

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9500 NEENAH AVENUE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-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 single family residence standard lot (SF-2) district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2009-0107, on file at the Planning and Development Review Department, as follows:

Lot 1, Block A, Davis Springs Section 5-C Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Cabinet Q, Slides 18-19, in Document No. 9840460, of the Official Public Records of Williamson County, Texas (the "Property"),

locally known as 9500 Neenah Avenue, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "A".

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 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.

B. The following uses are prohibited uses of the Property:

Business or trade school

Communication services

Medical offices (not exceeding 5000
sq.ft. gross floor area)

Personal services

Restaurant (limited)

Business support services

Off-site accessory parking

Medical offices (exceeding 5000
sq.ft. gross floor area)

Printing & publishing

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district, and other applicable requirements of the City Code.

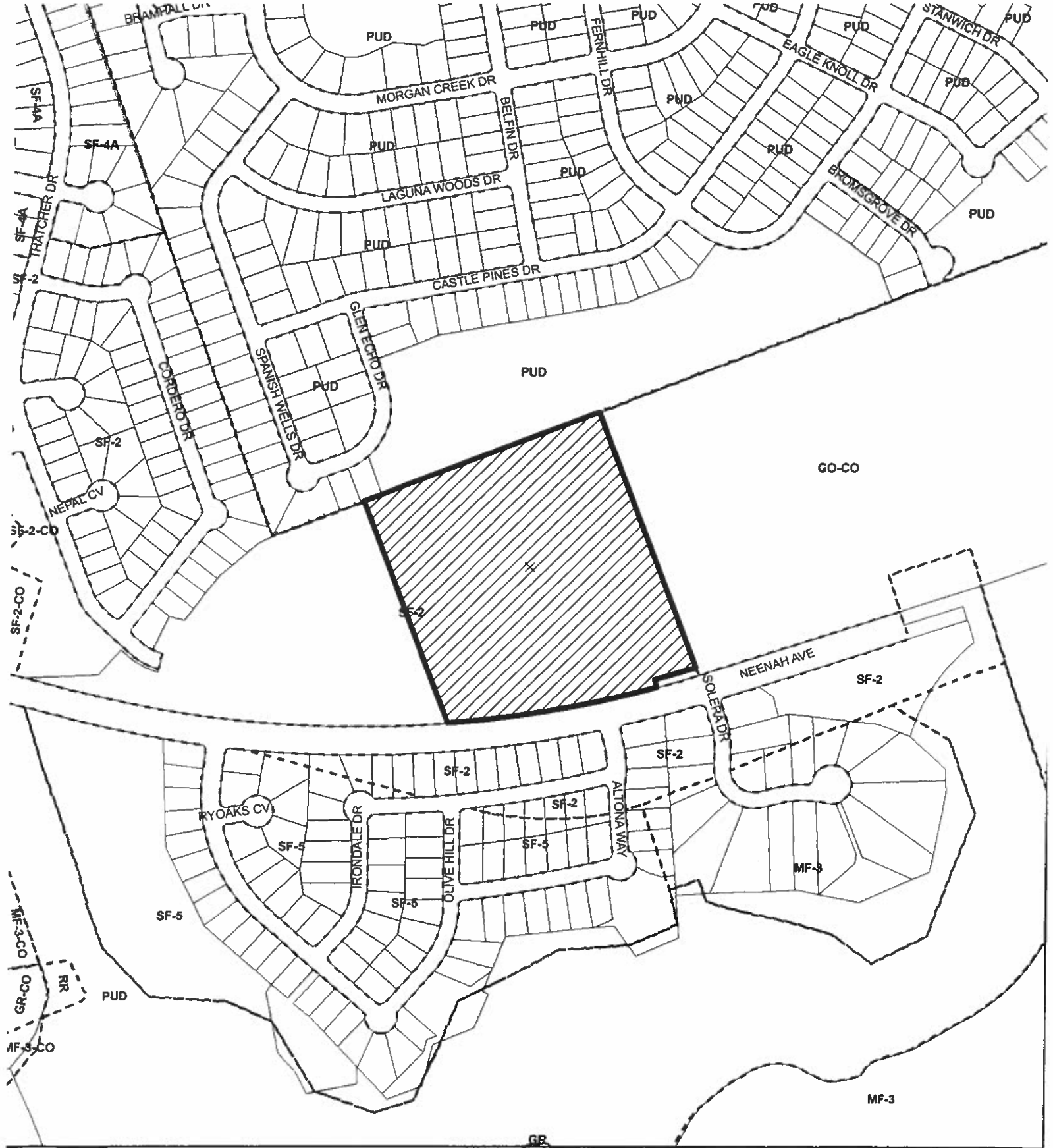
PART 3. This ordinance takes effect on _____, 2010.


PASSED AND APPROVED

_____, 2010




Lee Leffingwell
Mayor

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





 1" = 400'

 **SUBJECT TRACT**
 **ZONING BOUNDARY**
 **PENDING CASE**

OPERATOR: S. MEEKS

ZONING EXHIBIT A

ZONING CASE#: C14-2009-0107
ADDRESS: 9500 NEENAH AVE
SUBJECT AREA: 14.92 ACRES
GRID: H41
MANAGER: S. SIRWAITIS



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.

