

#60

ORDINANCE NO _____

1 AN ORDINANCE AMENDING ORDINANCE NO 920409-A TO MODIFY THE
2 LAND USE PLAN FOR THE PROJECT KNOWN AS LITTLE TEXAS PLANNED
3 UNIT DEVELOPMENT IN THE SWEETBRIAR NEIGHBORHOOD PLAN AREA,
4 AND REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT
5 DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT
6 TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP)
7 COMBINING DISTRICT FOR THE PROPERTY LOCALLY KNOWN AS 6005
8 SOUTH CONGRESS AVENUE

9
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN

11
12 **PART 1** Little Texas planned unit development ("Little Texas PUD") is comprised of
13 approximately 66 acres located at Little Texas Lane and IH-35 South and more particularly
14 described by metes and bounds in the land use plan incorporated into Ordinance No
15 920409-A

16
17 **PART 2** Little Texas PUD was approved under Ordinance No 920409-A (the "Original
18 Ordinance"), and amended by Ordinance No 970807-E, Ordinance No 990325-49, and
19 Ordinance No 001102-42

20
21 **PART 3** The zoning map established by Section 25-2-191 of the City Code is amended to
22 change the base district from planned unit development-neighborhood plan (PUD-NP)
23 combining district to planned unit development-neighborhood plan (PUD-NP) combining
24 district on the property described in Zoning File No C814-91-0001 04 on file at the
25 Neighborhood Planning and Zoning Department, as follows

26
27 A 6 097 acre tract of land, more or less, out of the William Cannon League, in
28 Travis County, the tract of land being more particularly described by metes and
29 bounds in Exhibit "A" attached and incorporated into this ordinance, (the
30 "Property"),

31
32 locally known as 6005 South Congress Avenue, in the City of Austin, Travis County,
33 Texas, and generally identified in the map attached as Exhibit "A"

1 **PART 4** This ordinance, together with the attached Exhibits "A" through "C" are the land
2 use plan for the Little Texas planned unit development district (the "PUD") created by this
3 ordinance. The PUD shall conform to the limitations and conditions set forth in the
4 ordinance and the Little Texas planned unit development land use plan.

5
6 **PART 5** Except as otherwise specifically provided by this ordinance and land use plan,
7 the terms and conditions of Ordinance No. 920409-A, as amended, remain in effect. In
8 addition, the Property is subject to Ordinance No. 20050818-Z002 that established the
9 Sweetbriar neighborhood plan combining district.

10
11 **PART 6** The attached exhibits are incorporated into this ordinance in their entirety as
12 though set forth fully in the text of this ordinance. The exhibits are as follows:

- 13
14 Exhibit A Field notes for 6.097 acres
15 Exhibit B Zoning map
16 Exhibit C Amended PUD land use plan

17
18 **PART 7** The Original Ordinance and land use plan are modified for the Property
19 identified on the land use plan as Lot 1, Block A, as follows:

20
21 A Uses

- 22
23 1 Mixed use is added to the Commercial use designation of the lot.
24
25 2 The following uses are prohibited uses:
26
27 Automotive sales
28 Automotive washing (of any type)
29 Pawn shop services

30
31 B Site development regulations

- 32
33 1 The maximum floor-to-area ratio is 1.0 to 1.0.
34
35 2 The maximum height is 60 feet from ground level.
36
37
38
39
40

1
2 **PART 8** 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

Dye Enterprises

Engineers • Surveyors • Planners

C814-41-0001.04

D Scott Dye PE R P L S

November 28, 2006

Re 6 097 Acre Tract
Little Texas Lane
Austin Travis County Texas

EXHIBIT A LEGAL DESCRIPTION

Being a 6 097 acre tract of land out of a 32 931 acre tract of land originally out of the William Cannon League recorded in Volume 8862 Page 364 Deed Records Travis County Texas said 6 097 acre tract being more - particularly described as follows

BEGINNING at a 1/2 iron pin set with a cap marked (DYE ENT SA TX) on the east right of way line of Little Texas Lane (120 feet wide) for the northeast corner of the herein described tract said pin also being on the west line of a 26 70 acre tract recorded in Doc No 2000203726 official public records of Travis County Texas and being S 14°17' 52" W a distance of 5 19 feet from the northwest corner of said 26 70 acre tract,

