

ORDINANCE NO. 20061019-062

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6200 LOYOLA LANE FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT AND MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-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 on the property described in Zoning Case No C14-06-0156 SH, on file at the Neighborhood Planning and Zoning Department, as follows

Tract One From multifamily residence medium density-conditional overlay (MF-3-CO) combining district to multifamily residence medium density-conditional overlay (MF-3-CO) combining district

A 9 844 acre tract of land, more or less, out of the J C Tannehill Survey No 29, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and,

Tract Two From community commercial-mixed use-conditional overlay (GR-MU-CO) combining district to multifamily residence medium density-conditional overlay (MF-3-CO) combining district

A 6 982 acre tract of land, more or less, out of the J C Tannehill Survey No 29, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (the "Property"),

locally known as 6200 Loyola Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C"

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

- 1 A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day
- 2 Development of the Property may not exceed 254 residential units
- 3 Development of the Property may not exceed 15 1 residential units per acre

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) base district and other applicable requirements of the City Code

PART 3. This ordinance takes effect on October 30, 2006

PASSED AND APPROVED

_____, October 19, 2006 §
§
§ _____
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A Gentry
City Attorney City Clerk

JAMES E. GARON

REGISTERED PROFESSIONAL

LAND SURVEYOR

E-mail jgaron@austin.rr.com

924 Main Street
Bastrop, Texas 78602
512-303-4185
512-321-2107 fax

March 4, 2003

EXHIBIT A

TRACT A

LEGAL DESCRIPTION BEING A 9.844 ACRE TRACT OF LAND LYING IN AND SITUATED OUT OF THE J C TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, AND BEING A PORTION THAT CERTAIN 17.0103 ACRE TRACT, SAVE AND EXCEPT 8,031 SQUARE FEET, CONVEYED TO ROBERT L HAUG BY DEED RECORDED IN VOLUME 12026, PAGE 773 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 9.844 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS PREPARED FROM RECORD INFORMATION AND PREVIOUS SURVEYS BY OTHERS

BEGINNING at an iron rod found in the curving east r-o-w line of the former Missouri, Kansas and Texas (M K T) Railroad as conveyed to the State of Texas by deed recorded in Volume 11339, Page 2005 for the northwest corner hereof and said 17.0103 acre tract and the southwest corner of the Worley and Barton Subdivision, a subdivision of record in Volume 84, Page 199B,

THENCE South 59°19'09" East with the north line hereof and said 17.0103 acre tract and the south line of said Worley and Barton Subdivision, a distance of 680.50 feet to an iron rod found for the northeast corner hereof and said 17.0103 acre tract, and the northwest corner of a 12.669 acre tract of land conveyed to Horizon Worship Center by deed recorded in Volume 12781, Page 2223 of said Deed Records,

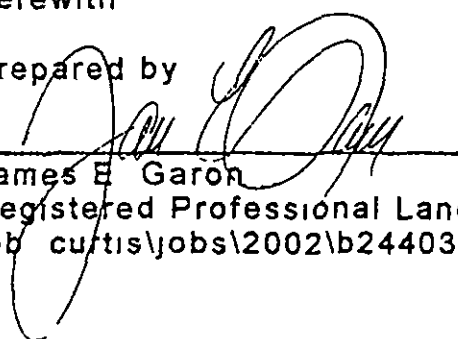
THENCE South 30°04'20" West a distance of 610.30 feet along the east line hereof and said 17.0103 acre tract and the west line of said 12.669 acre tract to a point for the southeast corner hereof,

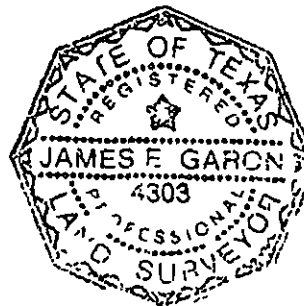
THENCE crossing said 17.0103 acre tract N 60°43'33" W a distance of 723.69 feet to a point in the east line of said former M K T Railroad for the southwest corner hereof,

March 4, 2003

THENCE a distance of 629 83 feet along the arc of said curving r-o-w line to the left, having a radius of 3658 70 feet and a chord bearing North $34^{\circ}00'24''$ East a distance of 629 06 to the POINT OF BEGINNING and containing 9 844 acres of land, more or less, and as shown on sketch to accompany legal description prepared herewith

Prepared by


James E. Garon
Registered Professional Land Surveyor
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JAMES E. GARON

REGISTERED PROFESSIONAL
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March 4, 2003

EXHIBIT B

TRACT B

LEGAL DESCRIPTION BEING A 6 982 ACRE TRACT OF LAND LYING IN AND SITUATED OUT OF THE J C TANNEHILL SURVEY NO 29, ABSTRACT NO. 22, AND BEING A PORTION THAT CERTAIN 17 0103 ACRE TRACT, SAVE AND EXCEPT 8,031 SQUARE FEET, CONVEYED TO ROBERT L HAUG BY DEED RECORDED IN VOLUME 12026, PAGE 773 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 6 982 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS PREPARED FROM RECORD INFORMATION AND PREVIOUS SURVEYS BY OTHERS

