

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1125 SHADY LANE IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-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 moderate-high density-neighborhood plan (MF-4-NP) combining district on the property described in Zoning Case No. C14-2017-0094, on file at the Planning and Zoning Department, as follows:

7.93 acre tract out of the J.C. Tannehill League, Abstract No. 22 in the City of Austin, Travis County, Texas, being a part of that certain 7.35 acre tract (First Tract) and all of that certain called .65 acre tract (Second Tract) in a deed to Otto Friedrich and recorded in Volume 376, Page 276, of the Deed Records of Travis County, Texas, being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1125 Shady Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. The Property is subject to Ordinance No. 20030327-11a that established zoning for the Govalle Neighborhood Plan.

PART 3. This ordinance takes effect on _____, 2018.

PASSED AND APPROVED

_____, 2018 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk



LEGAL DESCRIPTION
Survey for: Barton Creek Capital, LLC

7.93 ACRE TRACT

Being out of the J.C. Tannehill League, Abstract No. 22 in the City of Austin, Travis County, Texas, being part of that certain called 7.35 acre tract (First Tract) and all of that certain called 0.65 acre tract (Second Tract) in a deed to Otto Friedrich and recorded in Volume 376, Page 276 of the Deed Records of Travis County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1-inch bolt found at a chain link fence corner post in the north line of said First Tract, being the northeast corner of that certain called 1,998 square foot tract of land to the City of Austin recorded in Volume 10070, Page 43, Real Property Records, Travis County, Texas, at the southwest corner of that certain called 1.926 acre tract of land to Saguaro Holdings, LLC, recorded in Document number 2017004773, Official Public Records of Travis County, Texas, and in the east right of way line of Shady Lane, for the northwest corner of this;

THENCE along the north line of said First Tract, S 61°04'27" E passing an iron rod found (diameter = 1/2 inch) 0.54 feet northeast of line at a distance of 362.67 feet being the southeast corner of said 1.926 acre tract and the southwest corner of that certain called 6.308 acre tract of land to Austin Affordable Housing Corporation, recorded in Document number 2015170606, Official Public Records of Travis County, Texas and continuing for a total distance of 961.69 feet to a calculated point at the northeast corner of said First Tract, being the northwest corner of said Second Tract, for a point in the north line of this;

THENCE along the north line of said Second Tract, S 61°04'27" E a distance of 88.89 feet to an iron pipe found (diameter = 1/2 inch) at the northeast corner of said Second Tract, being the southerly southeast corner of said 6.308 and in a northerly western line of that certain called 23.32 acre tract of land to the City of Austin, recorded in Volume 828, Page 5, Deed Records of Travis County, Texas, for the northeast corner of this;

THENCE along the east line of said Second Tract common with the northerly western line of said 23.32 acre tract, S 27°26'17" W a distance of 325.73 feet to an iron rod found (1/2-inch diameter) at the southeast corner of said Second Tract, being an interior angle corner of said 23.32 acre tract, for the southeast corner of this;

THENCE along the south line of said Second Tract, N 61°16'47" W a distance of 88.89 feet to a calculated point at the southwest corner of said Second Tract, being the southeast corner of said First Tract, for a point in the south line of this;

THENCE along the south line of said First Tract, N 61°16'47" W a distance of 972.57 feet to a 1-inch bolt found in the south line of said First Tract and in the east right of way line of Shady Lane, for the southwest corner of this;

THENCE over and across said First Tract and along the east right of way of Shady Lane common with the east line of said 1,998 square foot tract the following three (3) courses and distances:

Exhibit A



1. N 29°36'59" E a distance of 134.72 feet to a 1-inch bolt found, for an angle point in the west line of this,
2. N 29°54'19" E a distance of 131.25 feet to a calculated point, for an angle point in the west line of this, from which two separate mag nails set for reference bear N 85°35'52" W a distance of 8.16 feet and N 38°34'19" W a distance of 8.12 feet, and
3. N 27°37'06" E a distance of 63.51 feet to the **POINT OF BEGINNING**, in all containing 7.93 acres of land.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Derek Kinsaul, Registered Professional Land Surveyor.

