

## ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 3811 1/2 TANNEHILL LANE IN THE EAST MLK**  
3 **COMBINED NEIGHBORHOOD PLAN AREA FROM PUBLIC-**  
4 **NEIGHBORHOOD PLAN (P-NP) COMBINING DISTRICT TO MULTIFAMILY**  
5 **RESIDENCE MODERATE-HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP)**  
6 **COMBINING DISTRICT.**

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from public-neighborhood plan (P-NP) combining district to  
12 multifamily residence moderate-high density-neighborhood plan (MF-4-NP) combining  
13 district on the property described in Zoning Case No. C14-2022-0122.SH, on file at the  
14 Housing and Planning Department, as follows:  
15

16 Being a 7.96 acre tract of land out of the J.C. Tannehill Survey, Abstract 22,  
17 Survey 29, Travis County, Texas, said 7.96 acre tract, also out of a 9.72 acre tract  
18 of land as described in a document recorded in Volume 1864, Page 178, Deed  
19 Records of Travis County, Texas, said 7.96 acres of land being more particularly  
20 described by metes and bounds in **Exhibit “A”** incorporated into this ordinance  
21 (the “Property”),  
22

23 locally known as 3811 1/2 Tannehill Lane in the City of Austin, Travis County, Texas, and  
24 generally identified in the map attached as **Exhibit “B”**.  
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26 **PART 2.** Except as specifically modified by this ordinance, the Property is subject to  
27 Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood  
28 Plan.  
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**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2023.

**PASSED AND APPROVED**

§

§

\_\_\_\_\_, 2023 § \_\_\_\_\_

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk

# EXHIBIT "A"



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS  
FIRM #101141-00

"EXHIBIT A"

AUSTIN INDEPENDENT SCHOOL DISTRICT  
7.96 ACRES  
TANNEHILL TRACT  
JOB NO: 276-23-16

## LEGAL DESCRIPTION

BEING 7.96 ACRES (346,642 SQUARE FEET) TRACT OF LAND OUT OF THE J.C. TANNEHILL SURVEY, ABSTRACT 22, SURVEY 29 IN TRAVIS COUNTY, TEXAS. SAID 7.96 ACRE TRACT, ALSO OUT OF A 9.72 ACRE TRACT OF LAND HAVING BEEN CONVEYED TO AUSTIN INDEPENDENT SCHOOL DISTRICT BY INSTRUMENT OF RECORD IN VOLUME 1864, PAGE 178 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 7.96 ACRE TRACT BEING SHOWN ON THE ACCOMPANYING SKETCH AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

**BEGINNING** at a ½" iron rod found at a chain link fence on the east right of way line of Tannehill Lane. Said iron rod being at the northwest corner of the herein described tract, the southwest corner of a 10.00 acre tract conveyed to the Austin Independent School District by instrument of record in Volume 1854, Page 76 of the deed records of Travis County, TX. Said iron rod being approximately 22.6 feet south of a ½" iron pipe found at the northwest corner of the 9.72 acre tract.

**THENCE** S61°44'00"E, 644.78 feet along the fenced north line of the herein described tract and the south line of said 10.00 acre tract to a ½" iron pipe found for the northeast corner of this 7.96 acre AISD tract and the southeast corner of said 10.00 acre AISD tract. Said ½" iron pipe also being on the west line of Lot 3, Bluestein Park, Phase 2 Subdivision recorded in Volume, 86, Page 5A, Plat Records of Travis County, TX. This line is approximately 22.6 feet south of and parallel from the north line of said 9.72 acre tract.

**THENCE** S28°19'40"W, along the east line of said 7.96 acre Austin Independent School District tract and the west line of said Lot 3, at 304.65 feet and offset 0.14 feet to the left pass a found ½" iron rod at the southwest corner of said Lot 3 and the northwest corner of Lot 4 of said Bluestein Subdivision, in all a distance of 510.05 feet to a ½" iron rod set with a plastic cap stamped "MACIAS LP RPLS 4333" on the west line of said Lot 4. Said point also being at the southeast corner of the herein described tract and the northeast corner of a 0.6383 acre tract having been conveyed to the City of Austin for right of way purposes by instrument of record in Volume 7851, Page 981 in the deed records of Travis County, TX.

