

ORDINANCE NO. 20171102-010

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3812 SOUTH 1ST STREET FROM FAMILY RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) 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 (SF-3) district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district on the property described in Zoning Case No. C14-2017-0104, on file at the Planning and Zoning Department, as follows:

Being 0.334 acres of land situated in Isaac Decker League, A-8, in Travis County, Texas, being a part of Lot 4, Block 3, of Freewater Addition as recorded in Book 2, Page 235, of the Plat Records of Travis County, Texas, and being also all of a tract of land conveyed to Rahul Singh et ux., by Deed recorded as Document No. 2017077614, of the Real Property Records and being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 3812 South 1st 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:

A single family residence is a prohibited use on the Property.

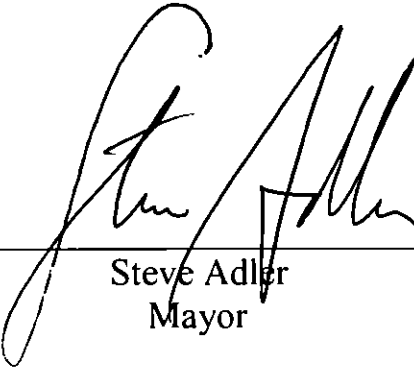
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on November 13, 2017.

PASSED AND APPROVED

November 2, 2017

§
§
§



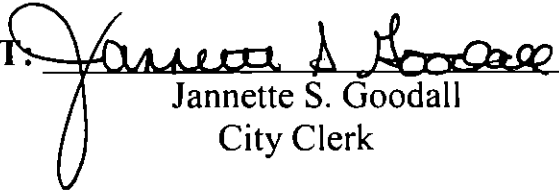
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

AUSTIN SURVEYORS

P.O. BOX 180243
AUSTIN, TEXAS 78718

2105 JUSTIN LANE #102
(512) 454-6605

FIELD NOTES FOR 0.334 ACRES

All that certain tract or parcel of land situated in the Isaac Decker League, A-8, in Travis County, Texas and being a part of Lot 4 in Block 3 of the Freewater Addition as recorded in Volume 2, Page 235 of the Plat Records of Travis County, Texas and being also all of a tract of land conveyed to Rahul Singh et ux by deed recorded as Document #2017077614 of the Real Property Records and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found in the intersection of the Northwest line of South First Street and the Southwest line of the above mentioned Lot 4, in the East corner of Lot 3 of the Resubdivision of Part of Lots 3,4,5,6,7, and 8 as recorded in Plat Book 78, Page 269 of the above mentioned Plat Records, for the South corner of this tract.

THENCE N 60°09'00" W with the Southwest line of the said Lot 4 and the Northeast line of the above mentioned Lot 3 263.37 feet to an iron pin found in the South corner of Lot 2 of the above mentioned Resubdivision of Part of Lots 3,4,5,6,7, and 8 for the West corner of this tract.

THENCE N 29°36'00" E with the Southeast line of the above mentioned Lot 2 56.43 feet to an iron pin set in the West corner of a tract of land conveyed to Rahul Singh et ux by deed recorded as Document #2006023886 of the Real Property Records of Travis County for the North corner of this tract.

THENCE S 59°54'00" E 263.79 feet to an iron pin found on the Northwest line of South First Street, in the South corner of the tract described in Document #2006023886, for the East corner of this tract.

THENCE S 30°01'56" W 55.28 feet to the POINT OF BEGINNING containing 0.334 acres of land, more or less.

I, Claude F. Hinkle, Jr. , a Registered Professional Land Surveyor, do hereby certify that these field notes were prepared from public records and supplemental surveys made under my supervision during December of 2016 and are correct to the best of my knowledge and belief.

EXHIBIT A



A handwritten signature in black ink, appearing to read "Claude F. Hinkle, Jr.", written over a horizontal line.

