

**ORDINANCE NO. 20201015-060**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3500 PECAN SPRINGS ROAD IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-6-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 family residence-neighborhood plan (SF-3-NP) combining district to townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district on the property described in Zoning Case No. C14-2019-0164, on file at the Housing and Planning Department, as follows:

2.40 acres of land out of the Henry Warnell Survey Abstract No. 793 in Travis County, Texas, said 2.40 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 3500 Pecan Springs 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:

- A. Development of the Property is limited to 21 dwelling units.
- B. A building or structure constructed within 75 feet of the west property line of the Property may not exceed a height of 35 feet or two stories, whichever is less, from ground level. If there is a conflict with the compatibility standards as provided for in City Code Chapter 25-2 and this provision, the more restrictive provision applies.
- C. Development of the property may not exceed an impervious coverage of 45%.
- D. A 35-foot wide building setback shall be established along the entire west property line.

- E. A 8-foot wide vegetative buffer shall be provided and maintained within the building setback provided for in Part 2.D. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
- F. A 15-foot wide vegetative buffer shall be provided and maintained along the property line adjacent to Pecan Springs Road. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) base district and other applicable requirements of the City Code.

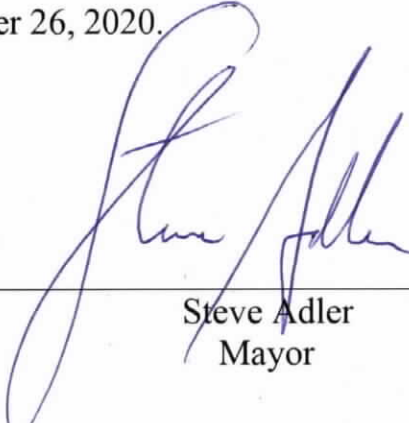
**PART 4.** The Property is subject to Ordinance No. 021107-Z-12c that established zoning for the MLK Neighborhood Plan.

**PART 5.** This ordinance takes effect on October 26, 2020.

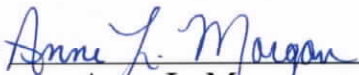
**PASSED AND APPROVED**

October 15, 2020


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§

  
Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
City Attorney *by* *Thomas*

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



**HOLT CARSON, INC.**  
**PROFESSIONAL LAND SURVEYORS**

1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
TELEPHONE: (512) 442-0990  
www.hciaustin.com

**FIELD NOTE DESCRIPTION OF 2.40 ACRES OF LAND OUT OF THE HENRY WARNELL SURVEY ABSTRACT No. 793 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (2.401 ACRE) TRACT OF LAND AS CONVEYED TO 9025BFD, LLC BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT No. 2014067977 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½" iron pipe found at the point of intersection of the North right-of-way line of Pecan Springs Drive and the West right-of-way line of Springdale Road for the Southeast corner of that certain (2.401 acre) tract of land as conveyed to 9025BFD, LLC by General Warranty Deed recorded in Document No. 2014067977 of the Official Public Records of Travis County, Texas, and for the Southeast corner of that certain (2.4 acre) tract of land formerly owned by Cal Marshall according to deed of record in Volume 3105 Page 1298 of the Deed Records of Travis County, Texas, and being the Southeast corner and **PLACE OF BEGINNING** of the herein described tract of land;

**THENCE** with the North right-of-way line of Pecan Springs Drive, N 59 deg. 54' 38" W 309.13 ft. to a ½" iron pipe found for the Southwest corner of said 9025BFD (2.401 acre) tract and for the Southwest corner of said Marshall (2.4 acre) tract and for the Southeast corner of that certain (1.48 acre) tract of land as conveyed to Charles N. Friedman, et ux by deed recorded in Volume 4710 Page 1962 of the Deed Records of Travis County, Texas, and being the Southwest corner of this tract of land, and from which a ½" iron rod found in the South right-of-way line of Pecan Springs Drive for the Northwest corner of Lot 5, Block 1, Marlo Heights Section 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 5 Page 85 of the Plat Records of Travis County, Texas, bears S 61 deg. 34' 37" W 58.53 ft.;

**THENCE** leaving the North right-of-way line of Pecan Springs Drive with the common line of said Marshall (2.4 acre) tract and said Friedman (1.48 acre) tract and with the West line of said 9015BFD (2.401 acre) tract, N 27 deg. 05' 08" E 337.58 ft. to a ½" iron pipe found in the South line of Lot 1, Texas Properties IV, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Page 74B of the Plat Records of Travis County, Texas, for the Northwest corner of said Marshall (2.4 acre) tract and for the Northwest corner of said 9025BFD (2.401 acre) tract and for the Northeast corner of said Friedman (1.48 acre) tract and being the Northwest corner of this tract of land;

