

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4400 NUCKOLS CROSSING ROAD IN THE SOUTHEAST COMBINED NEIGHBORHOOD PLAN AREA FROM SINGLE-FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-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 single-family residence standard lot-neighborhood plan (SF-2-NP) combining district to multifamily residence moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district on the property described in Zoning Case No. C14-2017-0010.SH, on file at the Planning and Zoning Department, as follows:

6.221 acres of land, more or less, out of the Santiago Del Valle Grant, Travis County, Texas, being a portion of a 9.997 acre tract conveyed to Angelos Angelou and John Sasaridis in a Special Warranty Deed dated August 15, 1995, recorded in Volume 12508, Page 1771 of the Real Property Records of Travis County, Texas, said 6.221 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 4400 Nuckols Crossing Road in the City of Austin, Travis County, Texas, 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:

Development of the Property shall comply with the following regulations:

- A. The maximum density is 23 dwelling units per acre.
- B. The minimum setback is 25 feet for front yard.
- C. The maximum building coverage is 50 percent.

1 D. The maximum impervious cover is 60 percent.

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3 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
4 developed and used in accordance with the regulations established for the multifamily
5 residence moderate-high density (MF-4) district and other applicable requirements of the
6 City Code.

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8 **PART 4.** The Property is subject to Ordinance No. 021010-12a that established zoning for
9 the Franklin Park Neighborhood Plan.

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11 **PART 5.** This ordinance takes effect on _____, 2020.

12
13 **PASSED AND APPROVED**

14
15 §
16 §
17 _____, 2020 § _____
18 Steve Adler
19 Mayor

20
21 **APPROVED:** _____ **ATTEST:** _____
22 Anne L. Morgan Jannette S. Goodall
23 City Attorney City Clerk
24

DESCRIPTION OF REZONING TRACT

BEING 6.221 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 9.997 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO ANGELOS ANGELOU AND JOHN SASARIDIS, OF RECORD IN VOLUME 12508, PAGE 1771, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.); SAID 6.221 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in the westerly right-of-way line of Nuckols Crossing Road (a public right-of-way – no record found), for the most easterly corner of said 9.997 acre tract and the most easterly corner of the tract described herein, same also being the most southerly corner of that certain called 6.65 acre tract described in a General Warranty Deed to Don Shirey, of record in Document No. 2007228803, Official Public Records of Travis County, Texas (O.P.R.T.C.T.); said tract having been subsequently conveyed (Called 6.72 Acres) to Mark Sebastian Miles Weindel by General Warranty Deed of record in Document No. 2011113526, O.P.R.T.C.T.;

THENCE, with the westerly right-of-way line of Nuckols Crossing, with the southeasterly line of said 9.997 acre tract and of the tract described herein, South 27°24'10" West, a distance of 314.76 feet to a 1/2-inch iron rod found for the most southerly corner of said 9.997 acre tract and of the tract described herein, same being an angle point in said westerly right-of-way line of Nuckols Crossing;

THENCE, with the southeasterly line of said 9.997 acre tract and of the tract described herein, North 62°37'26" West, at a distance of 6.67 feet passing a 1/2-inch iron rod with M & S RPLS 1858 cap found at the most easterly corner of Lot 2, Woodway Village Subdivision, a subdivision of record in Document No. 200300024, O.P.R.T.C.T., continuing with the northerly line of said Lot 2, a total distance of 858.70 feet to a calculated point for the most westerly corner of the tract described herein, from which point a 1/2-inch iron rod found for the most westerly corner of said 9.997 acre tract, same being the most northerly corner of said Lot 2 and being in the easterly line of that certain called 14.070 acre tract described in a Special Warranty Deed to Austin Leased Housing Associates V, LLLP, of record in Document No. 2019128835, O.P.R.T.C.T. bears, North 62°37'26" West, at a distance of 520.04 feet;

THENCE, with the northwesterly line of the tract described herein, over and across said 9.997 acre tract, North 27°22'32" East, a distance of 316.91 feet to a 1/2-inch iron rod found for the most southerly corner of that certain called 3.656 acre tract described in a General Warranty Deed to Harris P. Harrell, of record in Document No. 2004240815, O.P.R.T.C.T., same being the most westerly corner of that certain called 2.48 acre tract described in a General Warranty Deed to Harris P. Harrell, of record in Document No. 2004240814, O.P.R.T.C.T., for a point in the northeasterly line of said 9.997 acre tract and the most northerly corner of the tract described herein;

County: Travis
Project: Nuckols Crossing
Project No.: 32195163.000

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August 24, 2020

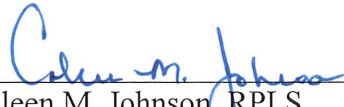
THENCE, continuing with the northeasterly line of said 9.997 acre tract and of the tract described herein, South $62^{\circ}16'55''$ East, a distance of 172.45 feet to a 1/2-inch iron rod found for the most southerly corner of said 2.48 acre tract, same being the most westerly corner of said 6.65 acre Shirey tract;

THENCE, continuing with the northeasterly line of said 9.997 acre tract and of the tract described herein, with the southwesterly line of said 6.65 acre tract, South $62^{\circ}31'48''$ East, a distance of 686.40 feet to the **POINT OF BEGINNING** and containing 6.221 acres of land within these metes and bounds.