Claude F. Hinkle, Jr.
R.P.L.S. No. 4629

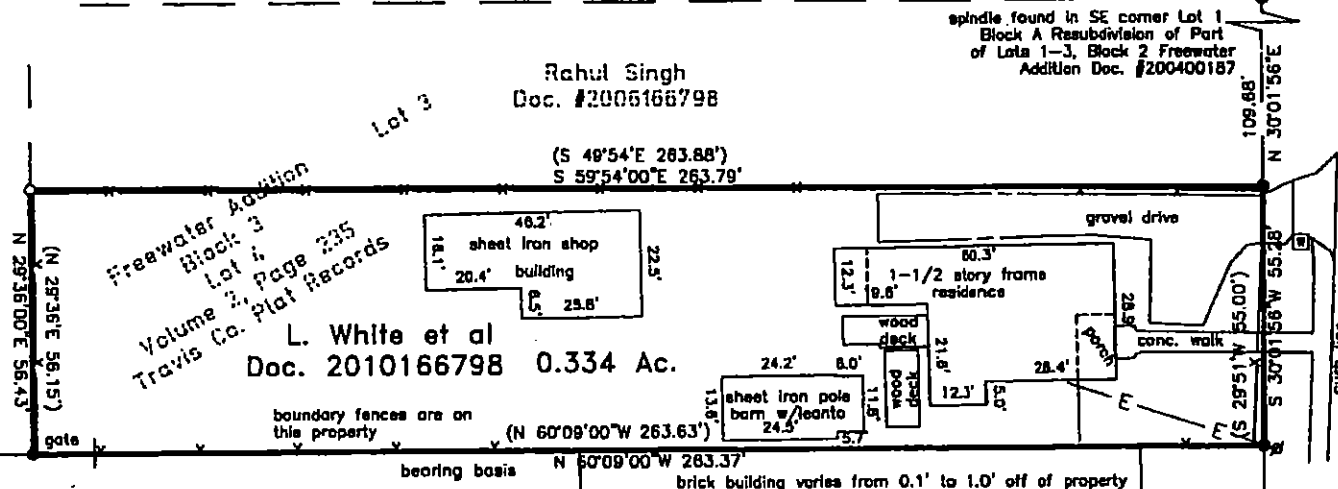
SEP 28 2017

Date

2020.doc

Survey plat showing a 0.334 acre tract part of Lot 4 in Block 3 of Freewater Addition to the City of Austin, Travis County, Texas

Resubdivision of Part of Lots 3,4,5,6,
7 & 8, Blk. 3, Freewater Addition
Plat Book 78, Page 269
Lot 2



South First Street
80' (R.O.W.)

SCALE 1" = 30'

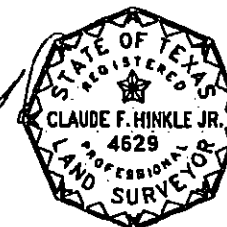
LEGEND

- Iron pin set
- Iron pin found
- Utility pole
- ⊞ Water meter & valves
- (xx) Record call
- E— Electric service

Resubdivision of Part of Lots 3,4,5,6,
7 & 8, Blk. 3, Freewater Addition
Plat Book 78, Page 269
Lot 3

I, Claude F. Hinkle, Jr., a Registered Professional Land Surveyor,
do hereby certify that this plat accurately represents the results
of an on-the-ground survey made under my supervision on the
21 day of December, 2016 and is correct to the best of my
knowledge and belief.
The word "certify" as used herein is understood to be an expression
of professional opinion by this surveyor and is based on his knowledge
and belief.

© Austin Surveyors 2017



File No.: 2020	Designed By: alp
Job No.: 2020-444	Drawn By: alp
Date: Jan 2017	Checked By:
Scale: 1" = 30'	Revised:

AUSTIN SURVEYORS
2105 Justin Lane #102
Austin, Texas 78767
512-454-8806
TxPerm #10174000

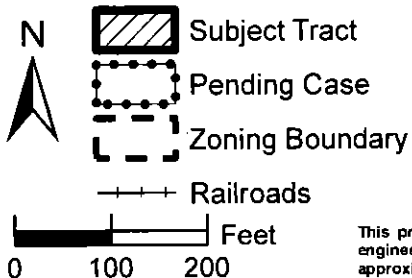


EXHIBIT B



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: 8/10/2017

$$1'' = 200'$$