**THENCE** N61°40'20"W, 36.56 feet along the south line of the herein described tract and the north line of said 0.6383 acre City of Austin tract to a ½" iron rod set with a plastic cap stamped "MACIAS LP RPLS 4333" to the point of curvature of a curve to the left.

**THENCE** the following three courses with the south line of the herein described tract and the north line of said City of Austin tract:

1. With said curve to the left having a radius of 1516.58 feet, a central angle of  $12^{\circ}41'08''$ , and arc length of 335.78 feet and a chord bearing of  $N67^{\circ}42'51''W$ , 335.09 feet to a  $\frac{1}{2}$ " iron rod found at the point of reverse curve to the right.
2. Along said curve to the right having a radius of 965.00 feet, a central angle of  $10^{\circ}51'58''$ , and arc length of 183.01 feet and a chord bearing of  $N68^{\circ}37'13''W$ , 182.74 feet to a  $\frac{1}{2}$ " iron rod found at a point of curvature of a curve to the left.
3. Thence along said curve to the left having a radius of 835.21 feet, a central angle of  $03^{\circ}41'19''$ , an arc length of 53.77 feet, and a chord bearing of  $N65^{\circ}02'14''W$ , 53.76 feet to a  $\frac{1}{2}$ " iron rod set with a plastic cap stamped "MACIAS LP RPLS 4333" for point of curvature of a curve to the right at the northeast curve return of the east right of way line of Tannehill Lane, and the north right of way line of Jackie Robinson Street

**THENCE** along said curve to the right having a radius of 47.03 feet, a central angle of  $82^{\circ}47'33''$ , and arc length of 67.96 feet, a chord bearing of  $N12^{\circ}08'23''W$ , 62.20 feet to a  $\frac{1}{2}$ " iron rod set with a plastic cap marked "MACIAS LP RPLS 4333", to the point of non-tangency of said curve and on the east right of way line of Tannehill Lane, and the west line of the herein described tract of land.

**THENCE**  $N28^{\circ}22'36''E$ , 522.58 feet with the east right of way line of Tannehill Lane and the west line of the herein described tract of land to the POINT OF BEGINNING and containing 7.96 acres of land.

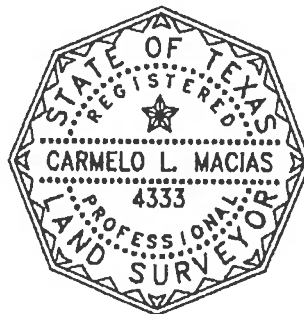
**BEARING BASIS NOTE**

The coordinates and bearings shown hereon are based on the Texas Coordinate System (Central Zone-4203 NAD83).

THE STATE OF TEXAS     §  
                                   §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS     §

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 21th day of June, 2016, A.D.