Page 2 of 2  
2.40 ACRES

THENCE with the North line of said Marshall (2.4 acre) tract and with the North line of said 9025BFD (2.401 acre) tract, S 58 deg. 40' 00" E 210.80 ft. to a point near the centerline of a creek (unable to set monument) for an angle corner of said 9025BFD (2.401 acre) tract and for West corner of that certain (0.05 acre) tract of land as conveyed to Byron Bradbury Howard, et ux by deed recorded in Volume 5851 Page 2209 of the Deed Records of Travis County, Texas, and being an angle corner of this tract of land;


THENCE entering the interior of said Marshall (2.4 acre) tract with the common line of said 9025BFD (2.401 acre) tract and said Howard (0.05 acre) tract, S 47 deg. 02' 34" E 102.04 ft. to a point in the West right-of-way line of Springdale Road and in the West line of that certain (1,063 square feet) tract of land as conveyed to the City of Austin by Street Deed recorded in Volume 5929 Page 1146 of the Deed Records of Travis County, Texas, for an angle corner of said Howard (0.05 acre) tract and being a Northeasterly angle corner of this tract of land, and from which a capped iron rod found bears N 85 deg. E 0.23 ft.;

THENCE continuing through the interior of said Marshall (2.4 acre) tract with the West right-of-way line of Springdale Road and with the West line of said City of Austin (1,063 square feet) tract and with a Westerly line of said Howard (0.05 acre) tract, the following two (2) courses;

- 1) S 30 deg. 43' 09" W 15.68 ft. to a point, from which a ½" iron rod found bears S 24 deg. W 2.41 ft.;
- 2) S 00 deg. 44' 21" W 40.02 ft. to a capped iron rod found in the East line of said Marshall (2.4 acre) tract for the South corner of said City of Austin (1,063 square feet) tract and for the South corner of said Howard (0.05 acre) tract, and being an angle corner of this tract of land;

THENCE continuing with the West right-of-way line of Springdale Road, S 30 deg. 43' 09" W 259.26 ft. to the **PLACE OF BEGINNING**, containing 2.40 acres of land.

**SURVEYED:** August 9, 2019



Holt Carson

Registered Professional Land Surveyor No. 5166

see accompanying map: A 1044100





# HENRY WARNELL SURVEY ABSTRACT NO. 793

Texas Commission 124  
Special Warranty Deed  
Document No. 201406797

Lot 1  
Travis County  
Volume 30 Page 143

Open Drainage Easement  
in Enclosed Street Sewer  
Easement per  
Vol. 1022 Pg. 1159

formerly  
Green Primary Howard, et al  
remainder of (125 Acres)  
Vol. 501 Pg. 125

formerly  
Cal Marshall  
Volume 3107 Page 1196

formerly  
Deborah Lynn Huggins  
Quintana Deed  
Document No. 201306272

formerly  
Deborah Lynn Marshall  
Special Warranty Deed  
Document No. 200814349

formerly Deborah Lynn Howard  
Special Warranty Deed  
Volume 1211 Page 316

**2.40 ACRES  
SURVEYED**

90258FD, LLC  
(2.401 Acres)  
General Warranty Deed  
Document No. 201406797

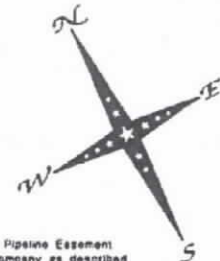
0215210101

PECAN SPRINGS DRIVE (50')

SCALE: 1" = 30'

## Legend

- Iron Rod Found
- Iron Pipe Found
- Iron Rod Set with plastic cap
- Imprinted with "Holt Carson, Inc."
- Capped Iron Rod Found
- Wire Fence
- Wood Board Fence
- Overhead Utility Line  
(Record Bearing and Distance)  
per Volume 1201 Page 356



## NOTES:

1. This tract of land is subject to a Pipeline Easement granted to United Gas Pipe Line Company as described and recorded in Volume 809 Page 557, Travis County Deed Records. (described as 50 feet in width over parent tract with no specific location. No evidence of a pipeline was noted during the course of this survey and the Texas Railroad Commission GIS department does not indicate any gas pipelines crossing this tract of land.
2. Sanitary Sewer Easement recorded in Volume 1615 Page 324, Travis County Deed Records, does not apply to this tract of land.

