

ORDINANCE NO. 20070621-131

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6302 F.M. 969 ROAD IN THE MLK-183 NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (LR-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 neighborhood commercial-neighborhood plan (LR-NP) combining district to neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district on the property described in Zoning Case No. C14-2007-0058.SH, on file at the Neighborhood Zoning and Planning Department, as follows:

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


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

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

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

PART 4. This ordinance takes effect on July 2, 2007.

PASSED AND APPROVED

_____, June 21, 2007 §
 §
 § _____ 
 Will Wynn
 Mayor

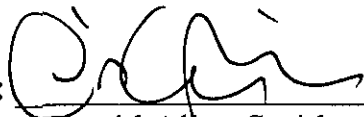
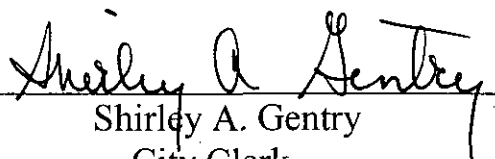
APPROVED:  _____ **ATTEST:** 
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk

EXHIBIT "A"

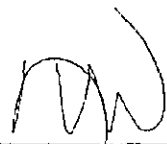
FIELD NOTES describing 0.025 acre of land out of and a part of the J.C. Tannehill League, Survey No. 29, situated in Travis County, Texas, said 0.025 acre tract being out of and a portion of a 1.019 acre tract of land described by instrument recorded in Doc. # 2006167529, Real Property Records Travis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

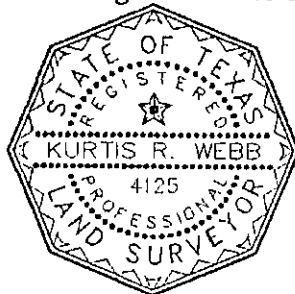
BEGINNING at an iron rod found at the Northwest corner of Lot 1, Block A, Resubdivision of Stone Ridge Section One, a subdivision in Travis County, Texas, recorded in Book 98, Page 137 of the Travis County Plat Records, same being the Northeast corner of said 1.019 acre tract of land, also being on the 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



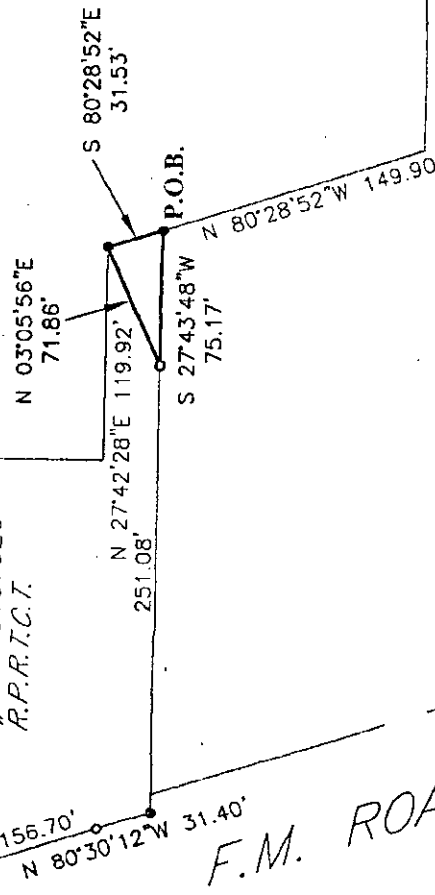
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CAVALIER PARK
SECTION ONE, BK. 4 PG. 18
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



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

F.M. ROAD 969

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'