NOTES:

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00010. Units: U.S. Survey Feet.

I, Coleen M. Johnson, a Registered Professional Land Surveyor, do hereby certify that this description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision. Last date in the field was January 20, 2020.

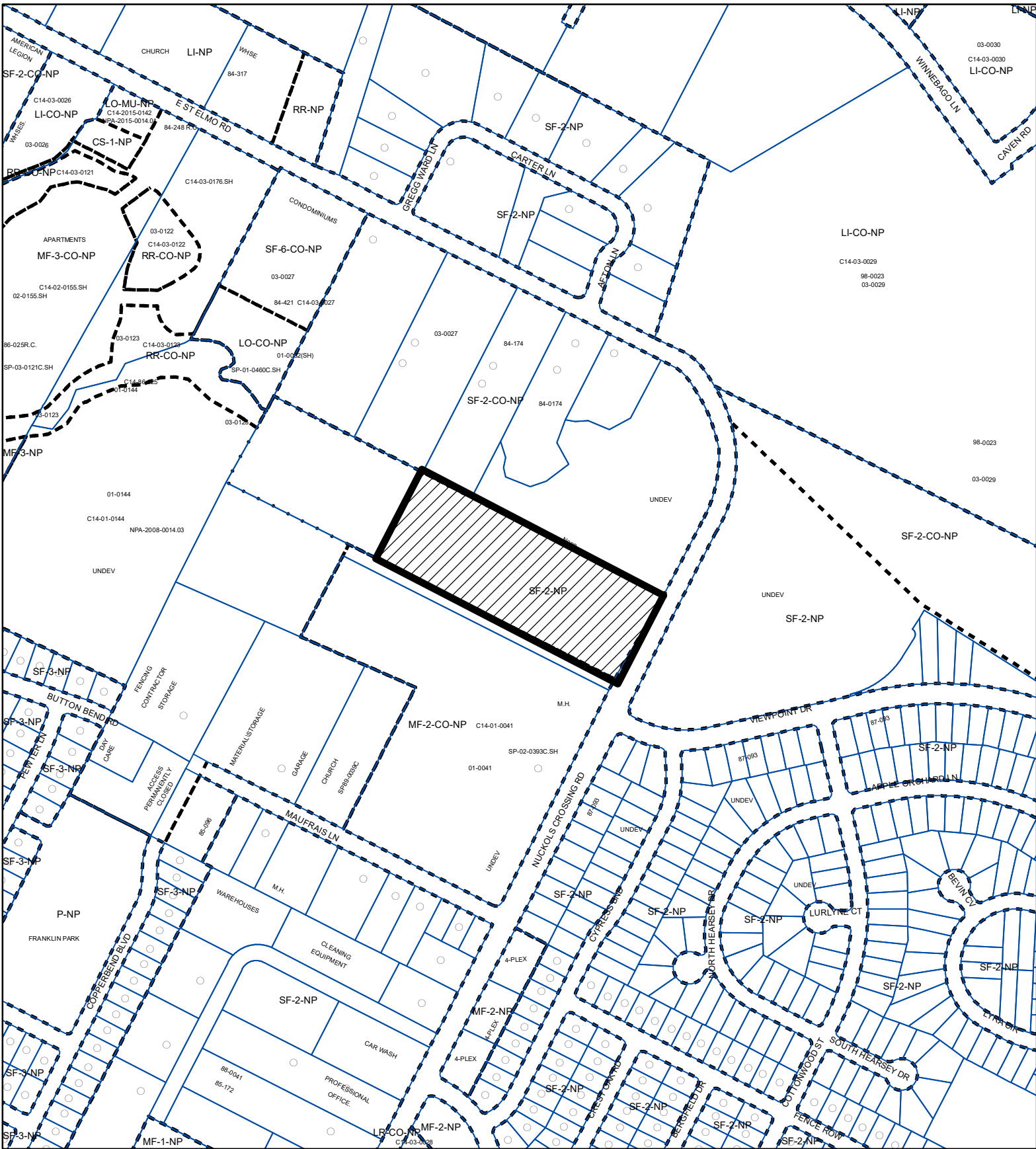


Coleen M. Johnson, RPLS
Registered Professional Land Surveyor
Texas Registration No. 4871
WGI, Inc.
2021 East 5th Street, Suite 200
Austin, Texas 78702
TBPELS Firm No. 10194509

Aug. 24, 2020

Date








ZONING

ZONING CASE#: C14-2017-0010.SH 6.221 ac

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 8/25/2020