

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 891207- D

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 1: 9.536 ACRE TRACT OF LAND OUT OF THE JESSIE WILLIAMS SURVEY NO.62, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "MF-3-CO" MULTIFAMILY RESIDENCE (MEDIUM DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 2: 1.955 ACRE TRACT OF LAND OUT OF THE JESSIE WILLIAMS SURVEY NO.62, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "MF-3-CO" MULTIFAMILY RESIDENCE (MEDIUM DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT,

LOCALLY KNOWN AS 7667-7707 U. S. HIGHWAY 290 WEST, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 13-2 of the Austin City Code of 1981 is amended to change the respective base zoning districts and to establish a Conditional Overlay combining district on all of the property described in File C14r-85-334-CO, as follows:

TRACT 1: From Interim "RR" Rural Residence District to "MF-3-CO" Multifamily Residence (Medium Density) district-Conditional Overlay combining district.

9.536 acre tract of land out of the Jessie Williams Survey No. 62, more particularly described as being a portion of Lot 2, 290 Commercial Subdivision, found of record in Plat Book 86, Page 42C and 42D, Plat Records of Travis County, Texas, said 9.536 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes.

TRACT 2: From Interim "RR" Rural Residence District to "MF-3-CO" Multifamily Residence (Medium Density) district-Conditional Overlay combining district.

1.955 acre tract of land out of the Jessie Williams Survey No. 62, more particularly described as being a portion of Lot 2, 290 Commercial Subdivision, found of record in Plat Book 86, Page 42C and 42D, Plat Records of Travis County, Texas, said 1.955 acre tract of land being more particularly described by metes and bounds in "Exhibit B" attached and incorporated herein for all purposes.

locally known as 7667-7707 U. S. Highway 290 West, in the City of Austin, Travis County, Texas.

PART 2. Notwithstanding any use or site development regulations of the respective base zoning districts to the contrary, all of the property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following condition:

1. Residential development of the property shall not exceed a net of 255 dwelling units.

CITY OF AUSTIN, TEXAS

Except as specifically restricted by this ordinance, the property may be developed and used in accordance with regulations established for the respective base districts and other applicable requirements of the Land Development Code.

PART 3. It is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

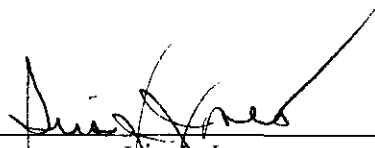
PART 4. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 5. This ordinance shall be effective ten days after the date of its final passage.

PASSED AND APPROVED

December 7, 1989

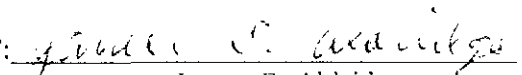
APPROVED:


Iris J. Jones
Acting City Attorney

§
§
§
§


Lee Cooke
Mayor

ATTEST:


James E. Aldridge
City Clerk

SS\jj

FIELD NOTES

FIELD NOTES FOR 9.536 ACRES OF LAND OUT OF AND A PART OF THE JESSIE WILLIAMS SURVEY NO. 62, SITUATED IN TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF LOT 2, 290 COMMERCIAL SUBDIVISION, FOUND OF RECORD IN PLAT BOOK 86, PAGES 42C AND 42D, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point at the southeast corner of said Lot 2, same point the southeast corner of the herein described tract,

THENCE, S 29°37'40" W, 506.24 feet to a point,

THENCE, N 43°29'10" W, 126.73 feet to a point,

THENCE, N 44°42'20" W, 79.44 feet to a point,

THENCE, S 82°18'00" W, 85.11 feet to a point,

THENCE, N 52°42'00" W, 88.63 feet to a point,

THENCE, N 22°40'15" W, 80.69 feet to a point,

THENCE, N 47°38'35" W, 96.32 feet to a point,

THENCE, N 14°20'00" W, 110.37 feet to a point,

THENCE, N 45°43'50" W, 90.96 feet to a point,

THENCE, N 13°38'05" W, 115.59 feet to a point,

THENCE, N 52°18'55" W, 108.25 feet to a point,

THENCE, N 52°19'55" W, 96.13 feet to a point,

THENCE, N 63°24'20" W, 61.63 feet to a point,

THENCE, with a curve to the left, having a radius of 3,049.79 feet, an arc length of 588.58 feet and whose chord bears N 78°41'57" E, 587.67 feet to a point,

THENCE, S 43°00'15" E, 602.27 feet to the POINT OF BEGINNING containing 9.536 Acres Of Land.

