

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1125 SHADY LANE IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) 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 family residence-neighborhood plan (SF-3-NP) combining district to multifamily residence moderate-high density-neighborhood plan (MF-4-NP) combining district on the property described in Zoning Case No. C14-2017-0094, on file at the Planning and Zoning Department, as follows:

7.93 acre tract out of the J.C. Tannehill League, Abstract No. 22 in the City of Austin, Travis County, Texas, being a part of that certain 7.35 acre tract (First Tract) and all of that certain called .65 acre tract (Second Tract) in a deed to Otto Friedrich and recorded in Volume 376, Page 276, of the Deed Records of Travis County, Texas, being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1125 Shady Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. The Property is subject to Ordinance No. 20030327-11a that established zoning for the Govalle Neighborhood Plan.



LEGAL DESCRIPTION
Survey for: Barton Creek Capital, LLC

7.93 ACRE TRACT

Being out of the J.C. Tannehill League, Abstract No. 22 in the City of Austin, Travis County, Texas, being part of that certain called 7.35 acre tract (First Tract) and all of that certain called 0.65 acre tract (Second Tract) in a deed to Otto Friedrich and recorded in Volume 376, Page 276 of the Deed Records of Travis County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1-inch bolt found at a chain link fence corner post in the north line of said First Tract, being the northeast corner of that certain called 1,998 square foot tract of land to the City of Austin recorded in Volume 10070, Page 43, Real Property Records, Travis County, Texas, at the southwest corner of that certain called 1.926 acre tract of land to Saguaro Holdings, LLC, recorded in Document number 2017004773, Official Public Records of Travis County, Texas, and in the east right of way line of Shady Lane, for the northwest corner of this;

THENCE along the north line of said First Tract, S 61°04'27" E passing an iron rod found (diameter = 1/2 inch) 0.54 feet northeast of line at a distance of 362.67 feet being the southeast corner of said 1.926 acre tract and the southwest corner of that certain called 6.308 acre tract of land to Austin Affordable Housing Corporation, recorded in Document number 2015170606, Official Public Records of Travis County, Texas and continuing for a total distance of 961.69 feet to a calculated point at the northeast corner of said First Tract, being the northwest corner of said Second Tract, for a point in the north line of this;

THENCE along the north line of said Second Tract, S 61°04'27" E a distance of 88.89 feet to an iron pipe found (diameter = 1/2 inch) at the northeast corner of said Second Tract, being the southerly southeast corner of said 6.308 and in a northerly western line of that certain called 23.32 acre tract of land to the City of Austin, recorded in Volume 828, Page 5, Deed Records of Travis County, Texas, for the northeast corner of this;

THENCE along the east line of said Second Tract common with the northerly western line of said 23.32 acre tract, S 27°26'17" W a distance of 325.73 feet to an iron rod found (1/2-inch diameter) at the southeast corner of said Second Tract, being an interior angle corner of said 23.32 acre tract, for the southeast corner of this;

THENCE along the south line of said Second Tract, N 61°16'47" W a distance of 88.89 feet to a calculated point at the southwest corner of said Second Tract, being the southeast corner of said First Tract, for a point in the south line of this;

THENCE along the south line of said First Tract, N 61°16'47" W a distance of 972.57 feet to a 1-inch bolt found in the south line of said First Tract and in the east right of way line of Shady Lane, for the southwest corner of this;

THENCE over and across said First Tract and along the east right of way of Shady Lane common with the east line of said 1,998 square foot tract the following three (3) courses and distances:

Exhibit A



1. N 29°36'59" E a distance of 134.72 feet to a 1-inch bolt found, for an angle point in the west line of this,
2. N 29°54'19" E a distance of 131.25 feet to a calculated point, for an angle point in the west line of this, from which two separate mag nails set for reference bear N 85°35'52" W a distance of 8.16 feet and N 38°34'19" W a distance of 8.12 feet, and
3. N 27°37'06" E a distance of 63.51 feet to the **POINT OF BEGINNING**, in all containing 7.93 acres of land.