June 19, 2017

Derek Kinsaul
RPLS No. 6356
Job #17-0047

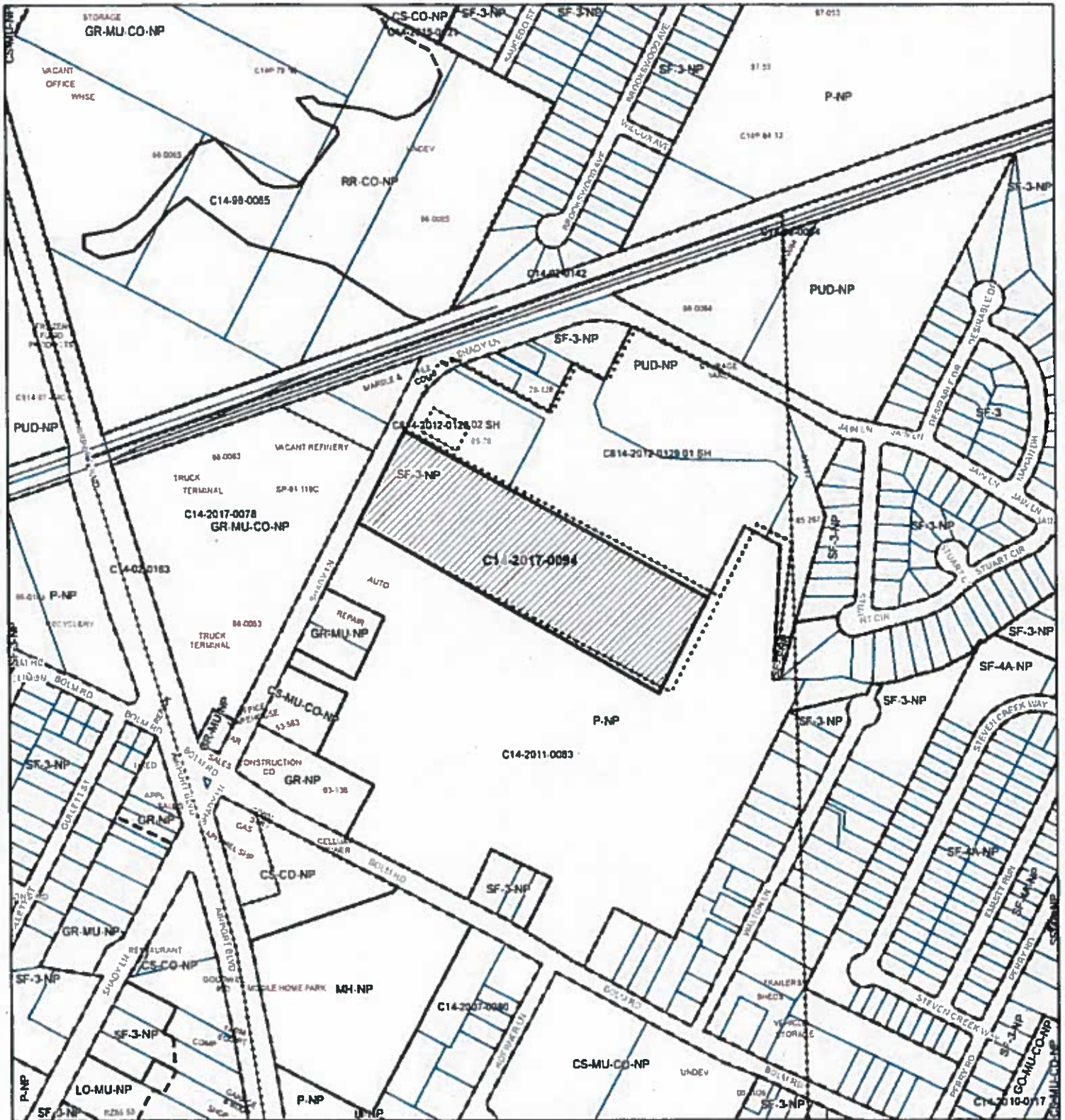


19" TREE LIST

Case No.	Zone	Category
1	1000	1000
2	1000	1000
3	1000	1000
4	1000	1000
5	1000	1000
6	1000	1000
7	1000	1000
8	1000	1000
9	1000	1000
10	1000	1000
11	1000	1000
12	1000	1000
13	1000	1000
14	1000	1000
15	1000	1000
16	1000	1000
17	1000	1000
18	1000	1000
19	1000	1000
20	1000	1000
21	1000	1000
22	1000	1000
23	1000	1000
24	1000	1000
25	1000	1000
26	1000	1000
27	1000	1000
28	1000	1000
29	1000	1000
30	1000	1000
31	1000	1000
32	1000	1000
33	1000	1000
34	1000	1000
35	1000	1000
36	1000	1000
37	1000	1000
38	1000	1000
39	1000	1000
40	1000	1000
41	1000	1000
42	1000	1000
43	1000	1000
44	1000	1000
45	1000	1000
46	1000	1000
47	1000	1000
48	1000	1000
49	1000	1000
50	1000	1000
51	1000	1000
52	1000	1000
53	1000	1000
54	1000	1000
55	1000	1000
56	1000	1000
57	1000	1000
58	1000	1000
59	1000	1000
60	1000	1000
61	1000	1000
62	1000	1000
63	1000	1000
64	1000	1000
65	1000	1000
66	1000	1000
67	1000	1000
68	1000	1000
69	1000	1000
70	1000	1000
71	1000	1000
72	1000	1000
73	1000	1000
74	1000	1000
75	1000	1000
76	1000	1000
77	1000	1000
78	1000	1000
79	1000	1000
80	1000	1000
81	1000	1000
82	1000	1000
83	1000	1000
84	1000	1000
85	1000	1000
86	1000	1000
87	1000	1000
88	1000	1000
89	1000	1000
90	1000	1000
91	1000	1000
92	1000	1000
93	1000	1000
94	1000	1000
95	1000	1000
96	1000	1000
97	1000	1000
98	1000	1000
99	1000	1000
100	1000	1000

8" TO 19" TREE LIST

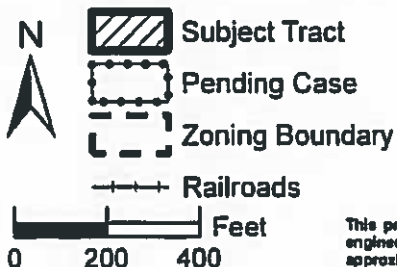
[illegible]



ZONING

Case#: C14-2017-0094

Exhibit B



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 7/28/2017