BEGINNING at an iron rod found in the east r-o-w line of the former Missouri, Kansas and Texas (M K T) Railroad as conveyed to the State of Texas by deed recorded in Volume 11339, Page 2005 of said Deed Records and the north r-o-w line of Loyola Lane for the southwest corner hereof and said 17 0103 acre, save and except 8,031 square foot, tract,

THENCE North 41°01'26" West a distance of 274 94 feet with the west line hereof and said 17 0103 acre tract and the east r-o-w line of said former M K T Railroad to an iron rod found for point of curvature,

THENCE a distance of 133 22 feet along the arc of a curve to the left, said curve having a radius of 3658 70 feet and a chord bearing North 39°58'53" East a distance of 133 21 feet to a point for the northwest corner hereof,

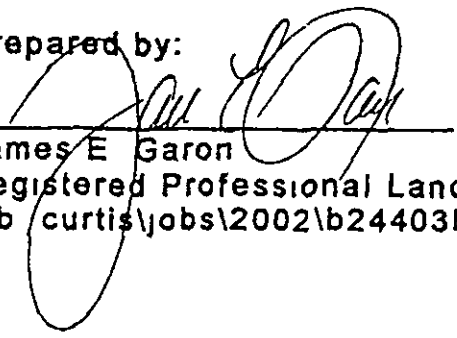
THENCE crossing said 17 0103 acre tract, North 60°43'33" West a distance of 723 69 feet to a point in the east line of said 17.0103 acre tract and the west line of a 12 669 acre tract of land conveyed to Horizon Worship Center by deed recorded in Volume 12781, Page 2223 for the northeast corner hereof,

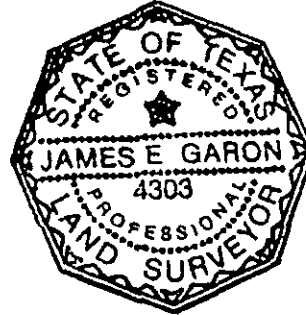
THENCE South 30°04'20" West a distance of 400 04 feet along the east line hereof and said 17 0103 acre tract and the west line of said 12 669 acre tract to an iron rod found in the north line of Loyola Lane and said 8,031 square foot tract for the southeast corner hereof,

March 4, 2003

THENCE North 60°43'33" West a distance of 798.84 feet along the south line hereof and said and the north line of Loyola Lane to the POINT OF BEGINNING and containing 6 982 acres of land, more or less, and as shown on sketch to accompany legal description prepared herewith

Prepared by:


James E. Garon
Registered Professional Land Surveyor
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WORLEY AND BARTON SUBDIVISION
VOL. 84, PG 199B

STATE OF TEXAS (FORMER M K T RAILROAD)
11339/2005

S 59°19'09" E 680.50'

A
9.844 AC

ROBERT L HAUG
PT OF 17.0103 ACRES
SAVE AND EXCEPT 8,031 SQUARE FEET
12026/773
D R T C

1010.34'

N 60°43'33" W 723.69'

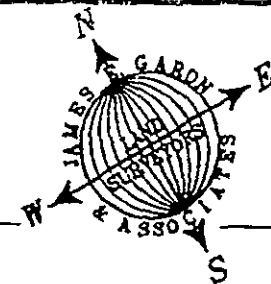
B
6.982 AC

ROBERT L HAUG
PT OF 17.0103 ACRES
SAVE AND EXCEPT 8,031 SQUARE FEET
12026/773
D R T C

S 30°04'20" W

N 60°43'33" W 798.84'

LOYOLA LANE



200 100 0 200

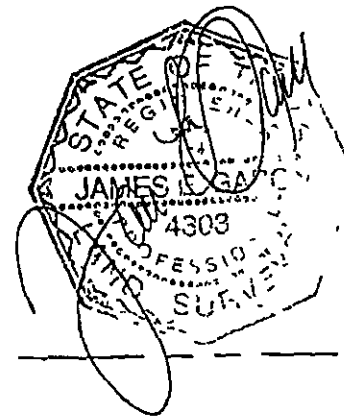
SCALE 1" = 200'

