ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3108 EAST 51st STREET IN THE PECAN SPRINGS-SPRINGDALE NEIGHBORHOOD PLAN FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-2-CO-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 family residence-neighborhood plan (SF-3-NP) combining district to multifamily residence low density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district on the property described in Zoning Case No. C14-2011-0165, on file at the Planning and Development Review Department, as follows:

A 7.32 acre tract of land, more or less, out of the S.J. Whatley Survey No. 24, Abstract No. 795, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 3108 East 51st Street, 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 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the multi family residence-low density (MF-2) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay established by this ordinance is subject to the following conditions:

A. Vehicular access from the Property to Pecan Springs Road is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

B. A building or structure constructed on the Property, may not exceed 37 feet or two stories from ground level.

C. Building coverage on the Property may not exceed 40 percent.

D. Development of the property may not exceed an impervious coverage of 55 percent.

E. Development of the property shall contain a minimum site area of 10,500 square feet.

F. Development of the property shall not contain less than 3,500 square feet of site area for each dwelling unit.

G. Except for a parking space in a driveway, a parking space may not be located in a front street yard.

H. Multifamily residential use, as described in Section 25-2-3(B)(7) of the City Code, of the Property is prohibited.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence-low density (MF-2) base district, and other applicable requirements of the City code.

PART 4. The Property is subject to Ordinance No. 021107-Z-12a that established the Pecan Springs-Springdale Neighborhood Plan.

PART 5. This ordinance takes effect on _____, 2012.

PASSED AND APPROVED

§
§
_____, 2012 §

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____

Karen M. Kennard
City Attorney

Shirley A. Gentry
City Clerk

FIELD NOTES
JOB NO. 11257–00
DATE: November 30, 2011
PAGE 1 OF 4

7.32 ACRES

Being 7.32 acres of land situated in Travis County, Texas, out of the S.J. Whatley Survey No. 24, Abstract No. 795, and being all of that tract described as 7.315 acres in a Warranty Deed with Vendor's Lien to Robert Langguth and HousePurchase, Inc., dated December 12, 2006 and recorded as Document No. 2006239856 of the Official Public Records of Travis County, Texas, and further described by metes and bounds as follows:

BEGINNING: at a 1/2 inch iron pin with orange plastic cap found in the northeasterly line of East 51st Street for the southwest corner of that certain tract described as 0.900 acre in a Warranty Deed granted to the City of Austin, dated July 27, 1994 and recorded in Volume 12237, Page 1106 of the Real Property Records Travis County, Texas and the most southerly corner of said Langguth tract and this tract;

THENCE: N 62°05'14" W 297.22 feet along the north line of said East 51st Street with the south line of said Langguth tract to a 1/2 inch iron pin with an orange plastic cap inscribed "DRIFTWOOD SURVEYING" found at the intersection of the east line of Pecan Springs Road for the beginning of a curve to the right and the southwest corner of said Langguth tract and this tract,

THENCE: along the east line of said Pecan Springs Road with a part of the west line of said Langguth tract the following three (3) courses:

1. 227.97 feet along said curve (Δ= 84°52'14", radius = 153.90 feet long chord bears N 18°36'03" W 207.69 feet) to a 1/2 inch iron pin with an orange plastic cap inscribed "DRIFTWOOD SURVEYING" found,
2. N 23°33'37" E 376.30 feet to a 1/2 inch iron pin with an orange plastic cap inscribed "DRIFTWOOD SURVEYING" found at the beginning of a curve to the left
3. 243.04 feet along said curve (Δ= 44°08'57", radius = 315.41 feet, long chord bears N 01°18'03' E 237.07 feet) to a 3/4 inch iron pipe found for an angle point in the west line of said Langguth tract and this tract;

THENCE: leaving said Pecan Springs Road and continuing along the west line of said Langguth tract the following two (2) courses:

1. offset S 62°52'31" E 137.20 feet to a chain link fence corner post for an angle point,
2. N 26°35'09" E 198.50 feet to a chain link fence corner post in the south line of Windsor Park Hills Section 1, a subdivision recorded in Volume 14, Page 1 of Plat Records Travis County, Texas for the most northerly corner of said Langguth tract and this tract;