STREET DEED

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

That The Most Reverend W. Michael Mulvey, Administrator of the Roman Catholic Diocese of Austin and interim successor to the Most Reverend Gregory M. Aymond, successor to the Most Reverend John McCarthy, hereinafter referred to as Grantor, whether one or more, acting on behalf and for the Roman Catholic Diocese of Austin and St. Vincent de Paul Catholic Church, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-1088, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property:

A 0.380 acre tract of land, more or less, being a portion of Lot 1, Block A, Davis Spring Section 5-C Subdivision in Williamson County, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and Grantor, whether one or more, does hereby bind itself, its executors, administrators, successors and assigns, to warrant and defend the property against every person whomsoever lawfully claiming or to claim the same or any part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the 5th day of March, 2010.

GRANTOR:

The Most Reverend W. Michael Mulvey

By: 

Administrator of the Roman Catholic
Diocese of Austin

THE STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 5th day of March, 2010, by The Most Reverend W. Michael Mulvey, Administrator of the Roman Catholic Diocese of Austin and interim successor to The Most Reverend Gregory M. Aymond, successor to The Most Reverend John McCarthy, by and on behalf of the Roman Catholic Diocese of Austin and St. Vincent de Paul Catholic Church.



Melinda Johnson
Notary Public, State of Texas

Address of Grantor:

1600 N. Congress Avenue
Austin, Texas 78701

AFTER RECORDING RETURN TO:

City of Austin
Law Department
P.O. Box 1088
Austin, Texas 78767-1088
Attn: Diana Minter, Paralegal

DESCRIPTION

FOR A 0.380 ACRE TRACT OF LAND SITUATED IN THE RACHEL SAUL SURVEY, ABSTRACT NO. 551 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, DAVIS SPRING, SECTION 5-C, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN CABINET Q, SLIDES 18-19 OF THE PLAT RECORDS OF SAID COUNTY, SAID 0.380 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found on a point in the north right-of-way line of Neenah Avenue (90 foot right-of-way width), said point being the southeast corner of Lot 1, Block A of Davis Spring, Section 5-B a subdivision according to the plat of record in Cabinet Q, Slides 16-17 of said Plat Records, same being the southwest corner said of Lot 1, Block A of said Davis Spring, Section 5-C and the **POINT OF BEGINNING** hereof;

THENCE departing the north right-of-way line of said Neenah Avenue, with the eastern boundary line of said Lot 1, Block A of Davis Spring, Section 5-B, same being the western boundary line of said Lot 1, Block A of Davis Spring, Section 5-C, N 21°02'16" W for a distance of 26.09 feet to an iron rod with "Baker-Aicklen" cap set for the northwest corner hereof;

THENCE departing the eastern boundary line of said Lot 1, Block A of Davis Spring, Section 5-B, through the interior of said Lot 1, Block A of Davis Spring, Section 5-C, with the arc of a curve to the left, having a radius of 3485.00 feet, a delta angle of 10°55'11", an arc length of 664.19 feet and a chord which bears N 80°11'23" E for a distance of 663.19 feet to an iron rod with "Baker-Aicklen" cap found on an angle point in the western boundary line of Lot 1, Block A, North Austin Catholic High School a subdivision according to the plat of record in Cabinet FF, Slides 100-102 of said Plat Records, for the northeast corner hereof;

THENCE with the western boundary line of said Lot 1, Block A, North Austin Catholic High School, same being the eastern boundary line of said Lot 1, Block A of Davis Spring, Section 5-C, S 15°16'12" E for a distance of 25.00 feet to an iron rod with "Baker-Aicklen" cap found on a point in the curving northern right-of-way line of said Neenah Avenue, said point being the southwest corner of said Lot 1, Block A, North Austin Catholic High School, same being the southeast corner of said Lot 1, Block A of Davis Spring, Section 5-C, for the southeast corner hereof;

THENCE with the north right-of-way line of said Neenah Avenue, same being the southern boundary line of said Lot 1, Block A of Davis Spring, Section 5-C, with the arc of a curve to the right having a radius of 3510.00 feet, a delta angle of $10^{\circ}47'51''$, an arc length of 661.46 feet and a chord which bears $S\ 80^{\circ}07'43''\ W$ for a distance of 660.49 feet to the **POINT OF BEGINNING** hereof and containing 0.380 acre of land.

Bearing basis is grid north for the Texas Central Zone NAD 83/93 HARN.

Surveyed under the direct supervision of the undersigned February, 2010:


Parker J. Graham

Registered Professional Land Surveyor No. 5556
BAKER-AICKLEN & ASSOCIATES, INC.
405 Brushy Creek Road
Cedar Park, Texas 78613
(512) 260-3700



Job No.: 1787-2-002-10

Filename: W:\PROJECTS\DAVIS SPRINGS CATHOLIC CHURCH\ST VINCENT DePAUL\DOCS\0.380 acre R.O.W tract.DOC

RACHEL SAUL SURVEY
ABSTRACT NO. 551

NORTH AUSTIN CATHOLIC HIGH SCHOOL
CABINET FF, SLIDES 100-102
PLAT RECORDS
WILLIAMSON COUNTY, TEXAS



**BAKER-AICKLEN
& ASSOCIATES, INC.**
405 BRUSHY CREEK RD.
CEDAR PARK, TX 78613
(512) 260-3777