

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

**AN ORDINANCE ZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 500 EAST POWELL LANE IN THE GEORGIAN ACRES NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT TO PUBLIC-NEIGHBORHOOD PLAN (P-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-conditional overlay-neighborhood plan (CS-CO-NP) combining district to public-neighborhood plan (P-NP) combining district on the property described in Zoning Case No. C14-2017-0089, on file at the Planning and Zoning Department, as follows:

4.997 acres (217,679 square feet) of land situated in the James P. Wallace Survey No. 57, Abstract No. 789, in Travis County, Texas, being a portion of a 5.050 acre tract described in a Deed to Federico C. Vierna and recorded in Document No. 2000013378 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 500 East Powell Lane 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. 20100624-112 that established zoning for Georgian Acres neighborhood plan.

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**PASSED AND APPROVED**

\_\_\_\_\_, 2017

§  
§  
§

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan Jannette S. Goodall  
City Attorney City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**4.997 ACRES**

**JAMES P. WALLACE SURVEY NO. 57, ABSTRACT NO. 789  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 4.997 ACRES (APPROXIMATELY 217,679 SQ. FT.) OF LAND IN THE JAMES P. WALLACE SURVEY NO. 57, ABSTRACT NO. 789, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 5.050 ACRE TRACT DESCRIBED IN A DEED TO FEDERICO C. VIerna AND RECORDED IN DOCUMENT NO. 2000013378 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**BEGINNING**, at a 1/2" rebar with "Chaparral" cap set in the north right-of-way line of East Powell Lane (right-of-way varies), being the northeast corner of that tract of land called 0.051 acres in a Street Deed to the City of Austin, of record in Volume 12497, Page 946 of the Real Property Records of Travis County, Texas, for the southeast corner hereof, from which a 1/2" rebar found at the southeast corner of said 5.050 acre tract, being the southeast corner of said 0.051 acre tract, bears South 27°38'44" West, a distance of 10.00 feet;

**THENCE**, North 62°15'04" West, with the northerly line of said East Powell Lane, a distance of 223.54 feet to a 1/2" rebar with "Chaparral" cap set for the southwest corner hereof, from which a 1/2" rebar found at the southwest corner of said 5.050 acre tract, being the southwest corner of said 0.051 acre tract, bears South 27°23'47" West, a distance of 10.00 feet;

**THENCE**, North 27°23'47" East, with the west line of said 5.050 acre tract, at a distance of 3.36 feet passing the calculated southeast corner of Lot 13, Block A of Congress Park, a subdivision of record in Book 50, Page 63, of the Plat Records of Travis County, Texas, and continuing on, with the common line between said 5.050 acre tract and said Congress Park, a total distance of 950.33 feet to a 1/2" rebar found at the northwest corner of said 5.050 acre tract, being the northeast corner of Lot 25, Block B of said Congress Park, and being in the south line of Lot 1B of the Resubdivision of Lot 1, L.T. Sauer Subdivision, a subdivision of record in Book 14, Page 78, of the Plat Records of Travis County, Texas, for the northwest corner hereof, from which a 1/2" iron pipe found at the southwest corner of said Lot 1B bears North 71°07'59" West, a distance of 5.32 feet;

**THENCE**, South 71°07'59" East, with the south line of said Lot 1B, a distance of 64.89 feet to a 1/2" rebar found at the southeast corner of said Lot 1B, being the southwest corner of Lot 2, L.T. Sauer Subdivision, a subdivision of record in Book 8, Page 174, of the Plat Records of Travis County, Texas, for an angle point hereof;

**EXHIBIT A**

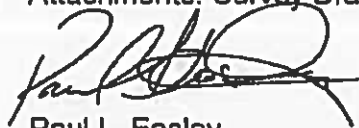
THENCE, South 67°52'40" East, with the south line of said Lot 2, a distance of 150.18 feet to a 1/2" rebar found at the southeast corner of said Lot 2, being the southwest corner of that tract of land called 1.18 acres in a deed to Bobby Neil Sides and Alice Albrecht Sides, of record in Volume 13277, Page 2712, of the Real Property Records of Travis County, Texas, for an angle point hereof;

THENCE, South 67°55'48" East, with the south line of said 1.18 acre tract, a distance of 14.14 feet to a 1/2" iron pipe found at the northeast corner of said 5.050 acre tract, being the northwest corner of Dinerstein Addition, a subdivision of record in Book 77, Page 305, of the Plat Records of Travis County, Texas, for the northeast corner hereof;

THENCE, South 27°38'44" West, at a distance of 713.97 feet passing a 1/2" rebar found at the southwest corner of said Dinerstein Addition, being the northwest corner of that tract of land called 1.74 acres in a deed to Gregory Bart Sherman, of record in Document Number 2012182124 of the Official Public Records of Travis County, Texas, and continuing on, for a total distance of 976.45 feet to the POINT OF BEGINNING, containing an area of 4.997 acres of land, more or less.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the Texas Cooperative RTK Network.