THENCE: S 62°53'45" E 135.91 feet to 1/2 inch iron pin with yellow plastic cap inscribed "POINT LINE RPLS 1587" found in the west line of Windsor Park Hills Section 3, a subdivision recorded in Volume 16 Page 65 of said plat records for the most southerly corner of said Windsor Hills Section 1 and the northeast corner of said Langguth tract and this tract;

THENCE: along the west line of said Windsor Hills Section 3 with the east line of said Langguth tract and this tract the following five (5) courses:

1. S 27°44'33" W 35.02 feet to a 1/2 inch iron pin with yellow plastic cap inscribed "CS LTD" set,
2. S 21°50'03" W 60.13 feet to 1/2 inch iron pin with an orange plastic cap inscribed "DRIFTWOOD SURVEYING" found,
3. S 07°28'18" W 85.10 feet to a 1/2 inch iron pin with an orange plastic cap found,

4. S 03°11'54" E 22.76 feet to a 1/2 inch iron pin with an orange plastic cap inscribed "DRIFTWOOD SURVEYING" found,
5. S 05°19'01" E (basis of bearings hereon) 481.09 feet to 1/2 inch iron pin with an orange plastic cap inscribed "DRIFTWOOD SURVEYING" found for the most northerly corner of that tract described as 0.86 acres in a deed granted to the City of Austin and recorded in Volume 3092, Page 1191 of Deed Records Travis County, Texas and the most easterly corner of said Langguth tract and this tract;

THENCE: S 27°28'13" W leaving said Windsor Hills Section 3 and continuing with the northwesterly lines of said City of Austin tracts and the southeasterly line of said Langguth tract and this tract, at approximately 139.34 feet leaving said City of Austin (Vol. 3092, Pg. 1191) tract, and continuing with the northwesterly line of said City of Austin tract (Vol. 12237, Pg. 1106), in all 335.89 feet to the **Beginning**.

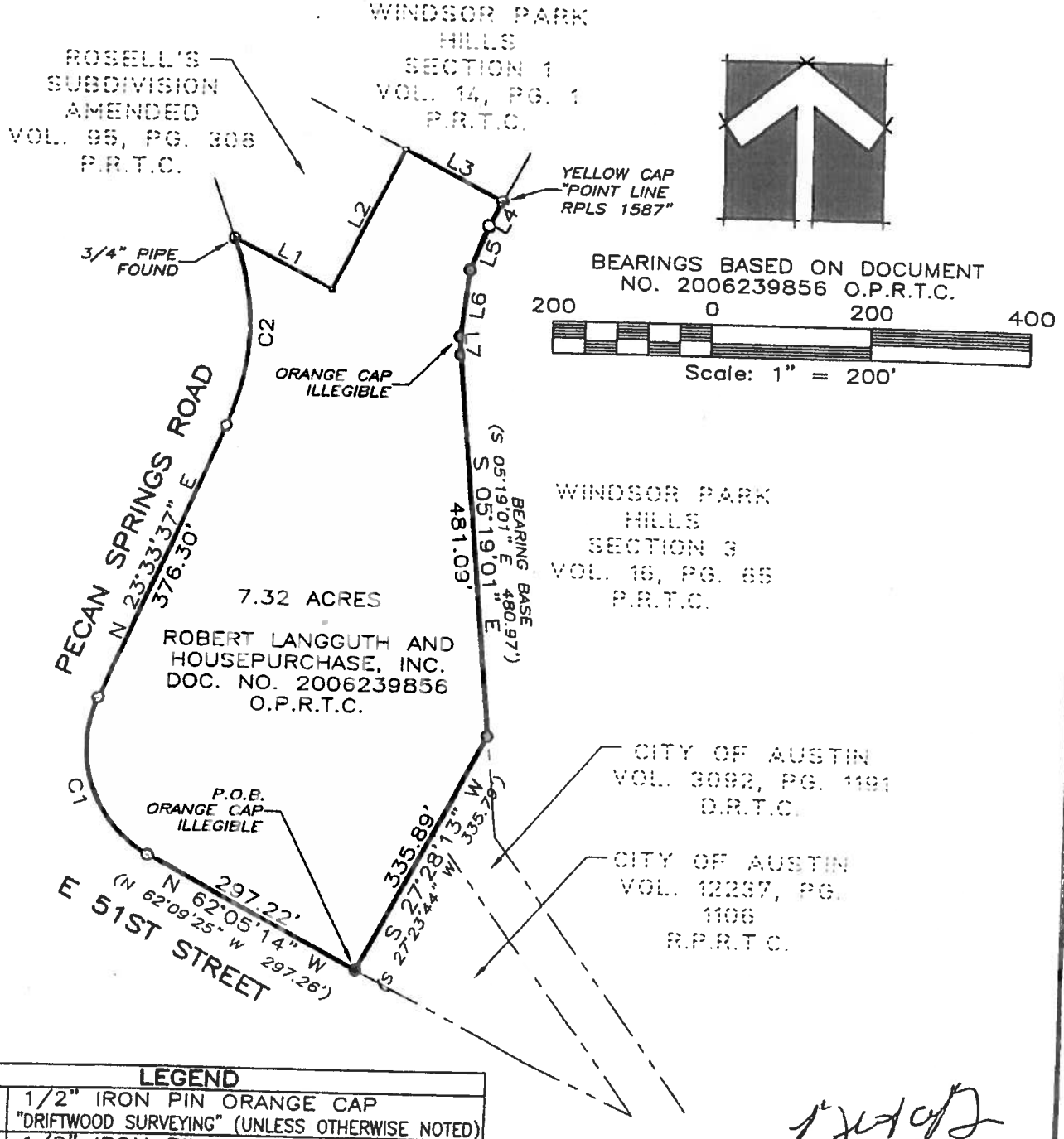
Bearings cited hereon based on Document No. 2006239856, said official public records.

