

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 6302 FM 969 ROAD IN THE MLK-183
3 NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-
4 NEIGHBORHOOD PLAN (LR-NP) COMBINING DISTRICT TO
5 NEIGHBORHOOD COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (LR-
6 MU-NP) COMBINING DISTRICT.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from neighborhood commercial-neighborhood plan (LR-NP)
12 combining district to neighborhood commercial-mixed use-neighborhood plan (LR-MU-
13 NP) combining district on the property described in Zoning Case No. C14-2007-0058.SH,
14 on file at the Neighborhood Zoning and Planning Department, as follows:
15

16 A 0.025 acre tract of land, more or less, out of the J.C. Tannehill League, Survey
17 No. 29, in Travis County, the tract of land being more particularly described by
18 metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),
19

20 locally known as 6302 FM 969 Road, in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "B".
22

23 **PART 2.** Except as specifically provided in Part 3, the Property may be developed and
24 used in accordance with the regulations established for the neighborhood commercial (LR)
25 base district, the mixed use (MU) combining district, and other applicable requirements of
26 the City Code.
27

28 **PART 3.** The Property is subject to Ordinance No. 021107-Z-12B that established the
29 MLK-183 neighborhood plan combining district.

1
2 **PART 4.** This ordinance takes effect on _____, 2007.
3
4

5 **PASSED AND APPROVED**
6

7
8 §
9 _____, 2007 § _____
10

11 Will Wynn
12 Mayor
13

14 **APPROVED:** _____ **ATTEST:** _____
15 David Allan Smith Shirley A. Gentry
16 City Attorney City Clerk

EXHIBIT "A"


FIELD NOTES describing 0.025 acre of land out of and a part of the J.C. Tannehill League, Survey No. 29, situated in Travis County, Texas, said 0.025 acre tract being out of and a portion of a 1.019 acre tract of land described by instrument recorded in Doc. # 2006167529, Real Property Records Travis County, Texas, said 0.025 tract being more particularly described by metes and bounds as follows:

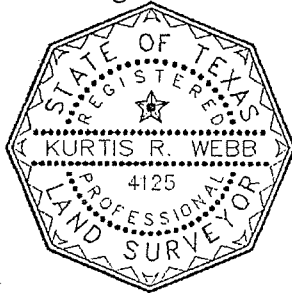
BEGINNING at an iron rod found at the Northwest corner of Lot 1, Block A, Resubdivision of Stone Ridge Section One, a subdivision in Travis County, Texas, recorded in Book 98, Page 137 of the Travis County Plat Records, same being the Northeast corner of said 1.019 acre tract of land, also being on the Southerly line of a 5.231 acre tract conveyed to The Trust for Public Land recorded in Document # 2000031173, Official Records of Travis County, Texas, and being the most Northeasterly corner of herein described tract;

THENCE along the West line of said Lot 1, Block A, same being the East line of said 1.019 acre tract, S 27 degrees 43 minutes 48 seconds W, a distance of 75.17 feet to a Point;

THENCE through the interior of said 1.019 acre tract, N 03 degrees 05 minutes 56 seconds E, a distance of 71.86 feet to an iron rod found for the Northwesterly corner of said 1.019 acre tract, also being an interior corner of said 5.231 acre tract;

THENCE along the North line of said 1.019 acre tract, same being an interior line of said 5.231 acre tract, S 80 degrees 28 minutes 52 seconds E, a distance of 31.53 feet to the **POINT OF BEGINNING** and containing 0.025 acres of land, more or less.


Kurtis R. Webb
R.P.L.S. # 4125
December 5, 2006



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CAVALIER PARK
SECTION ONE, BK. 4, PG. 16
P.R.T.C.T.

2 3 4 5 6 7 8 9 10 11 12 13

REMAINDER OF
ERNEST KARAM, TRUSTEE
1.019 ACRE
DOC. # 2006167529
P.R.T.C.T.

5.231 ACRES
THE TRUST FOR
PUBLIC LAND
DOC# 2000031173

N 03°05'56"E
71.86'

S 80°28'52"E
31.53'

N 27°42'28"E 119.92'

251.08'

S 27°43'48"W
75.17'

N 80°28'52"W 149.90'

P.O.B.

