

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 2000 JUSTIN LANE FROM FAMILY RESIDENCE-**
3 **NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO**
4 **MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY-**
5 **NEIGHBORHOOD PLAN (MF-3-CO-NP) COMBINING DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from family residence-neighborhood plan (SF-3-NP) combining
11 district to multifamily residence medium density-conditional overlay-neighborhood plan
12 (MF-3-CO-NP) combining district on the property described in Zoning Case No. C14-
13 2015-0025, on file at the Planning and Zoning Department, as follows:

14
15 A 0.948 acre tract or parcel of land, being a portion of a 2.006 acre tract conveyed
16 to Korean United Presbyterian Church according to the map or plat of record in
17 Plat Book Volume 11588, Page 823 of the Real Property Records of Travis
18 County, Texas, said 0.948 acre tract or parcel of land being more particularly
19 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the
20 "Property"),

21
22 locally known as 2000 Justin Lane in the City of Austin, Travis County, Texas, and
23 generally identified in the map attached as Exhibit "B".

24
25 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
26 Property may be developed and used in accordance with the regulations established for the
27 multifamily resident medium density (MF-3) base district and other applicable
28 requirements of the City Code.

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

32
33 A. Development of the Property may not exceed 24 residential units.

34
35 B. A building or structure constructed on the Property within 50 feet of the eastern
36 property line may not exceed a height of 35 feet or two stories from ground
37 level.

38 **PART 4.** The Property is subject to Ordinance No. C14-04-0004 that established the
39 Crestview neighborhood plan.
40

41 **PART 5.** This ordinance takes effect on _____, 2015.
42

43 **PASSED AND APPROVED**
44

45 §

46 §

47 _____, 2015 § _____
48

49 Steve Adler
Mayor
50

51
52 **APPROVED:** _____

ATTEST: _____

53 Anne L. Morgan
54 Interim City Attorney

Jannette S. Goodall
City Clerk

FLUGEL LAND SURVEYING

PROFESSIONAL LAND SURVEYORS

14910 Doria Drive

Austin, Texas 78728

Firm No. 10193837

Telephone: (512) 633-3996

EXHIBIT " _ "

LEGAL DESCRIPTION FOR A 0.948 ACRE TRACT

LEGAL DESCRIPTION OF A 0.948 ACRE (41,293 SQUARE FEET) TRACT OR PARCEL OF LAND, BEING A PORTION OF A 2.006 ACRE TRACT CONVEYED TO KOREAN UNITED PRESBYTERIAN CHURCH IN VOLUME 11588, PAGE 823, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.948 ACRE TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found for the **POINT OF REFERENCE** on the northwest line of said 2.006 acre tract, being the southeast corner of Lot A, of an Amended Plat of Lots 1 and 2 Campbell Francis Subdivision, and Lot A, First Resubdivision of Resurrection Addition, recorded in Book 59, Page 70, Plat Records, Travis County, Texas; Thence, N 29°18'00" E along the northwest line of said 2.006 acre tract and the southeast line of said Lot A, amended plat, a distance of 225.41' to a 1/2" iron rod found at an angle point in the northwest line of said 2.006 acre tract, being the southeast corner of Lot 2, C. E. Brown Subdivision, recorded in Book 18, Page 17, Plat Records, Travis County, Texas, the northeast corner of said Lot A, and the **POINT OF BEGINNING** of the herein described tract, from which bears N 59°41'16" W along the northeast line of said Lot A, amended plat, and the southwest line of said Lot 2 a distance of 56.21' to a 3/8" iron pipe found being the southwest corner of said Lot 2;

THENCE, N 29°16'37" E along the northwest line of said 2.006 acre tract and the southeast line of said Lot 2 a distance of 209.75' to a 1/2" iron rod set stamped "P Flugel 5096" for the northeast corner of said Lot 2 and the southeast corner of a 5.00' City of Austin (COA) right-of-way (R.O.W.) dedication tract recorded in Volume 3945, Page 631, Deed Records, Travis County, Texas, and continuing 5.00' for a total distance of **214.75'** to a 1/2" iron rod set stamped "P Flugel 5096" for the northeast corner of said 5.00' COA R.O.W. dedication tract, the southwest corner of a 5.00' COA R.O.W. dedication tract recorded in Volume 2619, Page 560, Deed Records, Travis County, Texas, and the northwest corner of said 2.006 acre tract and the herein described tract, from which bears N 59°58'29" W a distance of 55.93' to a 1/2" iron rod found being the northwest corner of said 5.00' COA R.O.W. dedication tract conveyed in Volume 3945, Page 631, and from which point also bears N 29°16'37" E a distance of 5.00' to a 1/2" iron rod found being the northwest corner of said 5.00' COA R.O.W. dedication tract conveyed in Volume 2619, Page 560;