12/1/2011

Brett A. Butts, R.P.L.S. No. 6254
Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628

BAB/hbb

EXHIBIT TO ACCOMPANY FIELD NOTES FOR
7.32 ACRES OUT OF THE S.J. WHATLEY SURVEY NO. 24, ABSTRACT NO. 795
TRAVIS COUNTY, TEXAS



LEGEND	
●	1/2" IRON PIN ORANGE CAP "DRIFTWOOD SURVEYING" (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET w/YELLOW PLASTIC CAP "CS, LTD"
■	FENCE POST
P.R.T.C.	PLAT RECORDS TRAVIS COUNTY
D.R.T.C.	DEED RECORDS TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS TRAVIS CO.
(xxxx)	RECORD BEARING/DISTANCE

12/1/2011

NOTE: SEE SHEET NO. 4 FOR LINE & CURVE TABLES AND REMAINING RECORD TABLES

Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.castleberrysurveying.com

SHEET 3 OF 4

DRAWING FILE: S:\2011_PROJECTS\11257 WHATLEY, S J SURVEY\7.3 ACRES\ 11257-BNDRY_20111130.dwg Dec 01, 2011 - 10:37 am brett

EXHIBIT TO ACCOMPANY FIELD NOTES FOR
7.32 ACRES OUT OF THE S.J. WHATLEY SURVEY NO. 24, ABSTRACT NO. 795
TRAVIS COUNTY, TEXAS

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 62°52'31" E	137.20'
L2	N 26°35'09" E	198.50'
L3	S 62°53'45" E	135.91'
L4	S 27°44'33" W	35.02'
L5	S 21°50'33" W	60.13'
L6	S 07°28'18" W	85.10'
L7	S 03°11'54" E	22.76'

RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
(L1)	S 62°56'00" E	137.06'
(L2)	N 26°34'14" E	198.39'
(L3)	S 62°56'42" E	135.97'
(L4)	S 27°40'29" W	35.00'
(L5)	S 21°46'29" W	60.09'
(L6)	S 07°30'29" W	85.06'
(L7)	S 03°05'31" E	22.78'

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	84°52'14"	153.90'	227.97'	207.69'	N 18°36'03" W
C2	44°08'57"	315.41'	243.04'	237.07'	N 01°18'03" E

RECORD CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
(C1)	NO REC	153.90'	227.85'	207.60'	N 18°37'13" W
(C2)	NO REC	315.41'	243.08'	237.11'	N 01°15'14" E