THENCE S 14°17' 52" W across said 32 931 acre tract and along the west line of said 26 70 acre tract a distance of 613 32 feet to a 1/2 iron pin set with a cap marked (DYE ENT SA TX) on the north line of a 8 041 acre tract recorded in Volume 9923, Page 829 Deed Records of said county for the southeast corner of the herein described tract said pin being N 65°37' 52" W 68 11 feet from a 1/2 iron pin found for the northeast corner of said 8 041 acre tract

THENCE N 65°37' 52" W, along the north line of said 8 041 acre tract a distance of 430 99 feet to a 1/2 iron pin set with a cap marked (DYE ENT SA TX) on the east right of way line of South Congress Avenue (120 feet wide) for the northeast corner of said 8 041 acre tract and the southeast corner of the herein described tract said pin being N 14°17' 53" E 300 12 feet from a 1/2 iron pin found for the point of curvature of said 8 041 acre tract

THENCE N 14°17' 53" E along the east right of way line of said South Congress Avenue, a distance of 590 71 feet to a 1/2 iron pin found for the point of curvature of a curve to the right into the above mentioned south right of way line of Little Texas Avenue said curve having a radius of 25 00 feet a central angle of 93°28' 12" a tangent of 26 56 feet and a chord bearing and distance of N 60°57' 54" E, 36 41 feet,

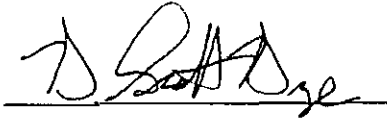
THENCE with said curve to the right an arc length of 40 78 feet to a 1/2 iron pin found for a point of tangency of said right of way line

THENCE S 72°18'00" E, continuing along said right of way line a distance of 96.67 feet to a 1/2" iron pin found for a point of tangency of a curve to the right having a radius of 500.00 feet a central angle of 12°04'59" a tangent of 52.92 feet and a chord bearing and distance of S 66°15'29" E, 105.25 feet,

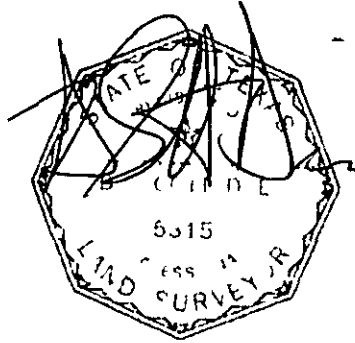
THENCE with said curve to the right, an arc length of 105.45 feet to a 1/2" iron pin found for a point of tangency of said right of way line,

THENCE S 60°13'00" E continuing along said right of way line a distance of 204.99 feet to the **POINT OF BEGINNING** and containing 6.097 acres more or less

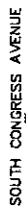
Note: Bearings are based from the parent 32.931 acre tract recorded in volume 8862 page 364 deed records of Travis County, Texas



D. Scott Dye R.P.L.S. #5315
Job # 991954-02



Z:\1999\991954-02 Little Texas\Legals\991954-02 Little Texas.doc



CONGRESS
20TH
APRIL, 1907

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6 097 ACRES
265 603 97 SQ FT
OUT OF 32.931 ACRES
VOL 8862 PG 364
DEED RECORDS

REC'D
FEB 24 1968
FBI - NEW YORK

28.70 ACHE
DO 2006203724
OFFICIAL PUBLIC RECORDS
OUT OF 32. ACHE3
VOL. 886 P. 384
DATE 06/08/2006

[illegible]

NOTE	CHARGE	TOL	HTG	OVERLAP	TA	FOOD

SEVENTEENTH AND/OR ARSON
 ADVERTISING TITLE TEXAS AN AND (C) CONSUMERS VON
 ON ADVERTISING OF 32 ADVERTISERS
 CITY ADVERTISING COUNTY TEXAS
 ACCORDING TO THE ORDER RE ORDERED VOLUME 1888
 THE COMPANY FILE
 THE PEOPLE SUBJECT TO THE INJUNCTIVE COVENANTS AN

