

ORDINANCE NO. 20090514-054

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9901 SOUTH 1ST STREET FROM TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT TO MULTIFAMILY 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 the base district from townhouse and condominium residence (SF-6) district to multifamily residence moderate high density-conditional overlay (MF-4-CO) combining district on the property described in Zoning Case No. C14-2009-0007, on file at the Neighborhood Planning and Zoning Department, as follows:

A 3.356 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, Abstract No.20, 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 9901 South 1st Street, 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:

Development of the Property may not exceed a height of 40 feet from ground level.

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

PART 3. This ordinance takes effect on May 25, 2009.

PASSED AND APPROVED

_____, May 14 _____, 2009 §
 §
 §

 Will Wynn
 Mayor

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

DESCRIPTION

DESCRIPTION OF 3.356 ACRES OF LAND SITUATED IN THE S. F. SLAUGHTER LEAGUE SURVEY NO. 1, ABSTRACT NO. 20 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 27, BLOCK A OF SOUTHPARK MEADOWS SUBDIVISION ACCORDING DOCUMENT NO. 200600268 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 27 BEING CONVEYED TO BDDB 27, LTD. IN DOCUMENT NO. 2007022356 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.356 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the east right-of-way line of South First Street (right-of-way varies) for the southeast corner of that certain tract of land conveyed to the City of Austin in Volume 11532, Page 2216 of the Real Property Records of Travis County, Texas and the northeast corner of that certain tract of land conveyed to the City of Austin in Document No. 1999143398 of the Official Public Records of Travis County, Texas, same point being the southwest corner of Lot 27, Block A of said Southpark Meadows Subdivision and for the northwest corner of Lot 26, Block A of the Amended Plat of Lot 15 and Lots 22-26, Block A and Lot 1, Block B of Southpark Meadows Subdivision recorded in Document No. 200700252 of the Official Public Records of Travis County, Texas;

THENCE, N09°16'59"W with said east right-of-way line of South First Street and west line of said Lot 27, Block A, a distance of 278.36 feet to a PK nail set with aluminum washer stamped "Cunningham-Allen, Inc." for the northwest corner of the herein described tract, from which point a PK nail found with aluminum washer stamped "Cunningham-Allen, Inc." for the northwest corner of said Lot 27, Block A and the southwest corner of Lot 28, Block A of said Southpark Meadows Subdivision bears N09°16'59"W a distance of 15.00 feet;

THENCE, over and across said Lot 27, Block A the following three (3) courses and distances:

- 1) N80°10'12"E a distance of 191.67 feet to a PK nail set with aluminum washer stamped "Cunningham-Allen, Inc." at the beginning of a curve to the right;
- 2) with said curve to the right, having a radius distance of 1458.44 feet, an arc length of 234.27 feet, a delta angle of 09°12'12" and a chord which bears N84°46'19"E a distance of 234.02 feet to a 1/2 inch iron rod set with cap stamped "Cunningham-Allen, Inc." for the northeast corner of the herein described tract;
- 3) S04°50'16"W a distance of 485.79 feet to a 1/2 inch iron rod set with cap stamped "Cunningham-Allen, Inc." in the south line of said Lot 27, Block A and the north line of said Lot 26, Block A for the southeast corner of the herein described tract;

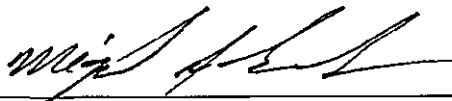
THENCE, N65°11'44"W with said south line of Lot 27, Block A and the north line of said Lot 26, Block A a distance of 370.18 feet to the POINT OF BEGINNING containing 3.356 acres of land more or less within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description.

Bearing basis: monumented south boundary line of Lot 27, Block A, Southpark Meadows Subdivision, Document No. 200600268 of the Official Public Records of Travis County, Texas.

