

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4400 NUCKOLS CROSSING ROAD IN THE SOUTHEAST COMBINED NEIGHBORHOOD PLAN AREA FROM SINGLE-FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-CO-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 single-family residence standard lot-neighborhood plan (SF-2-NP) combining district to multifamily residence moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district on the property described in Zoning Case No. C14-2017-0010.SH, on file at the Planning and Zoning Department, as follows:

9.978 acres (approximately 434,649 square feet) in the Santiago Del Valle Grant, Travis County, Texas, being all of a 9.997 acre tract conveyed to Angelos Angelou and John Sasaridis in a Special Warranty Deed dated August 15, 1995, recorded in Volume 12508, Page 1771 of the Real Property Records of Travis County, Texas, said 9.978 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 4400 Nuckols Crossing Road 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:

Development of the Property shall comply with the following regulations:

- A. The maximum density is 23 dwelling units per acre.
- B. The minimum setback is 25 feet for front yard.
- C. The maximum building coverage is 50 percent.

1 D. The maximum impervious cover is 60 percent.

2
3 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
4 developed and used in accordance with the regulations established for the multifamily
5 residence moderate-high density (MF-4) district and other applicable requirements of the
6 City Code.

7
8 **PART 4.** The Property is subject to Ordinance No. 021010-12a that established zoning for
9 the Franklin Park Neighborhood Plan.

10
11 **PART 5.** This ordinance takes effect on _____, 2020.

12
13 **PASSED AND APPROVED**

14
15 §
16 §
17 _____, 2020 § _____
18 Steve Adler
19 Mayor

20
21 **APPROVED:** _____ **ATTEST:** _____
22 Anne L. Morgan Jannette S. Goodall
23 City Attorney City Clerk
24



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**9.978 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 9.978 ACRES (APPROXIMATELY 434,649 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING ALL OF A 9.997 ACRE TRACT CONVEYED TO ANGELOS ANGELOU AND JOHN SASARIDIS IN A SPECIAL WARRANTY DEED DATED AUGUST 15, 1995 AND RECORDED IN VOLUME 12508, PAGE 1771 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 9.978 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" rebar found for an angle point in the west right of way line of Nuckols Crossing Road (right-of-way width varies), same being the southeast corner of said 9.997 acre tract;

THENCE North 62°38'28" West, with the west right-of-way line of Nuckols Crossing Road same being the south line of the 9.997 acre tract, at a distance of 6.53 feet passing a 1/2" rebar with "M&S 1838" cap found for the northeast corner of Lot 2, Woodway Village Subdivision, a subdivision of record in Document No. 200300024 of the Official Public Records of Travis County, Texas, same being an angle point in the west right-of-way line of Nuckols Crossing Road, from which a 1/2" rebar with "M&S 1838" cap found for the southeast corner of said Lot 2, same being the northeast corner of Lot 1 of said Woodway Village Subdivision, bears South 27°29'04" West, a distance of 40.00 feet, and continuing with the common line of the 9.997 acre tract and Lot 2, for a total distance of 1378.74 feet to a calculated point for the southwest corner of the 9.997 acre tract, being the northwest corner of Lot 2 and also being in the east line of a 14.070 acre tract conveyed to Smith County Affordable Housing, Ltd., in Document No. 2002234962 of the Official Public Records of Travis County, Texas;

THENCE North 27°28'26" East, with the common line of the 9.997 acre tract and said 14.070 acre tract, at a distance of 264.30 feet passing a calculated point for the northeast corner of the 14.070 acre tract, same being the southeast corner of Lot 1, King Fisher Creek Subdivision, a subdivision of record in Document No. 200200163 of the Official Public Records of Travis County, Texas, from which a disturbed 1/2" rebar with "Terra Firma" cap found bears South 84°51'28" West, a distance of 0.39 feet, and continuing with the common line of the 9.997 acre tract and Lot 1, for a total distance of 311.63 feet to a 1/2" rebar found for the northwest corner of the 9.997 acre tract, same being the southwest corner of a 4.07 acre tract conveyed to Anna G. Searles in a deed recorded in Document No. 2004152319 of the Official Public Records of Travis County, Texas;

THENCE South 63°21'02" East, with the north line of the 9.997 acre tract, same being the south line of said 4.07 acre tract, a distance of 272.40 feet to a calculated point for an

angle point in the north line of the 9.997 acre tract, same being the southeast corner of the 4.07 acre tract, also being the southwest corner of a 3.656 acre tract conveyed to Harris P. Harrell in a deed recorded in Document No. 2004240815 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found bears North 32°22'59" East, a distance of 2.72 feet;