PREPARED BY: BRYSON & ASSOCIATES SURVEYING CO., INC.
3401 Slaughter Lane West
Austin, Texas 78748

TW:kc
9/21/89

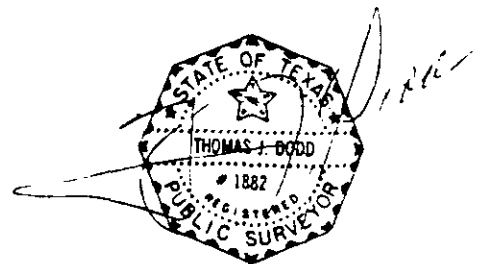


EXHIBIT "A"

FIELD NOTES

FIELD NOTES FOR 1.955 ACRES OF LAND OUT OF AND A PART OF THE JESSIE WILLIAMS SURVEY NO. 62, SITUATED IN TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF LOT 2, 290 COMMERCIAL SUBDIVISION, FOUND OF RECORD IN PLAT BOOK 86, PAGES 42C AND 42D, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point at the southwest corner of said Lot 2, for the southwest corner of the herein described tract,

THENCE, N 63°18'25" W, 124.07 feet to a point,

THENCE, N 55°53'10" W, 87.54 feet to a point,

THENCE, N 73°15'00" W, 65.25 feet to a point,

THENCE, N 52°42'00" W, 107.40 feet to a point,

THENCE, N 22°40'15" W, 83.96 feet to a point,

THENCE, N 47°38'35" W, 101.76 feet to a point,

THENCE, N 14°20'00" W, 111.64 feet to a point,

THENCE, N 45°43'50" W, 91.42 feet to a point,

THENCE, N 13°38'05" W, 111.16 feet to a point,

THENCE, N 52°18'55" W, 83.67 feet to a point,

THENCE, N 52°19'55" W, 89.33 feet to a point,

THENCE, N 63°24'20" W, 143.51 feet to a point,

THENCE, N 63°55'50" W, 27.85 feet to a point,

THENCE, with a curve to the left, having a radius of 3,049.79 feet, an arc length of 136.07 feet and whose chord bears N 85°30'22" E, 136.06 feet to a point,

THENCE, S 63°24'20" E, 61.63 feet to a point,

THENCE, S 52°19'55" E, 96.13 feet to a point,

THENCE, S 52°18'55" E, 108.25 feet to a point,

THENCE, S 13°38'05" E, 115.59 feet to a point,

THENCE, S 45°43'50" E, 90.96 feet to a point,

THENCE, S 14°20'00" E, 110.37 feet to a point,

THENCE, S 47°38'35" E, 96.32 feet to a point,

THENCE, S 22°40'15" E, 80.69 feet to a point,

THENCE, S 52°42'00" E, 88.63 feet to a point,

THENCE, N 82°18'00" E, 85.11 feet to a point,

EXHIBIT "B"

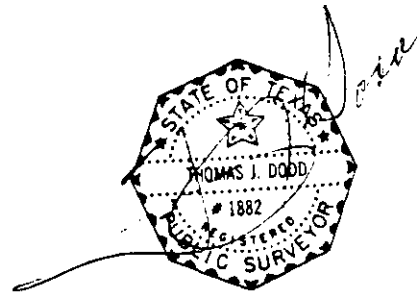
THENCE, S 44°42'20" E, 79.44 feet to a point,

THENCE, S 43°29'10" E, 126.73 feet to a point,

THENCE, S 29°37'40" W, 48.67 feet to the POINT OF BEGINNING containing 1.955 Acres
Of Land.

PREPARED BY: BRYSON & ASSOCIATES SURVEYING CO., INC.
3401 Slaughter Lane West
Austin, Texas 78748

TW:kc
9/21/89



AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

James R. Frizzell

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

December 19th, 1989

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 19th

Day of December A.D. 198 9.

Tina M. Cook
(Type or Print Name of

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PROVIDING AN EFFECTIVE DATE.
Mayor Lou Coble,
Austin, Texas

Tina M Cook
Notary Public in and for
TRAVIS COUNTY, TEXAS

10/20/90
(My Commission Expires:)