LEGEND



CALCULATED POINT
1/2" REBAR FOUND

HORIZON WORSHIP CENTER
12.669 AC
12781/2223
D R T C



SKETCH TO ACCOMPANY
LEGAL DESCRIPTION OF
9.844 ACRES AND 6.982 ACRES
OUT OF THE
J. C. TANNEHILL SURVEY NO. 29,
ABSTRACT NO. 22
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

| TANGENT | BEARING | LENGTH |
|---------|---------------|---------|
| T1 | N 41°01'26" E | 274.94' |

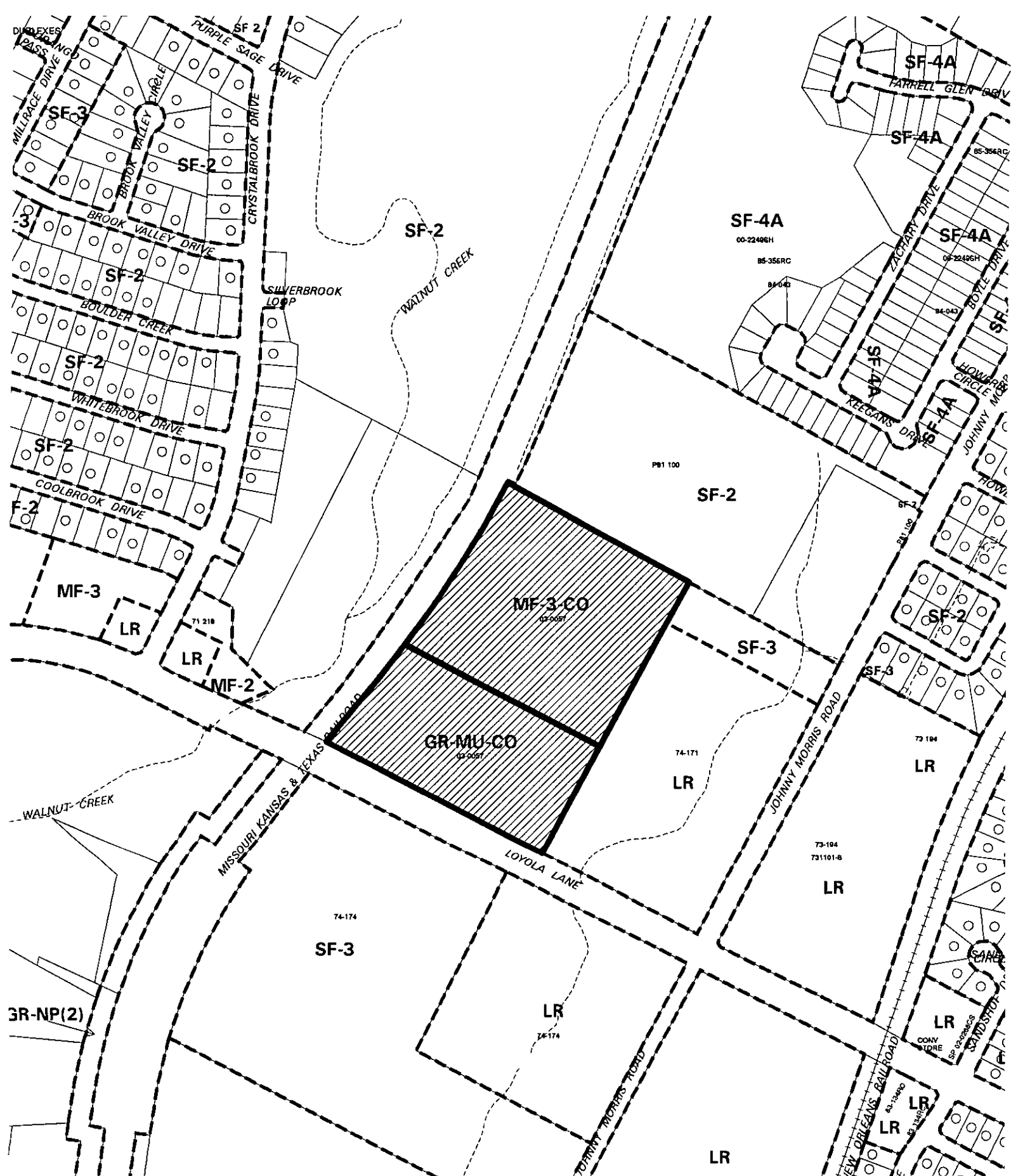
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|-------|----------|---------|-----------|-------------|---------|
| C-1 | 3658.70' | 763.02' | 11°56'55" | N35°02'56"E | 761.64' |
| C-2 | 3658.70' | 629.83' | 09°51'48" | S34°00'24"W | 629.06' |
| C-3 | 3658.70' | 133.22' | 02°05'10" | S39°58'53"W | 133.21' |







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FILE: C:\CURTIS\0085\2003\824403.DWG



| | | | | | |
|---|---|---|--|------------------------|---|
|  1" = 400' | SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR R HEIL |    | ZONING <i>EXHIBIT C</i> CASE # C14-06-0156 SH ADDRESS 6200 LOYOLA LN SUBJECT AREA (acres) 16.826 | DATE 06-07 INTLS SM | CITY GRID REFERENCE NUMBER N25 |
|---|---|---|--|------------------------|---|