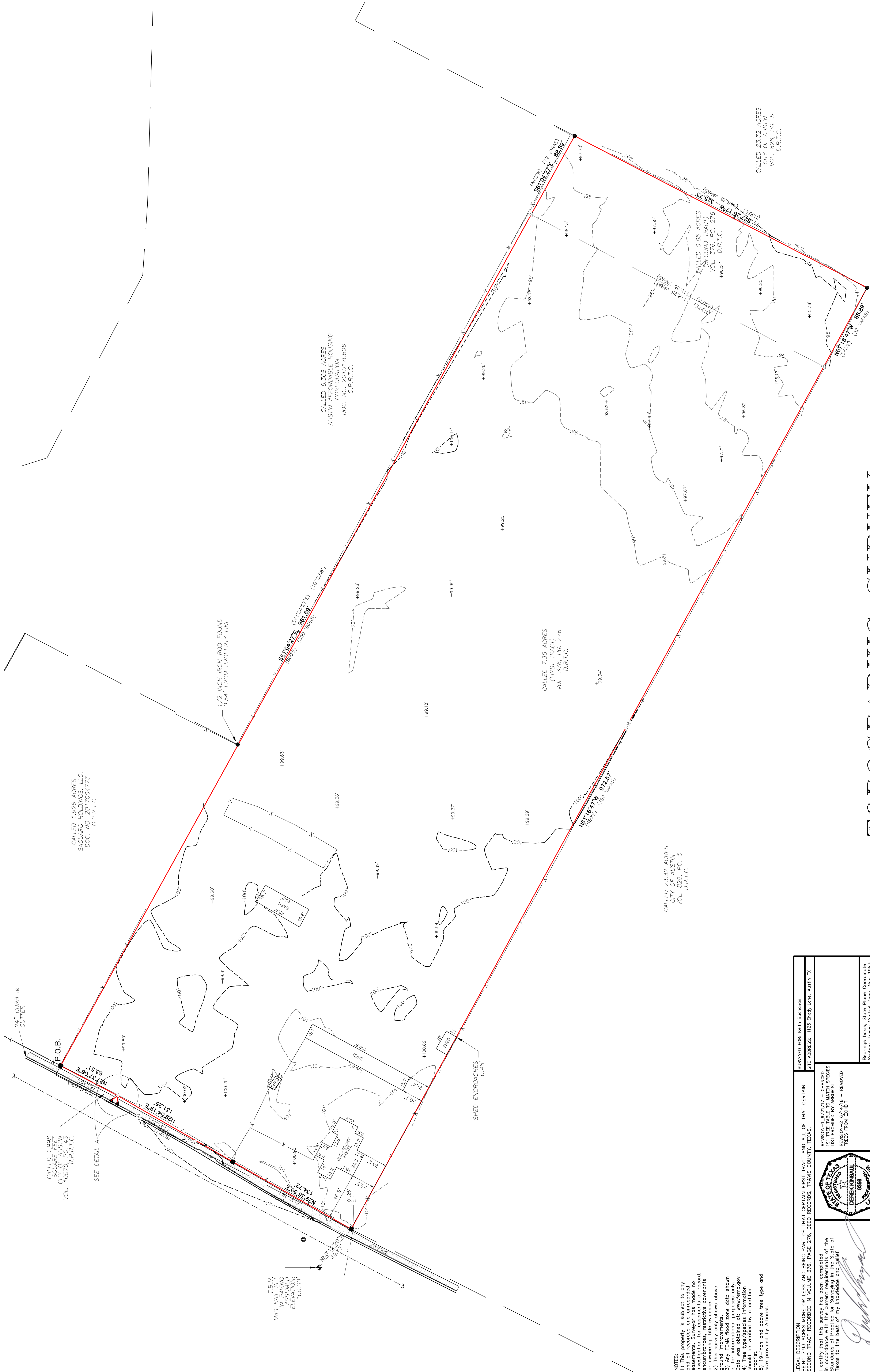
All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Derek Kinsaul, Registered Professional Land Surveyor.

June 19, 2017

Derek Kinsaul
RPLS No. 6356
Job #17-0047





TOPOGRAPHIC SURVEY

- NOTES:
- 1) This property is subject to any and all existing easements, encroachments, restrictive covenants, and other interests of record. Surveyor has made no investigation for easements of record, encroachments, restrictive covenants, or other interests of record.
 - 2) This survey only shows above ground improvements.
 - 3) Any FEMA flood zone data shown is based on the latest available data. Data was obtained at: www.fema.gov
 - 4) Tree type/species information should be verified by a certified arborist.
 - 5) 19-inch and above tree type and size provided by Arborist.

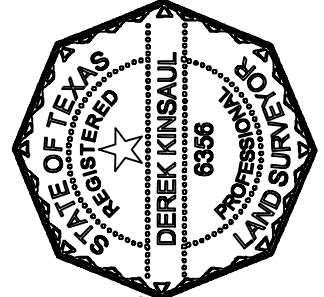
LEGAL DESCRIPTION:
BEING 7.93 ACRES MORE OR LESS AND BEING PART OF THAT CERTAIN FIRST TRACT AND ALL OF THAT CERTAIN SECOND TRACT RECORDED IN VOLUME 376, PAGE 276, DEED RECORDS, TRAVIS COUNTY, TEXAS.

I certify that this survey has been completed in accordance with the current requirements of the Texas Surveying Act, Chapter 81, Texas Government Code, and the rules and regulations of the State of Texas to the best of my knowledge and belief.

