

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1100 MANLOVE STREET IN THE EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO NEIGHBORHOOD OFFICE-MIXED USE-NEIGHBORHOOD PLAN (NO-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 family residence-neighborhood plan (SF-3-NP) combining district to neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district on the property described in Zoning Case No. C14-2020-0081, on file at the Housing and Planning Department, as follows:

4,090 square feet, more or less, being a portion of Lot 3, Block A, BURNEYS RESUBDIVISION OF A PORTION OF BELLVUE PARK, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 5, Page 49, Plat Records of Travis County, Texas, said 4,090 square feet being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1100 Manlove Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20061116-057 that established zoning for the Riverside Neighborhood Plan.

PART 3. This ordinance takes effect on _____, 2022.

PASSED AND APPROVED

_____, 2022 § _____
 § _____
 § _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

DESCRIPTION OF 4,090 SQUARE FEET, MORE OR LESS, OF LAND ARE, BEING A PORTION OF LOT 3, BLOCK "A", BURNEYS RESUBDIVISION OF A PORTION OF BELLVUE PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 5, PAGE 49, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO SCHULER FAMILY TRUST OF 1998 IN DOCUMENT NO. 2010089318, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

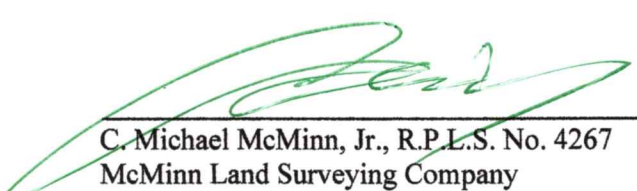
BEGINNING at a point in the east line of Lot 1, Lela Parkinson Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 17, Page 34, Plat Records of Travis County, Texas, for the southwest corner of the aforementioned Lot 3, same being the northwest corner of Lot 2 of said Burneys Resubdivision of a Portion Of Bellvue Park, and being the south corner of the herein described zoning tract;

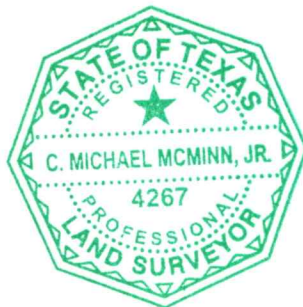
THENCE leaving the PLACE OF BEGINNING and the aforementioned Lot 2, with the common line of Lot 3 and the aforementioned Lot 1, N 03°20'15"E 116.86 feet to the northwest corner of Lot 3, same being the southwest corner of Lot 1, The Schuler Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document Number 200300013, Official Public Records of Travis County, Texas, and being the north corner of the herein described zoning tract;

THENCE leaving Lot 1 (17/34), with the common line of Lot 3 and the aforementioned Lot 1 (200300013), S 59°04'00"E 79.00 feet to a point for the east corner of the herein described easement tract;

THENCE leaving Lot 1 (200300013), and crossing Lot 3, S 44°26'00"W 106.51 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 4,090 square feet, more or less, of land area, as described, from record information and measurements made on the ground on June 28, 1993 by McMinn Land Surveying Company of Austin, Texas.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


C. Michael McMinn, Jr., R.P.L.S. No. 4267
McMinn Land Surveying Company
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Austin, Texas 78759 512-343-1970
mike@mcminnlandsurveying.com
TBPELS FIRM No. 10094300