VA 3008 PD. DOC. 2007 0402

YE ENTERPRISES
2000 STATE AVE., P.O.
BOX 10000, WILSON, NC 27157

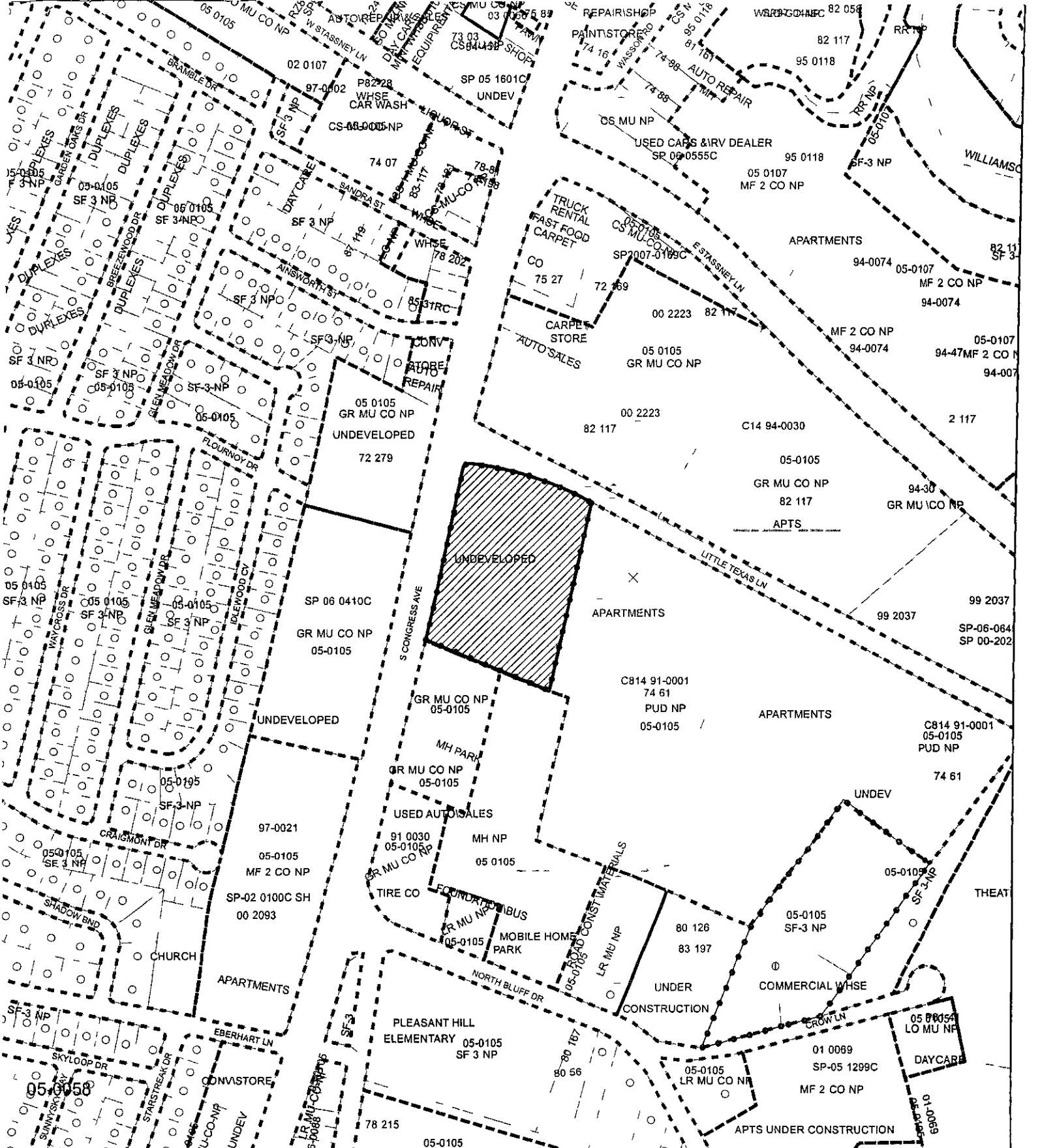
Q1A 144	144
Q1A 145	145

FIELD WORK CAMP




100

1

1000



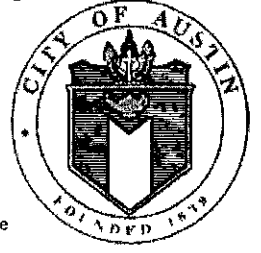
1 = 400

-  Subject Tract
-  Zoning Boundary
-  Pending Cases

OPERATOR S MEEKS

PLANNED UNIT DEVELOPMENT *EXHIBIT B*

CASE# C814 91-0001 04
 ADDRESS 6005 S CONGRESS AVE
 SUBJECT AREA 6.09 ACRES
 GRID G16
 OPERATOR W RHOADES



This map has been produced by G I S Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