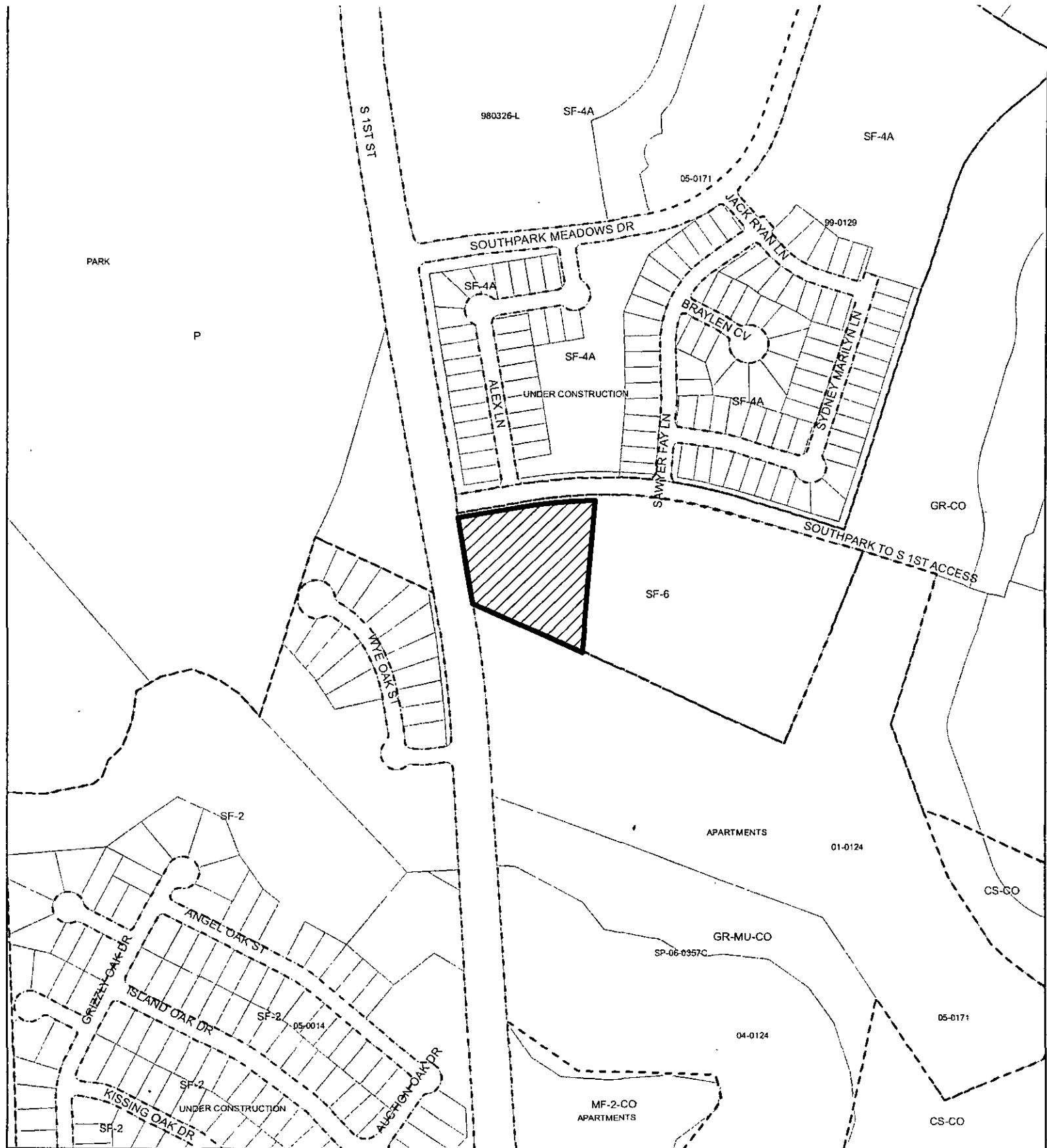
I hereby certify that this description was prepared from a survey made on the ground under my supervision.

CUNNINGHAM-ALLEN, INC.






Miguel A. Escobar
Registered Professional Land Surveyor No. 5630
State of Texas
Date: 4 Dec 08





ZONING EXHIBIT B

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2009-0007
 ADDRESS: 9901 S 1ST ST
 SUBJECT AREA: 3.356 ACRES
 GRID: F13
 MANAGER: W. RHOADES

OPERATOR: S. MEEKS



N

 1" = 400'

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