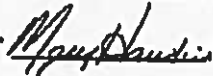
Attachments: Survey Drawing No. 166-068-BASE.

 08/01/14

Paul L. Easley      Date  
Registered Professional Land Surveyor  
State of Texas No. 4432  
Chaparral Professional Land Surveying, Inc.  
T.B.P.L.S. FIRM NO. 10124500



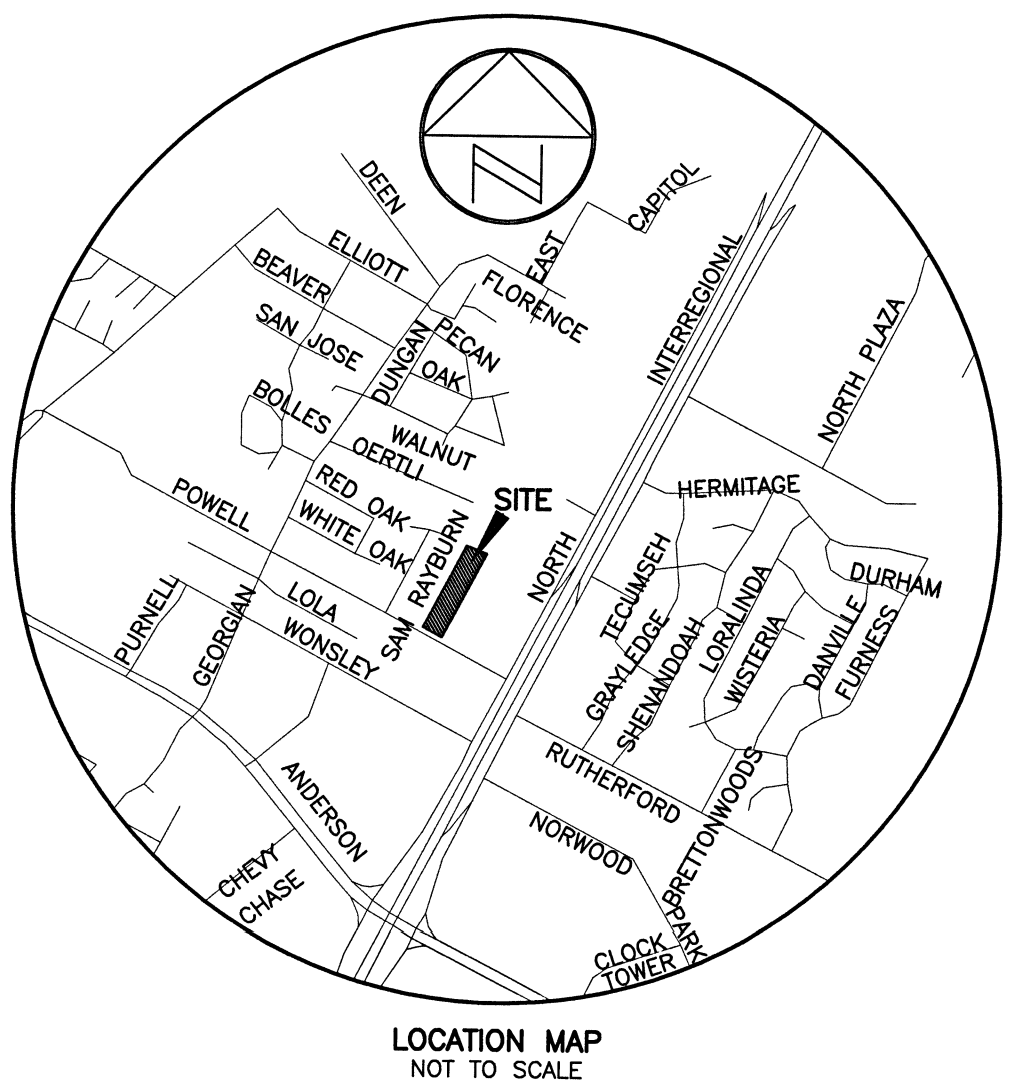
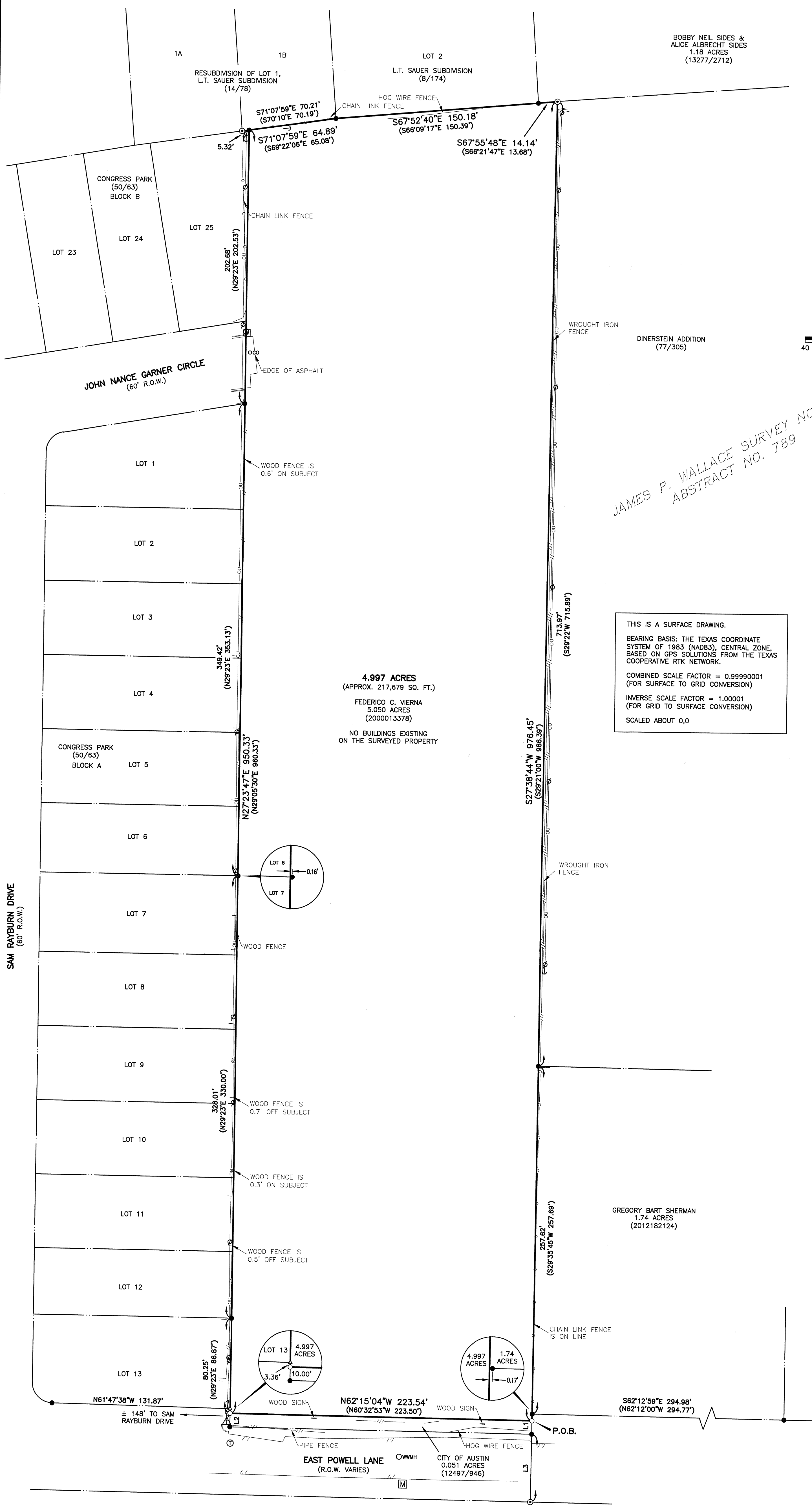
FIELD NOTES REVIEWED

BY:  DATE: 8/14/14

CITY OF AUSTIN

PUBLIC WORKS DEPARTMENT

A LAND TITLE SURVEY  
OF 4.997 ACRES (APPROXIMATELY 217,679 SQ. FT.) OF LAND IN THE JAMES P. WALLACE SURVEY NO. 57,  
ABSTRACT NO. 789, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 5.050 ACRE TRACT DESCRIBED IN  
A DEED TO FEDERICO C. VIERNA AND RECORDED IN DOCUMENT NO. 2000013378 OF THE OFFICIAL PUBLIC  
RECORDS OF TRAVIS COUNTY, TEXAS.