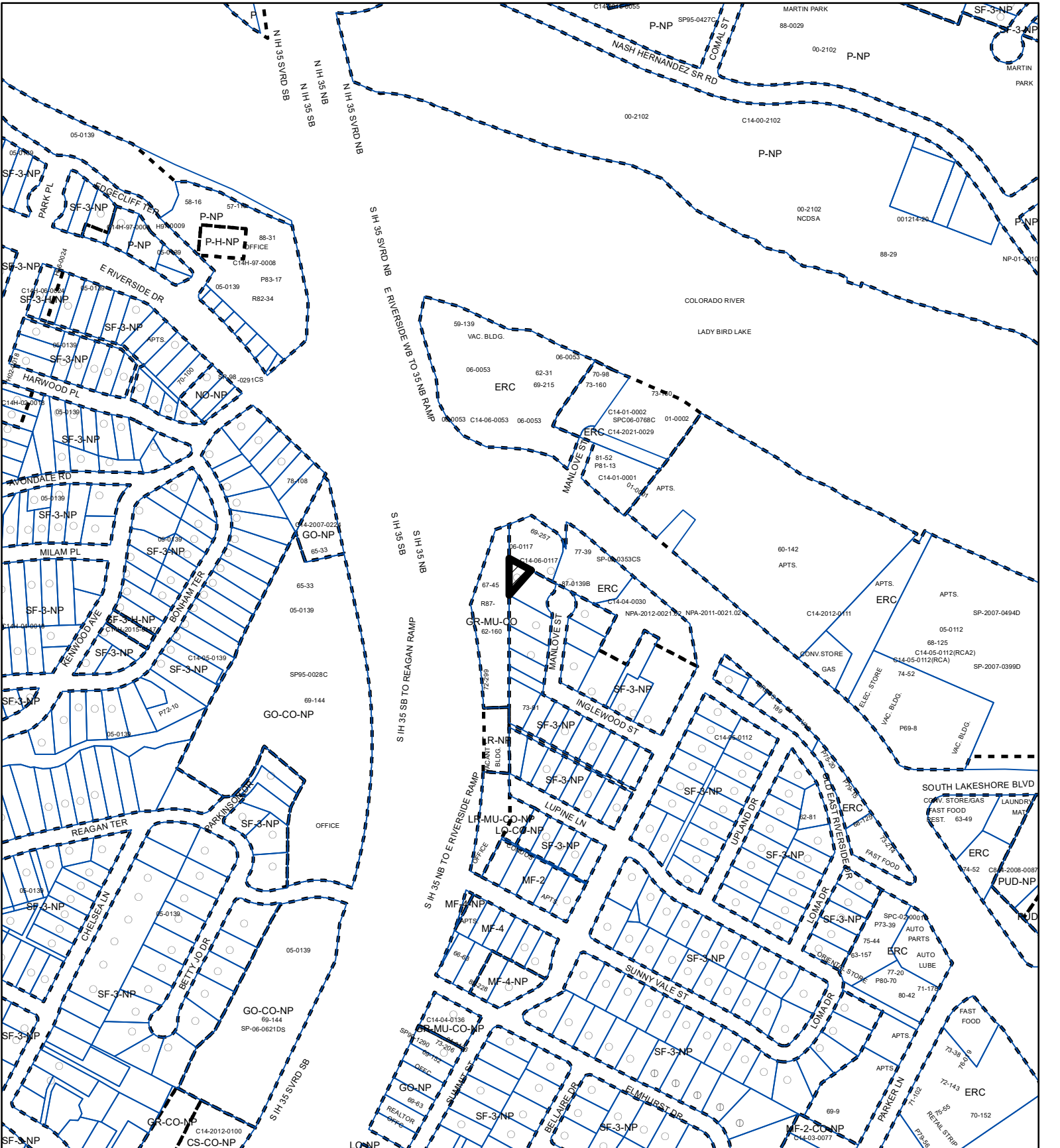


SEE SKETCH PREPARED ON EVEN DATE AND UNDER JOB NUMBER 031022

REVISED: April 26, 2022
DATE: March 26, 2022
SUBDIVISION: Burneys Resubdivision of a portion of Bellvue Park
COUNTY: Travis, Texas
J.O. No.: 031022 REF 062193
FND031022

LEGAL DESCRIPTION: LOT 3, BLOCK "A", BURNEYS RESUBDIVISION OF A PORTION OF BELLVUE PARK, A SUBDIVISOIN IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 49, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.





ZONING

ZONING CASE#: C14-2020-0081

Exhibit B



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

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



Created: 4/6/2022