THENCE South 63°04'22" East, continuing with the north line of the 9.997 acre tract, same being the south line of said 3.656 acre tract, a distance of 246.90 feet to a 1/2" rebar found for an angle point in the north line of the 9.997 acre tract, same being the southeast corner of the 3.656 acre tract, also being the southwest corner of a 2.58 acre tract conveyed to Harris P. Harrell in a deed recorded in Document No. 2004240814 of the Official Public Records of Travis County, Texas;

THENCE South 62°29'34" East, continuing with the north line of the 9.997 acre tract, in part being the south line of said 2.58 acre tract, and in part being the south line of a 6.72 acre tract conveyed to Mark Sebastian Miles Weindel in a deed recorded in Document No. 2011113526 of the Official Public Records of Travis County, Texas, a distance of 859.06 feet to a 1/2" rebar found in the west right of way line of Nuckols Crossing Road, for the northeast corner of the 9.997 acre tract, same being the southeast corner of said 6.72 acre tract;

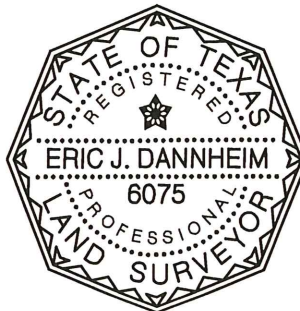
THENCE South 27°23'55" West, with the west right of way line of Nuckols Crossing Road, same being the east line of the 9.997 acre tract, a distance of 314.63 feet to the **POINT OF BEGINNING**, containing 9.978 acres of land, more or less.

Surveyed on the ground July 18, 2016. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the Texas Cooperative RTK Network.

Attachments: Drawing 040-114-BD1.

Eric J. Dannheim 9/27/17

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 9.978 ACRES (APPROXIMATELY 434,649 SQ. FT.)
IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING ALL OF A 9.997 ACRE
TRACT CONVEYED TO ANGELOS ANGELOU AND JOHN SASARIDIS IN A SPECIAL WARRANTY DEED
DATED AUGUST 15, 1995 AND RECORDED IN VOLUME 12508, PAGE 1771 OF THE REAL
PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

HARRIS P. HARRELL
2.58 ACRES
(2004240814)

MARK SEBASTIAN MILES WEINDEL
6.72 ACRES
(2011113526)

S62°29'34"E 859.06'
(S59°15'40"E 858.21')

9.978 ACRES
APPROX. 434,649 SQ. FT.

ANGELOS ANGELOU AND
JOHN SASARIDIS
9.997 ACRES
(12508/1771)

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1838 1/2" REBAR WITH "M&S 1838" CAP FOUND
- TERRA DISTURBED 1/2" REBAR WITH "TERRA FIRMA" CAP FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION

SHEET 2

LOT 2
WOODWAY VILLAGE
SUBDIVISION
(2003000024)

N62°38'28"W 1378.74'
(N59°23'W 1378.51')

NUCKOLS CROSSING ROAD
(R.O.W. WIDTH VARIES)

S27°23'55"W 314.63'
(S30°36'00"W 314.76')

P.O.B.

5/8" 6.53'

1838



LOT 1
WOODWAY VILLAGE SUBDIVISION
(2003000024)

Eric J. Dannheim
9/27/17

DATE OF SURVEY: 7/18/16
PLOT DATE: 9/27/17
DRAWING NO.: 040-114-BD1
PROJECT NO.: 040-114
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JDB
SHEET 1 OF 2

Chaparral

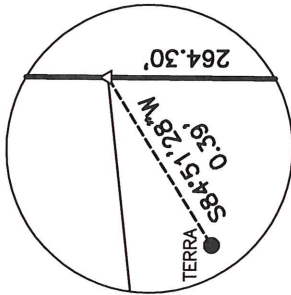


1" = 100'

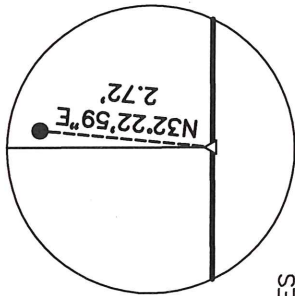


1" = 100'

LOT 1
KING FISHER CREEK
SUBDIVISION
(200200163)



DETAIL A
NOT TO SCALE



ANNA G. SEARLES
4.07 ACRES
(2004152319)
DETAIL B
NOT TO SCALE

S63°21'02"E
272.40'
(S60°03'20"E)
(272.64')

DETAIL B

S63°04'22"E 246.90'
(S59°46'40"E 246.90')

HARRIS P. HARRELL
3.656 ACRES
(2004240815)

HARRIS P. HARRELL
2.58 ACRES
(2004240814)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27°29'04"W	40.00'