## SURVEY MAP OF

2.40 ACRES OF LAND OUT OF THE HENRY WARNELL SURVEY ABSTRACT No. 793 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (2.401 ACRE) TRACT OF LAND AS CONVEYED TO 90258FD, LLC BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT No. 2014067977 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.  
LOCATED AT 3800 PECAN SPRINGS DRIVE.

see accompanying Field Note Description

## THE STATE OF TEXAS THE COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property sits on a dedicated roadway. A portion of this property is within Zone AE (100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C 0470 K, dated January 6, 2016.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications of a Category 1A Condition Survey.

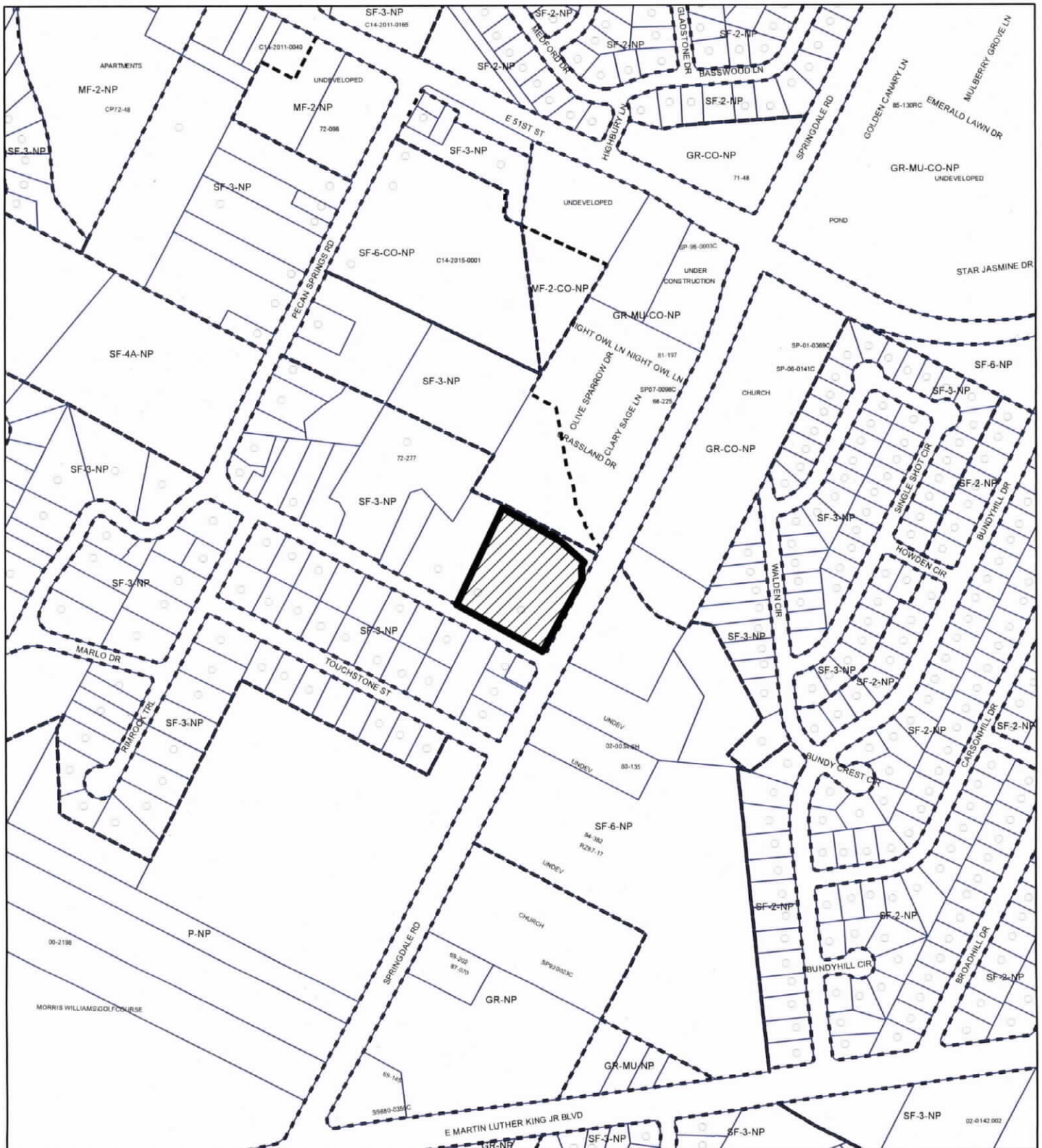
THIS the 9th day of AUGUST, A.D. 2016

By:

*Holt Carson*

Holt Carson  
Registered Professional Land Surveyor No. 5168  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
15121-442-0090  
Firm Registration Number 10050700





## ZONING

ZONING CASE#: C14-2019-0164

Exhibit B



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.

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: 12/9/2019