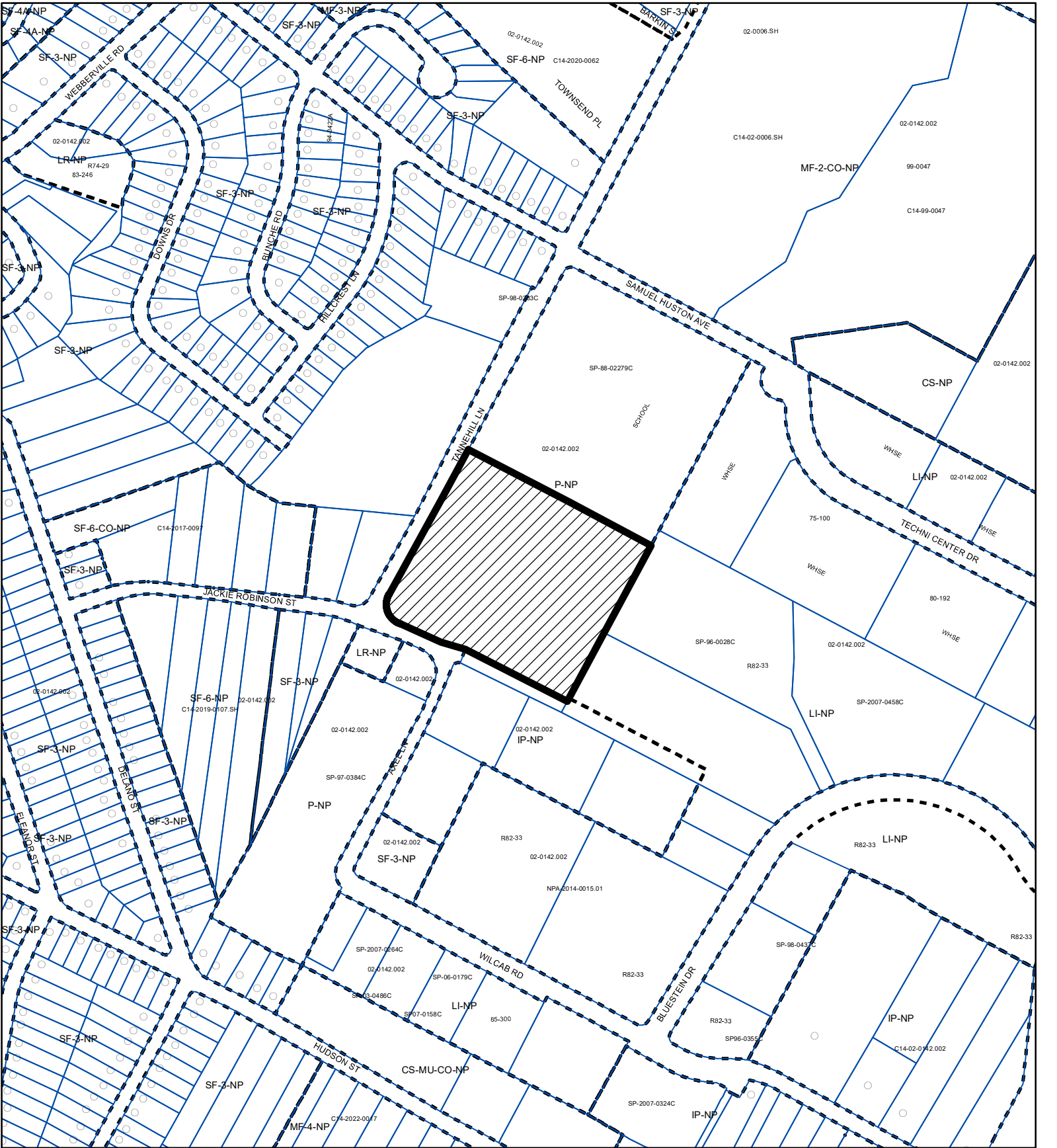
Macias & Associates, L.P.  
5410 South 1<sup>st</sup> Street  
Austin, Texas 78745  
512-442-7875




*Carmelo L. Macias*  
Carmelo L. Macias  
Registered Professional Land Surveyor  
No. 4333 – State of Texas  
Revision 1 - January 25, 2018

**REFERENCES**

TCAD PARCEL ID NO. 02-0923-0468  
MACIAS & ASSOCIATES, L.P., PROJECT NO. 276-23-16

FIELD NOTES REVIEWED  
BY *[Signature]* DATE: *02.06.2018*  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

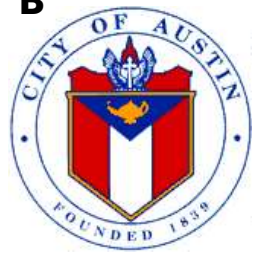


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

**ZONING**  
**ZONING CASE#: C14-2022-0122.SH**

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

**Created: 9/8/2022**