

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2927 EAST MARTIN LUTHER KING JR.
3 BOULEVARD IN THE ROSEWOOD NEIGHBORHOOD PLAN AREA FROM
4 FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING
5 DISTRICT TO URBAN FAMILY RESIDENCE-CONDITIONAL OVERLAY-
6 NEIGHBORHOOD PLAN (SF-5-CO-NP) COMBINING DISTRICT.

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining
12 district to urban family residence-conditional overlay-neighborhood plan (SF-5-CO-NP)
13 combining district on the property described in Zoning Case No. C14-2014-0171, on file at
14 the Planning and Zoning Department, as follows:

15
16 0.338 acre tract of land, more or less, being a portion of Tract No. 7 of the Henry
17 Ulit Subdivision of Outlot No. 28 in Division B, Original City of Austin the tract
18 of land being more particularly described by metes and bounds in Exhibit "A"
19 incorporated into this ordinance (the "Property"),

20
21 locally known as 2927 East Martin Luther King Jr., Boulevard in the City of Austin, Travis
22 County, Texas, and generally identified in the map attached as Exhibit "B".

23
24 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
25 Property may be developed and used in accordance with the regulations established for the
26 family residence (SF-3) base district and other applicable requirements of the City Code.

27
28 **PART 3.** The Property within the boundaries of the conditional overlay combining district
29 established by this ordinance is subject to the following condition:

30
31 Development of the Property shall comply with the following regulations:

- 32 1. 10 feet interior yard setback
33 2. 50 foot front yard setback.

34
35 Except as specifically restricted under this ordinance, the Property may be developed and
36 used in accordance with the regulations established for the urban family residence (SF-5)
37 base district and other applicable requirements of the City Code.

1 **PART 4.** The Property is subject to Ordinance No. 020110-17 that established the
2 Rosewood neighborhood plan combining district.

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4 **PART 5.** This ordinance takes effect on _____, 2015.
5

6
7 **PASSED AND APPROVED**
8

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10 _____, 2015
11

§
§
§

12 **Steve Adler**
13 **Mayor**
14

15
16 **APPROVED:** _____

17 **Anne L. Morgan**
18 **Interim City Attorney**

ATTEST: _____

Jannette S. Goodall
City Clerk

C14-2014-0171

Bruce Beaty
0.338 Acre Tract
04/10/2015

Travis County, Texas
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FN15096

METES AND BOUNDS DESCRIPTION

OF A 0.338 OF AN ACRE TRACT, MORE OR LESS, BEING A PORTION OF TRACT NO. 7 OF THE HENRY ULIT SUBDIVISION OF OUTLOT NO. 28 IN DIVISION B, ORIGINAL CITY OF AUSTIN, BEING FURTHER DESCRIBED AS THE SAME TRACT CONVEYED IN THE DEED TO AMOS413 VENTURES, LLC., A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2013210550 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.338 OF AN ACRE TRACT, BEING MORE PARTICULAR BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND ALONG THE SOUTHERLY RIGHT-OF-WAY OF EAST MARTIN LUTHER KING, JR. BOULEVARD FOR THE NORTHWEST CORNER OF SAID AMOS413 VENTURES, LLC. TRACT AND NORTHWEST CORNER HEREOF;

THENCE, N 80°30'00" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 70.19 FEET TO A COTTON GIN SPINDLE FOUND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN THE DEED TO JOE ARCOTTA, RECORDED IN DOCUMENT NO. 2011010166 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE NORTHEAST CORNER OF SAID AMOS413 VENTURES, LLC. TRACT AND NORTHEAST CORNER HEREOF;

THENCE, S 09°29'50" E, ALONG THE EAST LINE OF SAID AMOS413 VENTURES, LLC. TRACT, AT 205.00 FEET PASSING A 1/2 INCH IRON ROD SET FOR REFERENCE, CONTINUING IN ALL, A DISTANCE OF 210.00 FEET TO A POINT IN THE NORTHLINE OF THE TRACT DESCRIBED IN THE DEED TO CARLTON THOMAS FAIRLEY, RECORDED IN VOLUME 13102, PAGE 1606 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF SAID AMOS413 VENTURES, LLC. TRACT AND SOUTHEAST CORNER HEREOF;

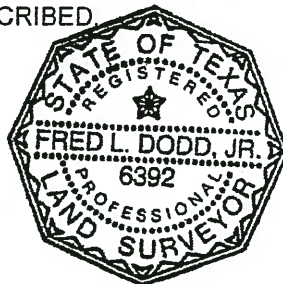
THENCE, S 80°30'00" W, ALONG THE SOUTHLINE OF SAID AMOS413 VENTURES, LLC. TRACT, A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF SAID AMOS413 VENTURES, LLC. TRACT AND SOUTHWEST CORNER HEREOF;

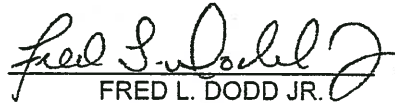
THENCE, N 09°32'58" W, ALONG THE WEST LINE OF SAID AMOS413 VENTURES, LLC. TRACT, AT 5.00 FEET PASSING A 1/2 INCH IRON ROD SET FOR REFERENCE, CONTINUING IN ALL, A DISTANCE OF 210.00 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 0.338 ACRES OF LAND, MORE OR LESS.

BEARING BASIS OF THE SURVEY DESCRIBED HEREIN IS BASED ON THE NORTH LINE OF THE TRACT DESCRIBED IN DOCUMENT NO. 2013210550.

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 04-10-2015
DODD SURVEYING & MAPPING
PROFESSIONAL SURVEYORS
112 PECAN STREET WEST
PFLUGERVILLE, TEXAS 78660







FRED L. DODD JR.
R.P.L.S. NO. 6392
STATE OF TEXAS



ZONING

ZONING CASE#: C14-2014-0171



-  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.

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