F.M. ROAD 969

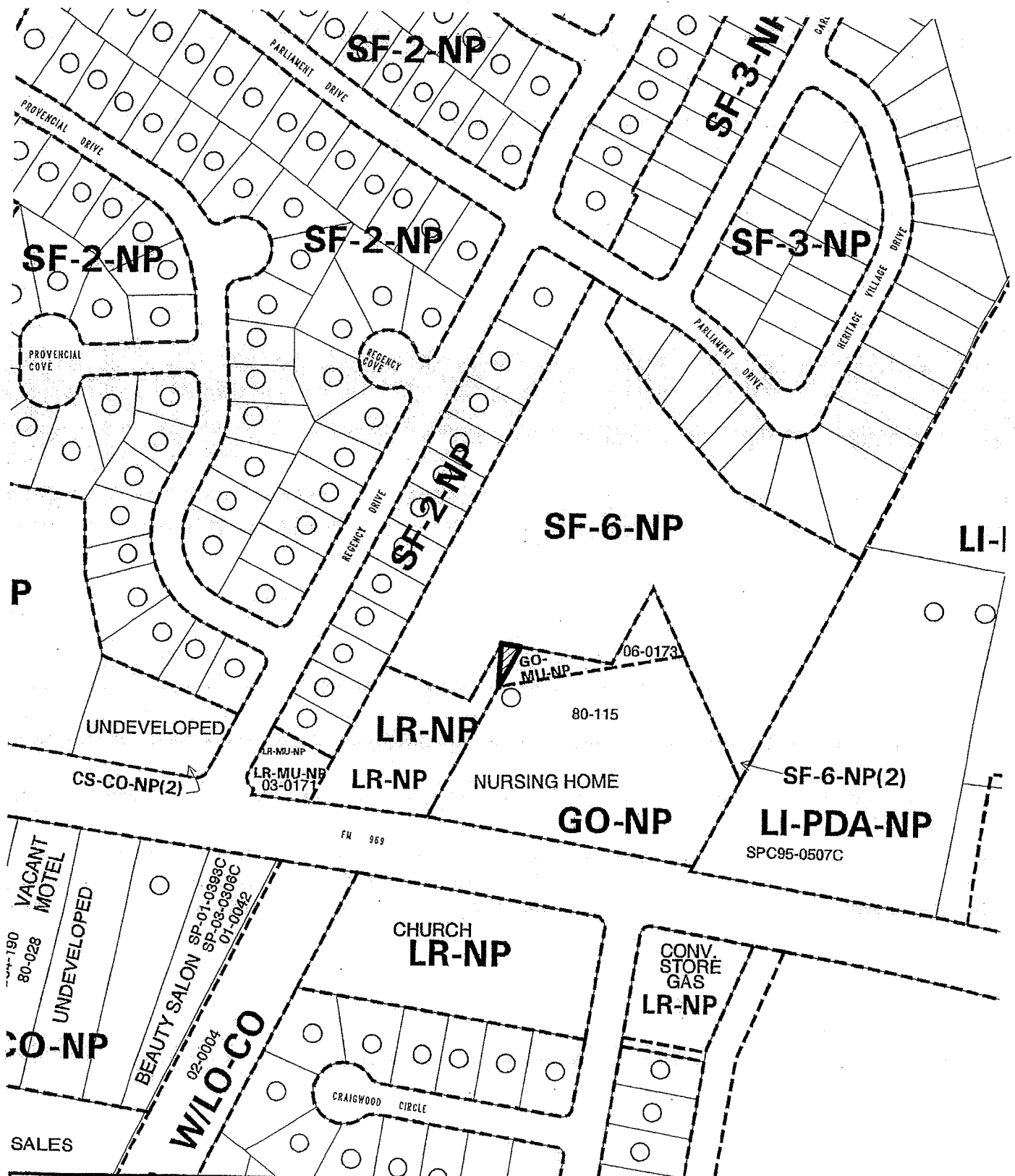
LOT 1, BLOCK A
RESUBDIVISION OF
STONE RIDGE, SECTION 1
BK. 98 PG. 137
P.R.T.C.T.

LEGEND

- IRON ROD FOUND
- IRON ROD SET

0.025 acre of land out of and
a part of the J.C.Tannehill
League, Survey No. 29,
situated in Travis County,
Texas, said 0.224 acre tract
being more particular
described as being a portion
of a 1.019 acre tract of land
described and recorded in Doc.
2006167529 Real Property
Records Travis County, Texas.

SCALE - 1" = 100'



 1" = 200'	SUBJECT TRACT	 	ZONING <i>EXHIBIT B</i>		CITY GRID REFERENCE NUMBER N24
	PENDING CASE		CASE #: C14-2007-0058.SH		
	ZONING BOUNDARY		ADDRESS: 6302 FM 969 RD		
	CASE MGR: R. HEIL		DATE: 07-04		
	SUBJECT AREA (acres): 0.025		INTLS: SM		