

ORDINANCE NO. 20080807-064

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE SNEED HOUSE LOCATED AT 1801 NELMS DRIVE FROM FAMILY RESIDENCE (SF-3) DISTRICT AND FAMILY RESIDENCE-HISTORIC LANDMARK (SF-3-H) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY (MF-4) DISTRICT FOR TRACT ONE AND MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-HISTORIC LANDMARK-CONDITIONAL OVERLAY (MF-4-H-CO) COMBINING DISTRICT FOR TRACT TWO.

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 (SF-3) district and family residence-historic landmark (SF-3-H) combining district to multifamily residence moderate high density (MF-4) district for Tract One and multifamily residence moderate high density-historic landmark-conditional overlay (MF-4-H-CO) combining district for Tract Two as described in Zoning Case No. C14-2007-0042, on file at the Neighborhood Planning and Zoning Department, as follows:

Tracts One and Two: A 1.78 acre tract of land, more or less, out of the Santiago Del Valle Grant, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

generally known as the Sneed House, locally known as 1801 Nelms Road, 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:

- A. A 25-foot wide setback shall be established around the footprint area identified as Tract Two on Exhibit "A". Within the 25-foot wide setback the maximum impervious cover is 50 percent.
- B. Field notes to more particularly describe all tracts will be submitted with site plan application.

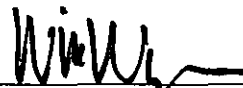
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence moderate high density (MF-4) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on August 18, 2008.

PASSED AND APPROVED

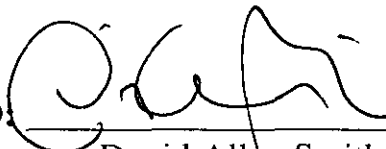
August 7, 2008

§
§
§



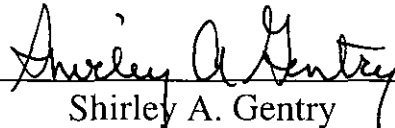
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

EXHIBIT "A"

March 21, 2007

FIELD NOTES

FIELD NOTES FOR 1.78 ACRES OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, SAME BEING THE SAME TRACT OF LAND MORE PARTICULARLY DESCRIBED IN VOLUME 8957, PAGE 138, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED IN TAX RESALE DEED RECORDED IN DOCUMENT NUMBER 2006227540, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at an iron rod found on the south R.O.W. of Nelms Drive at the most northerly, N.W. corner of Lot 4, Block C, COMAL BLUFF SECTION ONE, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 84, Page 16B, Plat Records of Travis County, Texas, for the N.E. corner hereof,

THENCE the following two (2) courses and distances along the common west and north line of Lot 4:

1. S03°33'17"W for a distance of 389.95 feet to an iron rod found;
2. N59°22'40"W for a distance of 305.25 feet to an iron rod found on the curving east R.O.W. of Bluff Springs Road for the S.W. corner hereof;

THENCE the following two (2) courses and distances along the east R.O.W. of Bluff Springs Road:

1. 183.37 feet along the arc of a curve curving to the left with a radius of 975.00 feet and having a chord which bears N17°41'47"E for a distance of 183.10 feet to an iron rod found at the point of tangency of said curve;
2. N12°50'34"E for a distance of 46.75 feet to an iron rod found at the point of curvature of a curve having a radius of 15.00 feet;

THENCE the following two (2) courses and distances along the south R.O.W. of Nelms Drive:

1. 22.17 feet along the arc of a curve curving to the right with a chord which bears N54°34'32"E for a distance of 20.20 feet to an iron rod found at the point of a reverse curve curving to the left with a radius of 777.00 feet;
2. 204.95 feet along the arc of said curve with a chord which bears N89°28'18"E for a distance of 204.35 feet to the **POINT OF BEGINNING**, containing 1.78 acres of land.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.


Thomas P. Dixon R.P.L.S. 4324