Derek Kinsaul

Derek Kinsaul, R.P.L.S. No. 6356 June 21, 2017

SURVEYWORKS
INFORMATION@SURVEYWORKS.COM
(512) 984-9929
10000 N. MICHIGAN AVE.
AUSTIN, TX 78741

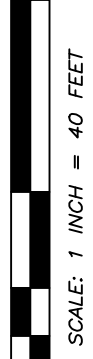


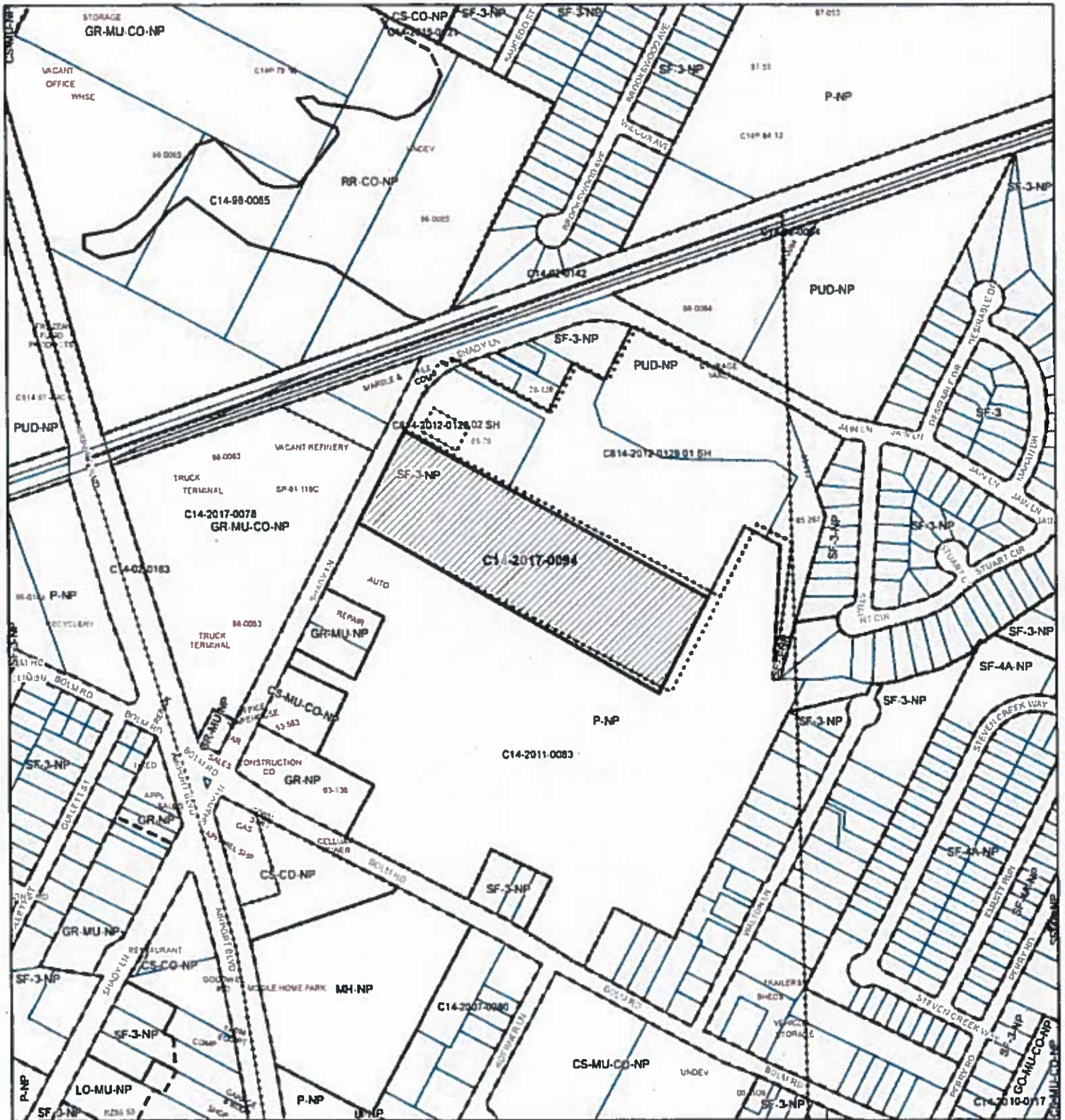
REVISION-1.6/21/17 - CHANGED
19" TREE TABLE TO MATCH SPECIES
LIST PROVIDED BY ARBORIST
REVISION-2.5/4/18 - REMOVED
TREES FROM GARBI

SURVEYED FOR: Keith Buchanan
SITE ADDRESS: 1725 Shady Lane, Austin TX

Beckings, State Plane Coordinate
System, NAD 83, Zone 14N
Elevation data based on 100'.
on an assumed elevation of 100'.

PROJECT: 17-0047
SURVEYOR: D. KINSAUL
DRAWN BY: D. KINSAUL
FIELDBOOK: see file

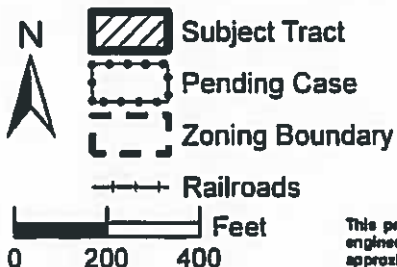




ZONING

Case#: C14-2017-0094

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 7/28/2017