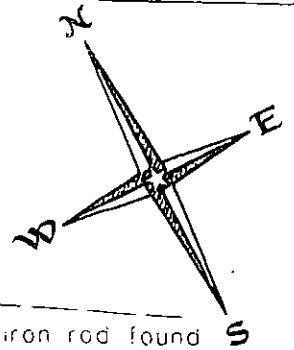
TCAD Parcel No. 03 1803 01 03

City of Austin Grid: J17

SCALE: 1" = 40'

EAST ST. ELMO ROAD

BEARING BASIS
(S59°19'E 169.62')
S59°19'00"E 169.57'

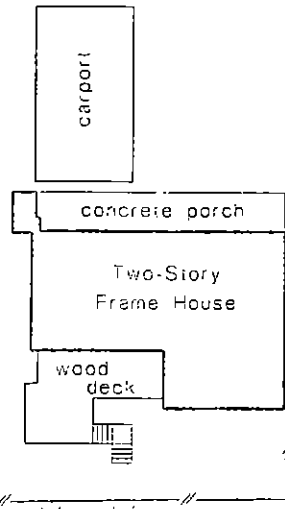


1/2" iron rod found

1/2" iron rod found

LOT A
FIVE STAR
ACRES
Volume 85
Page 8B

(N30°34'E 121.77')
N30°48'18"E 121.89'



0.45 ACRE
TRACT TO BE
RE-ZONED

110.00'
S30°43'00"W
226.15'
(S30°43'W

N63°19'18"W 170.18'

capped iron rod found
marked "Allpoints"

LOT 1

KIMBERLY ADDITION
Volume 85 Page 83A

Emilia Linares
General Warranty Deed
Document No. 2010144935

Pleasant Valley Courtyards Housing, L.P.
(11.826 Acres)
General Warranty Deed
Document No. 2002232042

SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF

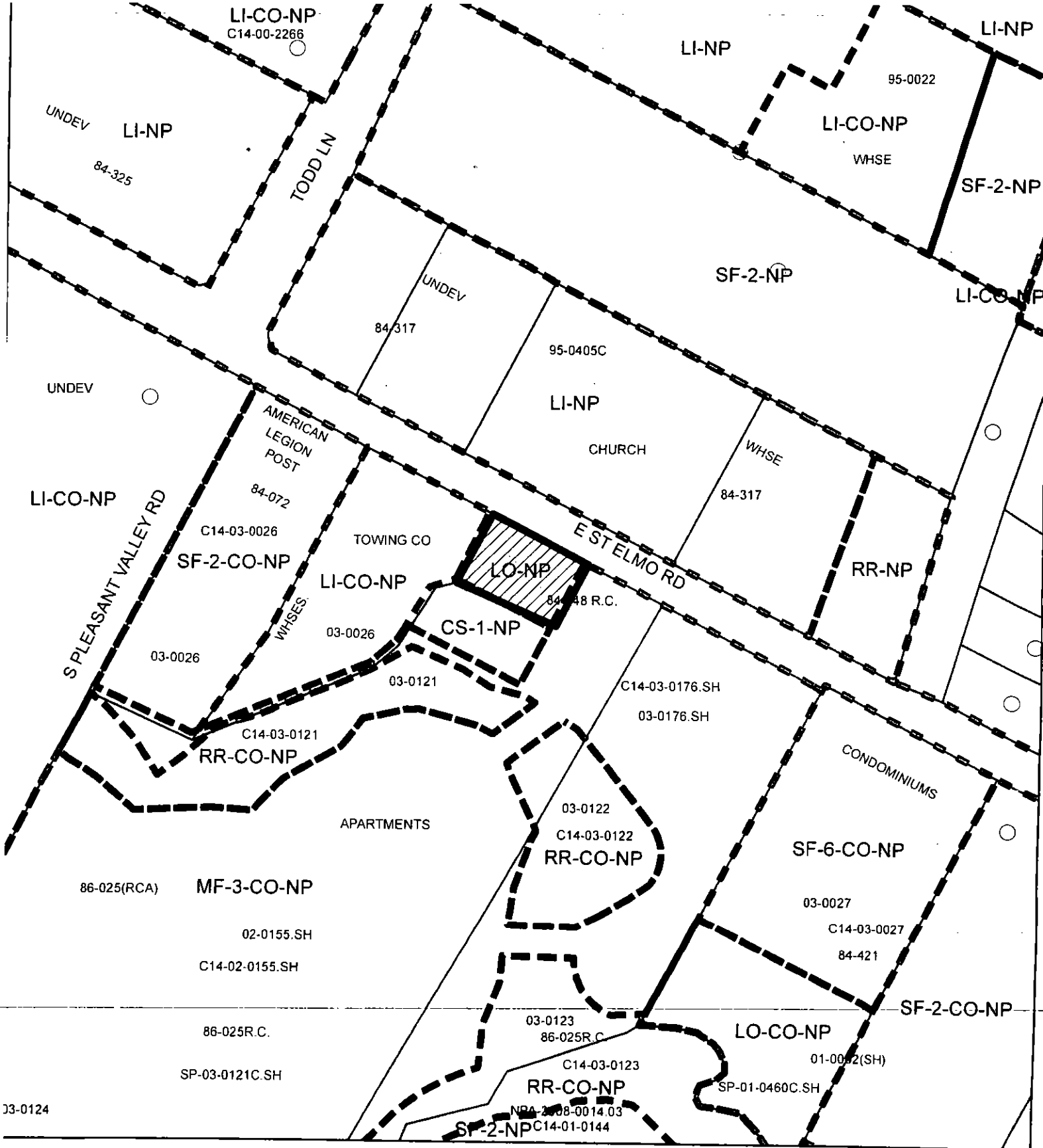
0.45 ACRE OF LAND, BEING A TRACT TO BE RE-ZONED,
AND BEING A PORTION OF LOT 1, KIMBERLY ADDITION,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING
TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 85
PAGE 83A OF THE PLAT RECORDS OF TRAVIS COUNTY,
TEXAS, AND AS CONVEYED TO EMILIA LINARES BY
GENERAL WARRANTY DEED RECORDED IN DOCUMENT
No. 2010144935 OF THE OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS.

PREPARED: July 23, 2015

BY:

Holt Carson
Registered Professional
Land Surveyor No. 5166

HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

Zoning Case: C14-2015-0142

Exhibit B



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.

1" = 200'