9.978 ACRES
APPROX. 434,649 SQ. FT.
ANGELOS ANGELOU AND
JOHN SASARIDIS
9.997 ACRES
(12508/1771)

SMITH COUNTY
AFFORDABLE HOUSING, LTD
14.070 ACRES
(2002234962)

N62°38'28"W 1378.74'
(N59°23'W 1378.51')

LOT 2
WOODWAY VILLAGE
SUBDIVISION
(2003000024)

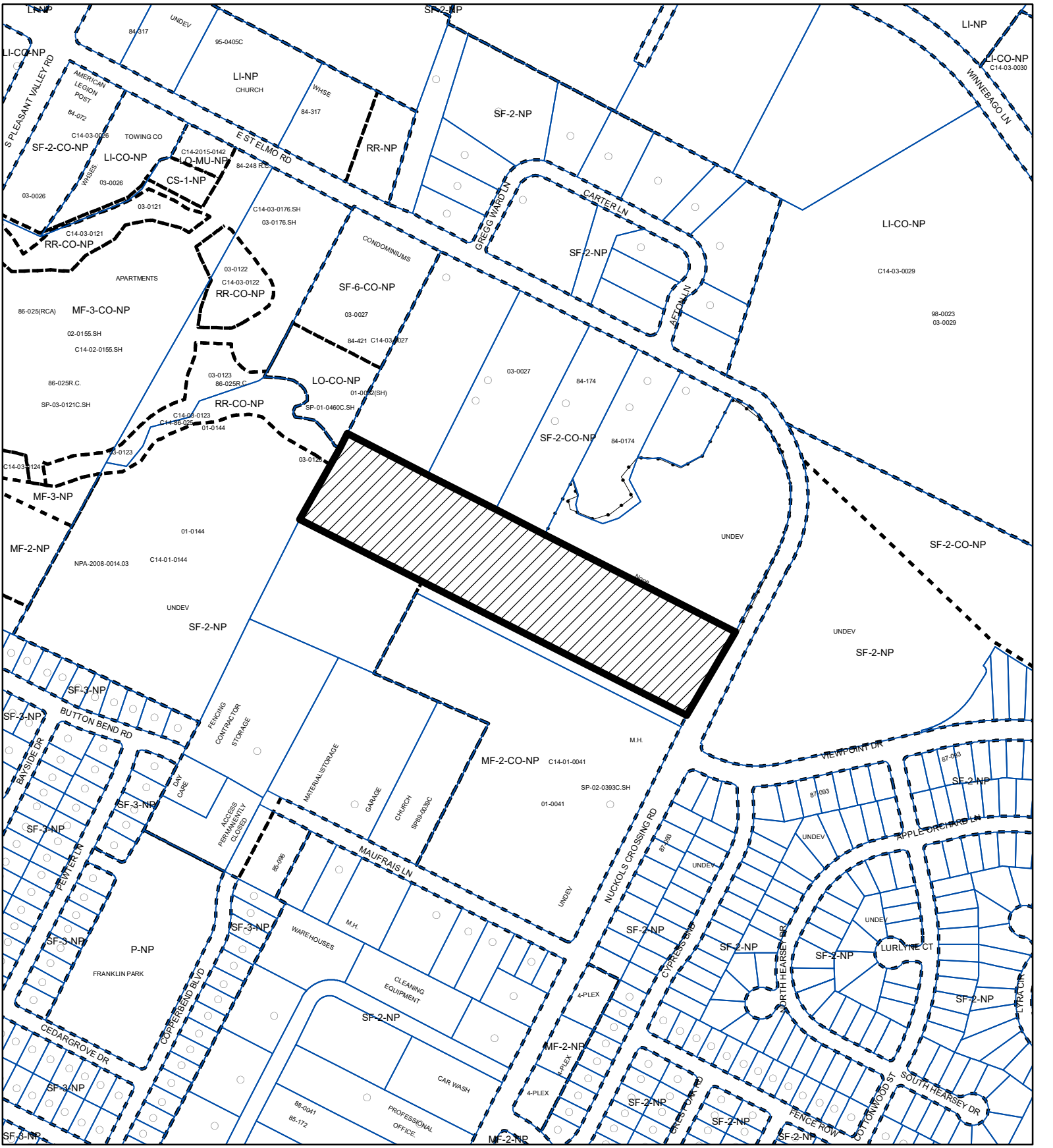





BEARING BASIS: THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), CENTRAL ZONE,
BASED ON GPS SOLUTIONS FROM THE TEXAS
COOPERATIVE RTK NETWORK.

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 040-114-BD1

DATE OF SURVEY: 7/18/16
PLOT DATE: 9/27/17
DRAWING NO.: 040-114-BD1
PROJECT NO.: 040-114
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JDB
SHEET 2 OF 2

Chaparra



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2017-0010.SH

Exhibit B



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.

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.

Created: 5/21/2020