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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 135 FOREMOST DRIVE FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-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 community commercial (GR) district to multifamily residence moderate-high density-conditional overlay (MF-4-CO) combining district on the property described in Zoning Case No. C14-2016-0013, on file at the Planning and Zoning Department, as follows:

Lot 2, Centennial Park Subdivision, a subdivision in Travis County, Texas, as recorded in Volume 64, Page 22 of the Plat Records of Travis County, Texas, and;

That portion of Circle S Road bounded on the north by Foremost Drive, on the east by Lot 2 of the Centennial Park Subdivision, on the south by the projection of the south line of said Lot 2, and on the west by the easterly line of Congress Avenue, (Old Highway 81, now designated Loop 275). Being a part of the William Cannon League, Travis Co., Texas, and being that part of Circle S Road, lying west of Lot 2 of the Centennial Park Subdivision, according to the plat thereof recorded in Vol. 64, Page 22, Travis Co. Plat records, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (cumulatively referred to as the "Property"),

locally known as 135 Foremost Drive 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. A site plan or building permit for the Property may not be approved, released, or issued if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

40 Except as specifically restricted under this ordinance, the Property may be developed and
41 used in accordance with the regulations established for the multifamily residence
42 moderate-high density (MF-4) district and other applicable requirements of the City Code.
43

44 **PART 3.** This ordinance takes effect on _____, 2016.
45

46
47 **PASSED AND APPROVED**
48

49 §
50 §
51 _____, 2016 § _____
52 Steve Adler
53 Mayor
54

55
56 **APPROVED:** _____ **ATTEST:** _____
57 Anne L. Morgan Jannette S. Goodall
58 City Attorney City Clerk

Cunningham-Graves, Inc.



SUBSIDIARY OF
CUNNINGHAM CONSULTANTS, INC.

ENGINEERS
PLANNERS

FIELD NOTES FOR VACATION PURPOSES

2-75-4036

FIELD NOTES for that portion of CIRCLE S ROAD bounded on the north by Foremost Drive, on the east by Lot 2 of the Centennial Park Subdivision, on the south by the projection of the south line of said Lot 2, and on the west by the easterly line of Congress Avenue, (Old Highway 81, now designated Loop 273).

BEING a part of the WILLIAM CANNON LEAGUE, Travis Co., Texas, and being that part of Circle S Road lying west of Lot 2 of the Centennial Park Subdivision, according to the plat thereof recorded in Vol. 64, Page 22, Travis Co. Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe at the southwest corner of Lot 2 of said Centennial Park Subdivision;

THENCE N 70° 40' 00" W 38.83 feet with the projected south line of said Lot 2 to an iron rod at its intersection with the easterly line of Congress Avenue, (Loop 273);

THENCE N 16° 36' 33" E 369.23 feet with the easterly line of Congress Avenue to an iron rod 60' left of Highway Centerline Station 378+00;

THENCE N 21° 11' 01" E 186.91 feet with the easterly line of Congress Avenue to an iron rod, from which a concrete right-of-way monument 100' left of Highway Centerline Station 373+00 bears N 21° 11' 01" E 314.69';

THENCE an arc distance of 30.76 feet along a curve to the right and having a central angle of 88° 06' 38", a radius of 20.00', tangents of 19.33' and a chord bearing and distance of N 63° 14' 30" E 27.82';

THENCE S 70° 42' 01" E 43.36 feet to an iron rod;

THENCE an arc distance of 23.55 feet along a curve to the left and having a central angle of 89° 57' 39", a radius of 15.00', tangents of 14.99' and a chord bearing and distance of S 64° 18' 39" W 21.21';

THENCE S 19° 20' 00" W 560.01 feet with the west line of Lot 2 of said Centennial Park Subdivision to the place of beginning, containing 0.63 acres of land.

The City of Austin expressly reserves and retains an Electric/Easement five (5) feet in width along the easterly side of the above described tract, said easement being more particularly described as follows:

BEGINNING at an iron pipe at the southeast corner of the above described tract;

THENCE N 70° 40' W 3.00' with the south line of said tract to a point;

THENCE N 19° 20' E 575.00' to a point on the north line of the above described tract.

THENCE S 70° 42' 01" E 3.00' with the north line of said tract to a point, from which an iron rod bears S 70° 42' 01" E 14.99';

THENCE S 19° 20' W 575.00' with the westerly line of Lot 2 of said Centennial Park to the place of beginning.



CUNNINGHAM-GRAVES, INC.