12/1/2011

Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.castleberrysurveying.com

DRAWING FILE: S:\2011_PROJECTS\11257 WHATLEY, S J SURVEY\7.3 ACRES\ 11257-BNDRY_20111130.dwg Dec 01, 2011 - 10:37 am brett

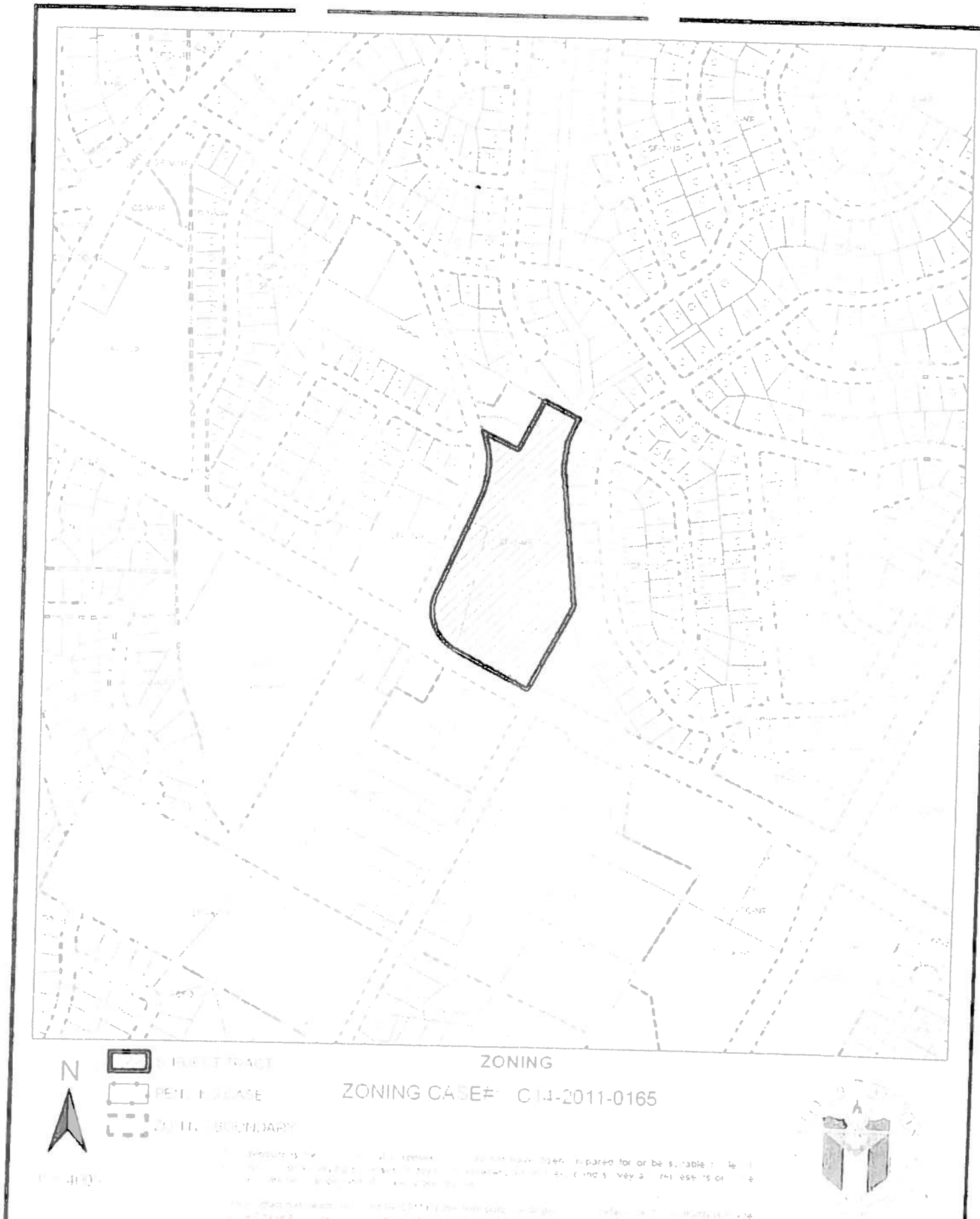


Exhibit B