

ORDINANCE NO 20071018-060

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

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

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

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

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

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

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

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

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

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

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

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

A Uses

- 1 Mixed use is added to the Commercial use designation of the lot.
- 2 The following uses are prohibited:
 - Automotive sales
 - Automotive washing (of any type)
 - Pawn shop services

B Site development regulations

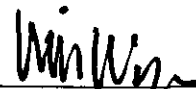
- 1 The maximum floor-to-area ratio is 1.0 to 1.0.
- 2 The maximum height is 60 feet from ground level.

PART 8 This ordinance takes effect on October 29, 2007

PASSED AND APPROVED

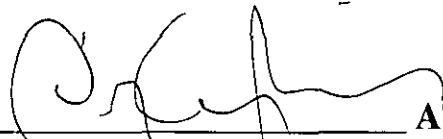
October 18, 2007

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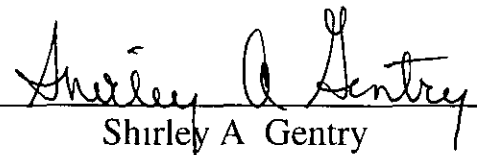
Will Wynn
Mayor

APPROVED



David Allan Smith
City Attorney

ATTEST



Shirley A. Gentry
City Clerk

Dye Enterprises

Engineers • Surveyors • Planners

C814-91-0001.04

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

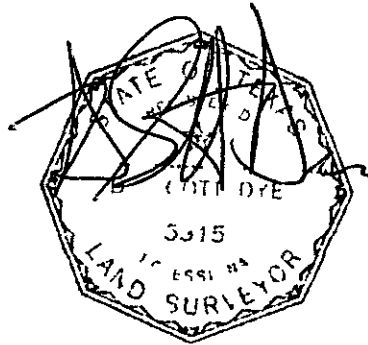
THENCE with said curve to the right an arc length of 105.45 feet to a 1/2" iron pin found for a point of tangency of said right of way line,

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

SOUTH CONGRESS AVENUE
207 P.O.
SPRING VALLEY

6.097 ACRES
265 603.97 SQ. FT.
OUT OF 32.931 ACRES
VOL. 8862 PG. 364
DEED RECORDS

SOUTH CONGRESS AVENUE

LITTLE TEXAS LANE

POINT OF BEGINNING

DRAINAGE DITCH

DRAINAGE DITCH

J. L. W. AND S. W. W. DEED CORP.

JAN 11, 1967

6 097 ACRES
265 603 97 SQ FT
OUT OF 32 931 ACRES
VOL 8862 PG 364
DEED RECORDS

78. 40613
 DOC 2002011728
 OFFICIAL PUBLIC RECORDS
 DUT 11.11.11 ADRES
 VOL 888 PG 384
 FORCING CLOS

NOT. RECORDS ARE BASED FROM THE ADULT
VOLUME FOR AGE 34A, CHILD RECORDS

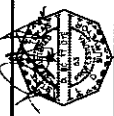
NOT. 1204, DESCRIPTION DATED NOVEMBER 23, 2008

COBBLER
FLANK

AGE 34A
US COIN

BUYER: BERNARD HOLDINGS, U.S. AND/OR ASSIGNS
ADDRESS: 1711 TEXAS LANE AND BOUTH CONGRESS
RD. 36 ACRES OUT OF 32.837 ACRES
TX 75139
COUNTY: TARRANT
ACCORDING TO DEED RECORDED VOLUME 686
PAGE 576 AS FILED
FILE COMPANY
THIS PROCEEDING IS SUBJECT TO RESPECTIVE COMPANIES AND THEIR
RESPECTIVE PROCEEDINGS

YE ENTERPRISES

[illegible]

 Subject Tract

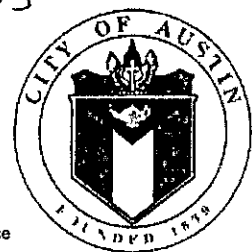
 Pending Cases

1 = 400

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