J. Stanley Coalter
J. Stanley Coalter, R.P.S. #1481
December 3, 1981

EXHIBIT "A"

7647 240

ORIGINAL LUN

C14-2016-0013

LAW DEPARTMENT
CITY OF AUSTIN
P. O. BOX 1088
AUSTIN, TEXAS 78768

FILED

DEC 21 AM 9 50

2-75-4037

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that the instrument was FILED on the
date and at the time stamped hereon, by me, and was duly
RECORDED in the Volume and Page of the named RECORDS
of Travis County, Texas, as shown hereon by me, on

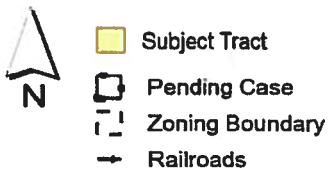
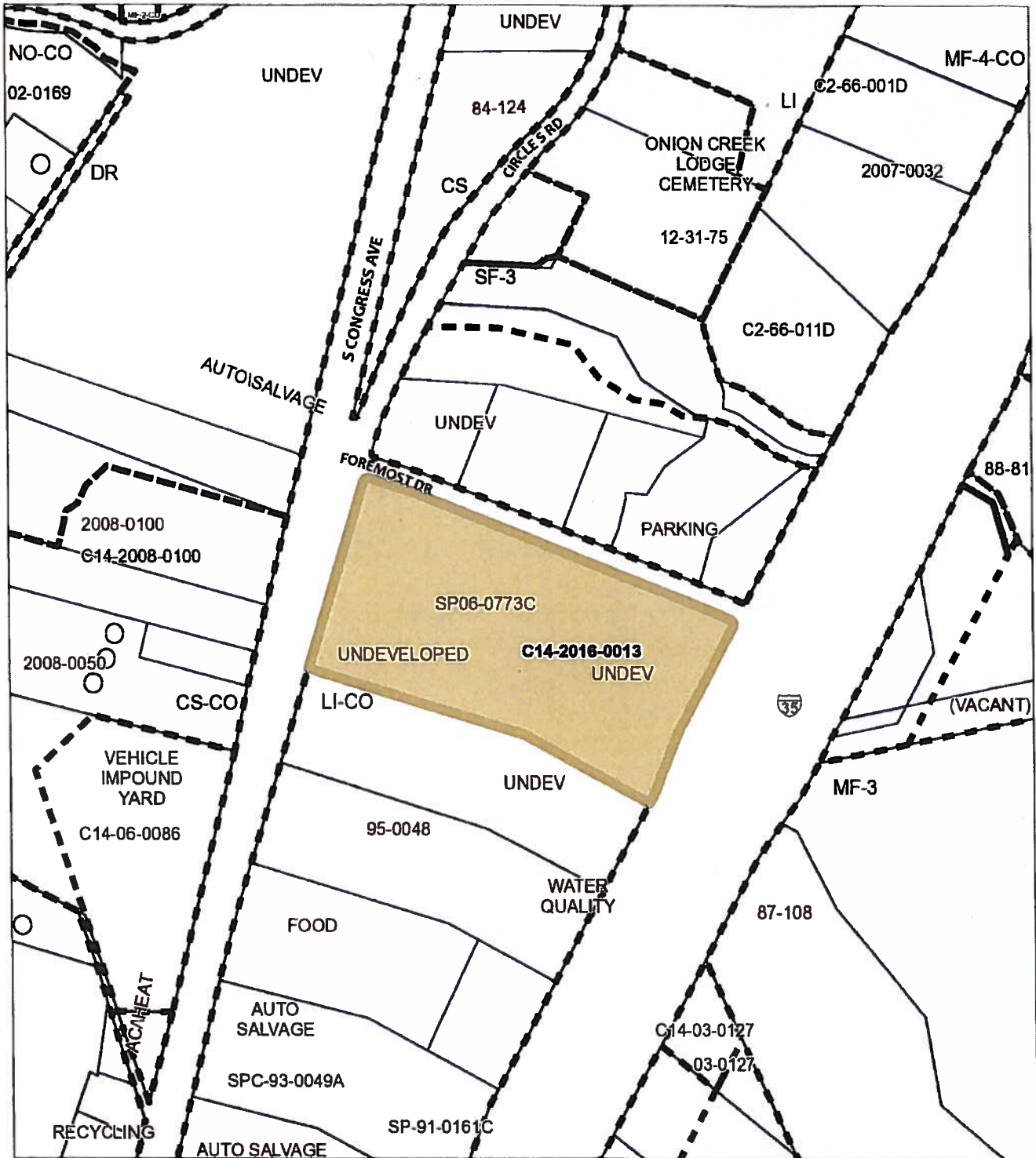
DEC 21 1941



Baris H. Hargrave
COUNTY CLERK
TRAVIS COUNTY TEXAS

7647

241



1" = 400'

ZONING

ZONING CASE#: C14-2016-0013

Exhibit B



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.