SCALE: 1" = 40'  
GRAPHIC SCALE

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
⊙	IRON PIPE FOUND (SIZE NOTED)
△	CALCULATED POINT
⊕	CONTROL POINT/BENCHMARK LOCATION
⊕	WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	WATER MANHOLE
⊕	VENT PIPE
⊕	PVC PIPE
⊕	UTILITY POLE
⊕	GUY WIRE
—	OVERHEAD UTILITIES
—	TELEPHONE UTILITY
—	UNDERGROUND TELEPHONE MARKER
⊕	TELEPHONE MANHOLE
⊕	GAS UTILITY
⊕	GAS VALVE
⊕	UNDERGROUND GAS MARKER
⊕	CLEANOUT
⊕	WASTEWATER CLEANOUT
⊕	WASTEWATER MANHOLE
⊕	STORMSEWER MANHOLE
⊕	CABLE TV RISER
⊕	SIGN
⊕	SIGN
⊕	MAILBOX
⊕	BOLLARD
—	EDGE OF PAVEMENT
—	BARB WIRE FENCE
—	CHAIN LINK FENCE
—	WROUGHT IRON FENCE
—	WOOD FENCE
P.O.B.	POINT-OF-BEGINNING
R.O.W.	RIGHT-OF-WAY
( )	RECORD INFORMATION

JAMES P. WALLACE SURVEY NO. 57  
ABSTRACT NO. 789

THIS IS A SURFACE DRAWING.  
BEARING BASIS: THE TEXAS COORDINATE  
SYSTEM OF 1983 (NAD83), CENTRAL ZONE,  
BASED ON GPS SOLUTIONS FROM THE TEXAS  
COOPERATIVE RTK NETWORK.  
COMBINED SCALE FACTOR = 0.99990001  
(FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.00001  
(FOR GRID TO SURFACE CONVERSION)  
SCALED ABOUT 0.0

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:

First American Title Insurance Company

G.F. No.: TX7-1400126-VC Effective Date: 07/08/14 Issued: 07/14/14

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "B" items contained therein and re-listed below were considered:

1) Restrictive Covenants:  
As shown in Volume 762, Page 58 and Volume 1183, Page 139, and under Instrument Number 2000043376 of the Deed Records of Travis County, Texas, but omitting any covenant, condition or restriction, if any, based or race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. — SUBJECT TO.

FLOOD-PLAIN NOTE:

The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48453C0455H, dated September 26, 2008, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:

Federico C. Vierna  
City of Austin  
First American Title Insurance Company  
Title 365

PROPERTY ADDRESS: 500 East Powell Lane

DATE OF SURVEY: 7/16/14

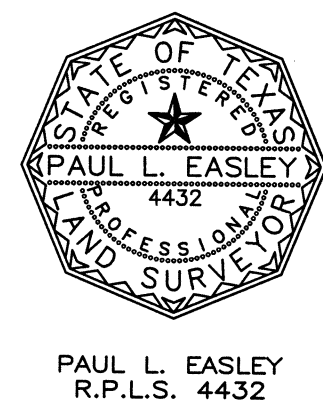
ATTACHMENTS: Metes and Bounds Description 166-068-TI.doc

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.

This survey was made substantially in accordance with the standards and conditions set forth for a Category 1A, Condition II, Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, 2006 Revised Eleventh Edition, prepared by the Texas Society of Professional Surveyors.