THENCE, S 59°58'29" E along the northeast line of said 2.006 acre tract and the southwest line of said 5.00' COA R.O.W. dedication tract a distance of 110.91' to a calculated point for the northwest corner of a 0.363 acre tract conveyed to Glad Tidings Assembly of God Corporation in Volume 4523, Page 1096, Deed Records, Travis County, Texas, and continuing 81.05' for a total distance of **191.96'** to a 1/2" iron rod set stamped "P Flugel 5096" on the northwest R.O.W. line of Hardy Lane (50' R.O.W.) for the southeast corner of said 5.00' COA R.O.W. dedication tract, the northeast corner of said 0.363 acre tract, and the northeast corner of said 2.006 acre tract, from which bears N 29°19'05" E a distance of 5.00' to a



½" iron pipe found at the southwest corner of the intersecting R.O.W.'s of said Hardy Lane and Cullen Avenue (R.O.W. varies) being the northeast corner of said 5.00' COA R.O.W. dedication tract;

THENCE, S 29°19'05" W along the northwest R.O.W. line of said Hardy Lane and the southeast line of said 0.363 acre tract a distance of 195.00' to a ½" iron rod set stamped "P Flugel 5096" for the southeast corner of said 0.363 acre tract, and continuing 17.36' for a total distance of **212.36'** to a calculated point on the northwest R.O.W. line of said Hardy Lane and the southeast line of said 2.006 acre tract for the southeast corner of the herein described tract, from which bears S 29°19'04" W a distance of 243.81' to a ½" iron rod set stamped "P Flugel 5096" being the southeast corner of said 2.006 acre tract;

THENCE, through and across said 2.006 acre tract along the south line of the herein described tract **N 60°40'56" W** a distance of **191.78'** to the **POINT OF BEGINNING** and containing **0.948 acres (41,293 square feet)** of land, more or less.

BASIS OF BEARINGS:

Bearings are based on the record plat, being the south R.O.W. line of Cullen Avenue (N 59°40' W), as monumented on the ground by a ½" iron rod and a ½" iron pipe 191.95' apart, as shown on the attached sketch.

I do hereby certify that this description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

As Prepared by
Flugel Land Surveying
Firm Registration No. 10193837

Paul J. Flugel

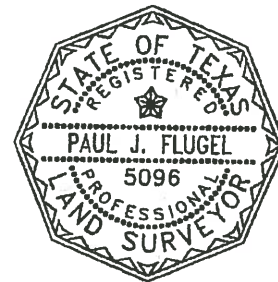


Paul J. Flugel
Registered Professional Land Surveyor No. 5096

Date of Survey: 6/10/2013
Updated: 1/5/15
Date of Field Notes: 2/24/2015

BEARING BASIS
N59° 58' 29"W

| | |
|----------|--|
| ● | 1/2" IRON ROD FOUND |
| ○ | 1/2" IRON ROD SET STAMPED "P FLUGEL 5096" |
| ● | 1/2" IRON PIPE FOUND |
| △ | CALCULATED POINT |
| R.O.W. | RIGHT-OF-WAY |
| SF | SQUARE FEET |
| R.T.C.T. | PLAT RECORDS, TRAVIS COUNTY, TEXAS |
| R.T.C.T. | DEED RECORDS, TRAVIS COUNTY, TEXAS |
| R.T.C.T. | REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS |



**FLUGEL LAND
SURVEYING**
14910 DORIA DRIVE
AUSTIN, TX 78728
FIRM NO. 10193837
(512) 633-3996



ENGINEERING & DESIGN

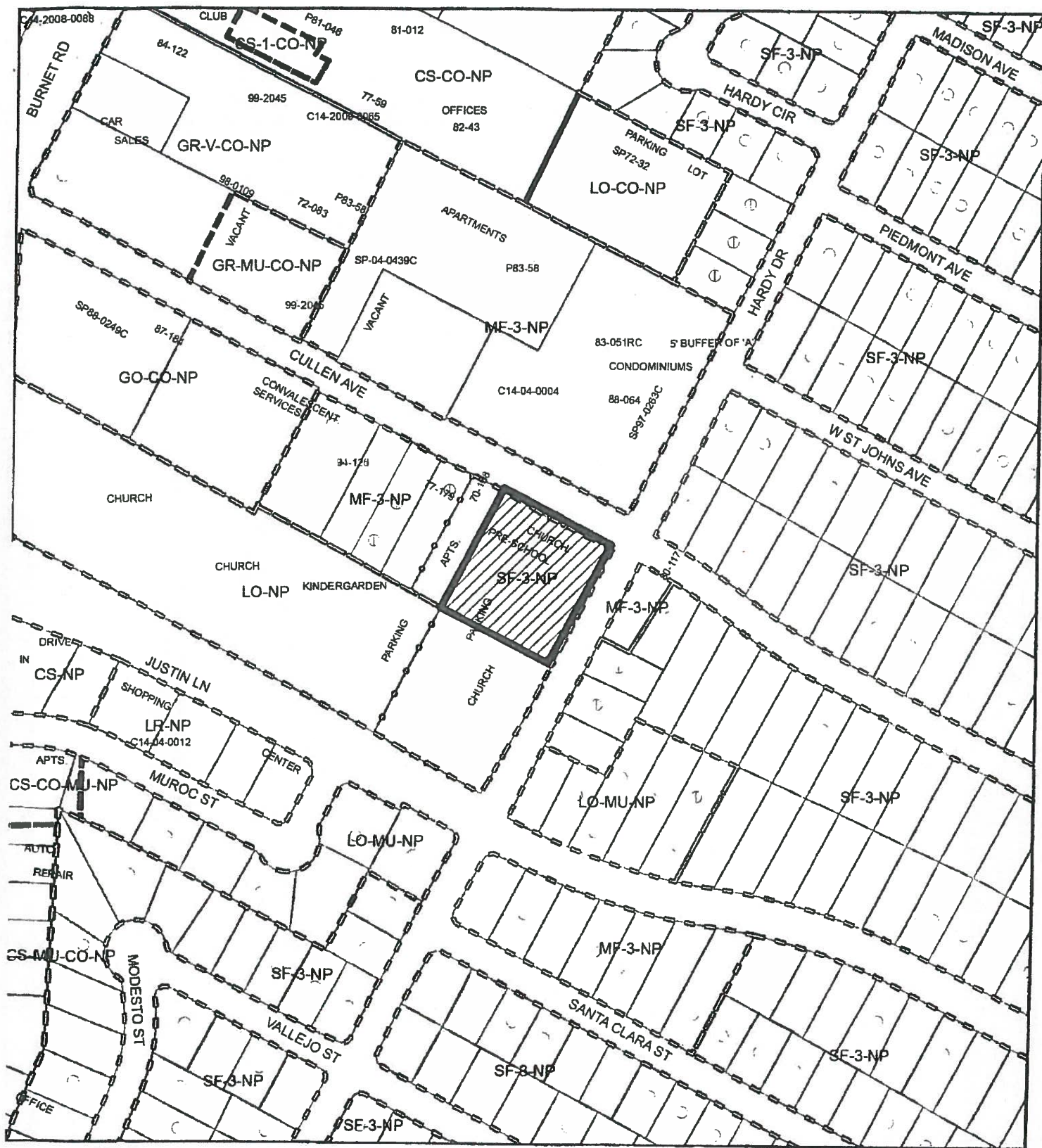
FIRM # F-15324
2007 S 1ST STREET, SUITE 103
AUSTIN, TEXAS 78704
(512)394-1900




SHEET
3 OF 3

Drawing: G:\Flugel Land Survey\001 Wuest\014 Justin Lane\CAD\Justin.MF.zoning.2.23.15.dwg

Last Plotted: Tue Feb 24, 2015 - 11:16am

By msbohoslav



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2015-0025

1" = 200'

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.



Exhibit B