

ORDINANCE NO 20070927-094

AN ORDINANCE ESTABLISHING PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1710` GRAND AVENUE PARKWAY AND CHANGING THE ZONING MAP FROM UNZONED (UNZ) TO MULTI-FAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-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 it from unzoned (UNZ) to multi-family residence moderate-high density-conditional overlay (MF-4-CO) combining district on the property described in Zoning Case No C14-2007-0150, on file at the Neighborhood Planning and Zoning Department, as follows

A 0.877 acre tract of land, more or less, out of the Elias McMillan Survey No 110, Abstract No 564, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1710 Grand Avenue Parkway, in the City of Austin, Travis County, Texas, and 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 site plan or building permit for the Property may not be approved, released or issued if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multi-family residence moderate-high density (MF-4) base district, and other applicable requirements of the City Code

PART 3 This ordinance takes effect on October 8, 2007

PASSED AND APPROVED

September 27, 2007

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Will Wynn
Mayor

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

DESCRIPTION

DESCRIPTION OF 0.877 ACRES OF LAND SITUATED IN THE ELIAS MCMILLAN SURVEY NO. 110, ABSTRACT NO. 564 IN TRAVIS COUNTY TEXAS, BEING THAT CERTAIN ENTIRE TRACT OF LAND DESCRIBED IN A DEED TO GRAND AVENUE AT IH 35 LTD. OF RECORD IN DOCUMENT NO. 2000058529 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS SAID 0.877 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a 1/2 inch iron rod with cap Forrest 1847 found in the north right of way of Grand Avenue Parkway (100' right of way) for the southeast corner of said Grand Avenue at IH 35 tract and the southwest corner of that certain tract of land described as Lot 1 Block A of North Park Section Two Subdivision according to the map or plat thereof recorded in Book 85 Page 161D 162A of the Plat Records of Travis County Texas for the southeast corner of the herein described tract from which point a 1/2 inch iron rod found in the north right of way of said Grand Avenue Parkway bears N82°46'41" E a distance of 84.45 feet

THENCE with the north right of way line of said Grand Avenue Parkway and with the south line of said Grand Avenue at IH 35 tract S82°52'39" W a distance of 142.20 feet to a 1/2 inch iron rod set in the east right of way of Interstate Highway No. 35 (right of way varies) for the southwest corner of said Grand Avenue at IH 35 tract and the southwest corner of the herein described tract from which point a 1/2 inch iron rod found bears N24°01'13" E a distance of 0.22 feet

THENCE with the east right of way of said Interstate Highway No. 35 and the west line of said Grand Avenue at IH 35 tract N07°09'14" W a distance of 537.25 feet to a 1/2 inch iron rod set for the north corner of said Grand Avenue at IH 35 tract the northwest corner of said Lot 1 the southwest corner of that certain tract of land described in a deed to Kelly N. Kincaid et al. of record in Document No. 2004232502 of the Official Public Record of Travis County Texas and the north corner of the herein described tract from which point a 1/2 inch iron rod found in the east right of way of said Interstate Highway No. 35 for the northeast corner of said Kincaid tract bears N21°54'44" W a distance of 49.03 feet and also from which point a cotton spindle found bears N11°57'11" E a distance of 0.59 feet

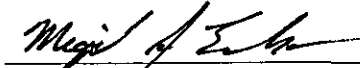
THENCE with the east line of said Grand Avenue at IH 35 tract and the west line of said Lot 1 S21°58'37" E a distance of 555.83 feet to the POINT OF BEGINNING containing 0.877 acres of land more or less within these metes and bounds

All iron rods set with cap stamped Cunningham Allen Inc.

Bearing Reference to the monumented south line of North Park Section Four according to the map or plat thereof recorded in Book 86 Pages 13A 13C of the Plat Records of Travis County Texas same being the south line of Lot 1 Block B and Lot 3 Block B of said North Park Section Four (N58°32'53" W)

I hereby certify that this description was prepared from the results of a survey made on the ground under my supervision

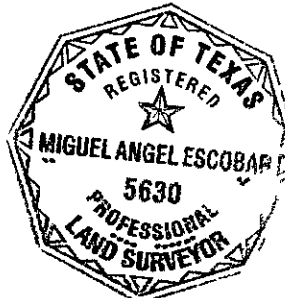
CUNNINGHAM ALLEN INC.



Miguel A. Escobar

Registered Professional Land Surveyor No. 5630

Date 10 Aug 07





ZONING Exhibit B

- Subject Tract
- Zoning Boundary
- Pending Cases

ZONING CASE# C14 2007 0150
ADDRESS 1710 GRAND AVENUE PKWY
SUBJECT AREA 0.877 ACRES
GRID N38
MANAGER S SIRWAITIS