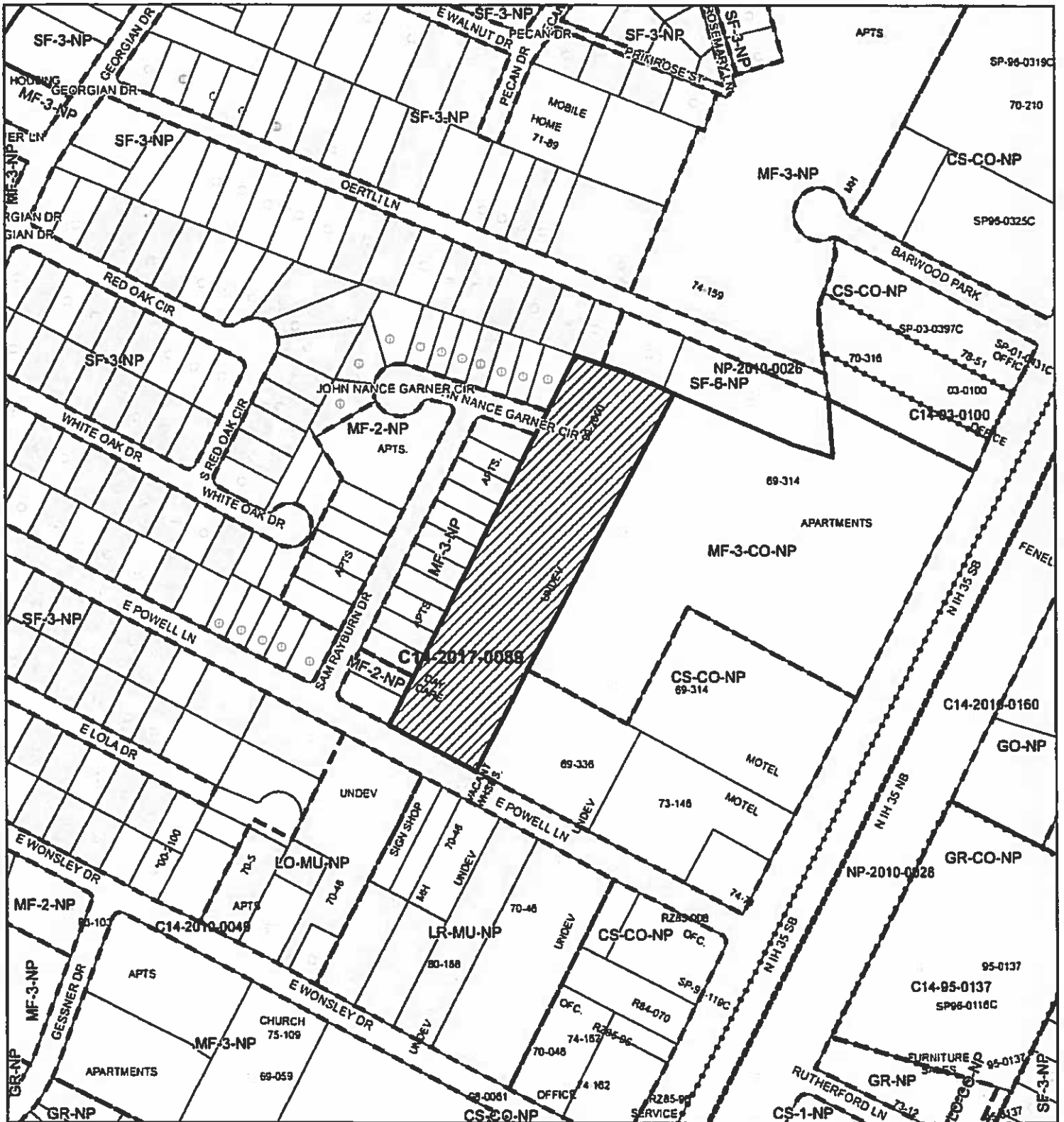
Paul L. Easley  
Date: 08/01/14  
Registered Professional Land Surveyor  
State of Texas No. 4432

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27°38'44"W	10.00'
L2	S27°23'47"W	10.00'
L3	S27°50'06"W	50.09'



**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

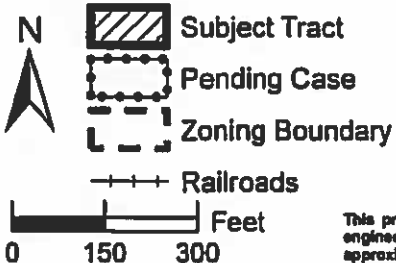
PROJECT NO.:  
166-068  
DRAWING NO.:  
166-068-BASE  
PLOT DATE:  
08/01/2014  
PLOT SCALE:  
1"=40'  
DRAWN BY:  
DC  
SHEET  
01 OF 01



## ZONING

Case#: C14-2017-0089

## 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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 7/25/2017