ORDINANCE NO. ________________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1725 TOOMEY ROAD FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY (MF-6-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 general commercial services (CS) district to multifamily residence highest density-conditional overlay (MF-6-CO) combining district on the property described in Zoning Case No. C14-2021-0009, on file at the Housing and Planning Department, as follows:

Being 0.090 acres of land, more or less, out of the Isaac Decker Survey, Abstract No. 8, Travis County, Texas, being those tracts called Tracts 1-3 as conveyed to Beyond Investments, LLC, by deed recorded in Document No. 2019011624, Official Public Records of Travis County, Texas, said 0.090 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 1725 Toomey 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:

(A) The maximum height of building or structure on the Property shall not exceed 75 feet.

(B) A vegetative buffer shall be provided and maintained along the north property line consistent with the primary setback area as defined in City Code Section 25-2-733(B) (Butler Shores Subdistrict Regulations). Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

(C) The Property shall not be used as a Type 3 short-term rental described in City Code Section 25-2-790 (Short-term rental (Type 3) Regulations).
PART 3. Except as specifically restricted under this ordinance, the Property may be
developed and used in accordance with the regulations established for the multifamily
residence highest density (MF-6) district and other applicable requirements of the City
Code.

PART 4. This ordinance takes effect on ________________, 2022.

PASSED AND APPROVED

__________________________  §

__________________________  §

__________________________  §

__________________________  Steve Adler

Mayor

APPROVED: _____________________  ATTEST: _____________________

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk
FIELD NOTES
JOB NO. 20-0260
DATE: MARCH 6, 2020
PAGE 1 OF 2
Field notes to accompany exhibit.

0.90 ACRES
Being 0.90 acres of land, more or less, out of the Isaac Decker Survey, Abstract No. 8, Travis County, Texas, being those tracts called Tracts 1-3 as conveyed to Beyond Investments, LLC, by deed recorded in Document No. 2019011624, Official Public Records, Travis County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on March 4th, 2020, and further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with pink cap stamped “TLS” set in the south line of Toomey Road, marking the northwest corner of the Wallace Kenneth Subdivision, said plat recorded in Document No. 201000089, of said Official Public Records, for the northeast corner of said Tract 3, said Beyond tract and this tract, from which a 1/2 inch iron rod with yellow cap stamped “Bury” found, marking the northeast corner of said Wallace Kenneth Subdivision, bears S 62°44'46" E, 218.13 feet;

THENCE: S 27°22'09" W, 301.06 feet with the west line of said Wallace Kenneth Subdivision and the east line of said Tracts 1-3 and said Beyond tract to a 1/2 inch iron rod with pink cap stamped “TLS” set, marking the northeast corner of a tract conveyed to 4W-SSP, LLC, by deed recorded in Document No. 2011075915, of said Official Public Records, for the southeast corner of said Tract 2, said Beyond tract and this tract;

THENCE: N 60°58'10" W, 145.12 feet with the north line of said 4W-SSP tract and the south line of said Tract 2 and said Beyond tract to a 1/2 inch iron rod found in the east line of Sterzing Street, marking the northwest corner of said 4W-SSP tract, for the southwest corner of said Tract 2, said Beyond tract and this tract;

THENCE: N 32°46'04" E, with the east line of said Sterzing Street and the west line of said Tracts 1-3 and said Beyond tract at 289.21 feet passing a 1/2 inch iron rod found, marking the northwest corner of said Tract 1, also marking the southwest corner of said Tract 3, continuing in all 299.07 feet to a 1/2 inch iron rod with pink cap stamped “TLS” set at the intersection of the east line of said Sterzing Street and the south line of said Toomey Road, for the northwest corner of said Tract 3, said Beyond tract and this tract;

THENCE: S 62°11'39" E, 116.92 feet with the south line of said Toomey Road and the north line of said Tract 3 and said Beyond tract to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83/93

Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628
TREE LIST

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SCALE: 1" = 20'

BEARINGS CITED HEREBY BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN Datum 1983/3, TEXAS CENTRAL ZONE.
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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

ZONING CASE#: C14-2021-0009

Exhibit B

Created: 2/1/2021