

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3900 1/2 TANNEHILL LANE, IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-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-neighborhood plan (SF-6-NP) combining district on the property described in Zoning Case No. C14-2023-0022, on file at the Planning Department, as follows:

6.069 acres of land, out of the J. C. TANNEHILL SURVEY No. 29, Abstract No. 22, in Travis County, Texas, being a portion of a called 7.00 acre tract in a deed dated December 3, 2001 and recorded in Document No. 2002125667, Official Public Records of Travis County, Texas, and described by metes and bounds in Volume 4168, Page 1882, Official Public Records of Travis County, Texas, said 6.069 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 3900 1/2 Tannehill Lane, in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20021107-Z012B that established zoning for the MLK-183 Neighborhood Plan.

PART 3. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

_____, 2023 § _____
 § _____
 § _____

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

ZONING BOUNDARY EXHIBIT

EXHIBIT A

6.069 ACRE TRACT
SITUATED IN THE J.C. TANNEHILL LEAGUE, SURVEY NO. 29, ABSTRACT NO. 22
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION

A 6.069 ACRE TRACT IN THE J. C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING PART OF A CALLED 7 ACRE TRACT OF LAND TO GREATER WORKS BAPTIST CHURCH IN A CORRECTED GIFT DEED DATED DECEMBER 03, 2001 AS RECORDED IN DOCUMENT NO. 2002125667, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.TX.) AND DESCRIBED BY METES AND BOUNDS IN VOLUME 4168, PAGE 1882, DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.), AS SURVEYED BY SURVEY WORKS, LLC ON NOVEMBER 15, 2022, PROJECT NO. 22-0222, ALL MEASUREMENTS SHOWN IN GRID AND BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 1983, THIS DESCRIPTION TO ACCOMPANY AN EXHIBIT OF LIKE DATE REPRESENTING AN ON THE GROUND SURVEY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found on the west line of Tannehill Lane (Right of Way (ROW) Varies), at the southeast corner of Lot 1, Block A, Plat of Greater Works Baptist Church, as recorded in Volume 103, Page 68 Plat Records of Travis County, Texas (P.R.T.C.TX.), for the northeast corner of the herein described tract, from which a 1/2-inch iron rod found at the northeast corner of said Lot 1, bears N 28°35'13" E, a distance of 197.95 feet

Thence, S 28°21'30" W, along the west line of said Tannehill Lane, for a distance of **613.51 feet**, to a calculated point at the northeast corner of a called 0.87 acre tract, also known as Lot 13 of Oak Hill Acres (unrecorded subdivision) described by metes and bounds in Volume 1690, Page 525 D.R.T.C.TX, for the southeast corner of the herein described tract;

Thence, N 83°03'18" W along the north line of said Lot 13 of Oak Hill Acres and the north Line of Tract 12 of the Dovie Bunton Subdivision, according to the Plat recorded in Volume 88, Page 363, (P.R.T.C.TX.) for a distance of **283.64 feet** to a 1/2-inch iron rod found at the northwest corner of said Lot 12, common to the northeast corner of a called 5.2302 acre tract as described in Document No. 2022132720 (O.P.R.T.C.TX.), for an angle point on the south line of the herein described tract;

Thence, along the north line of said 5.2302 acre tract, the following three (3) courses;

- 1) N 81°48'49" W, a distance of **124.89 feet** to a 1/2-inch iron rod with orange cap stamped "4WARD" found for corner;
- 2) N 71°57'04" W, a distance of **107.28 feet** to a 1/2-inch iron rod with orange cap stamped "4ward" found for corner;
- 3) N 48°38'32" E, a distance of **3.64 feet** to a 1/2-inch iron rod with orange cap stamped "D. SEELIG RPLS 1908" found at an angle point in the north line of said 5.2302 acre tract, common to the south corner of Lot 1 Block A of Truman Heights Subdivision according to the Plat recorded in Volume 5, Page 131 (P.R.T.C.TX.), from which a 1/2-inch iron rod found at the west corner of said Lot 1 bears N 50°51'55" W, a distance of 50.11 feet;

Thence, along the southeast line of said Truman Heights Subdivision, the following six (6) courses;

- 1) N 47°00'01" E, a distance of **42.87 feet** to a 1/2-inch iron rod with cap stamped "D. SEELIG RPLS 1908" found for corner;
- 2) N 41°00'21" E, a distance of **142.04 feet** to a 60 D-Nail found for corner;
- 3) N 37°02'07" E, a distance of **83.94 feet** to a calculated point for corner;
- 4) N 36°17'19" E, a distance of **203.25 feet** to a calculated for corner;
- 5) N 48°04'34" E, a distance of **102.11 feet** to a 1/2-inch iron rod with cap stamped "D. SEELIG RPLS 1908" found for corner;
- 6) N 61°01'27" E, a distance of **207.73 feet** to a 1/2-inch iron rod found for corner on the southeast line of Lot 11, Block D of said Truman Heights Subdivision, for the southwest corner of afore said Lot 1, Block A (Plat of Greater Works, Baptist Church), for the northwest corner of the herein described;

Thence, along the south line of said Lot 1, Block A (Plat of Greater Works, Baptist Church), the following two (2) courses;

- 1) S 72°52'57" E, a distance of **67.48 feet** to a calculated point for corner;
- 2) S 70°13'27" E, a distance of **189.44 feet** to the **POINT OF BEGINNING**, in all containing **6.069 acres** of land, more or less.

I CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF CHAPTER 22 TAC §663.21 OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TEXAS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS DOCUMENT IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

DATE OF LAST FIELD WORK: NOVEMBER 15, 2022

JAD DUPLCHAIN, R.P.L.S. NO. 6906 FEBRUARY 24, 2023
DRAWN BY: PDWIEV
FIELD CREW: JS

REVISION #:



SHEET SIZE = 24"x36"

MEASURED ACREAGE
6.069 ACRES ±

GREATER WORKS
BAPTIST CHURCH
DOC. NO. 2002125667
O.P.R.T.C

A PORTION OF A CALLED 7 ACRES
VOL. 4168, PG. 1882
D.R.T.C.

FLOOD INFORMATION

PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X (UNSHADED). THIS PROPERTY WAS FOUND IN MAP NUMBER 48453C0470K, DATED 01/06/2016.

DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83, GRID NORTH, ELEVATION DATA NAVD 88, GEOID 18, DISTANCES IN US SURVEY FEET (GRID).

GENERAL NOTES:

- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS. SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.
- 2) THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.
- 3) SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
- 4) NO BUILDINGS OBSERVED DURING SURVEY.
- 5) ANY UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY.
- 6) THIS IS NOT A BOUNDARY SURVEY

LEGEND

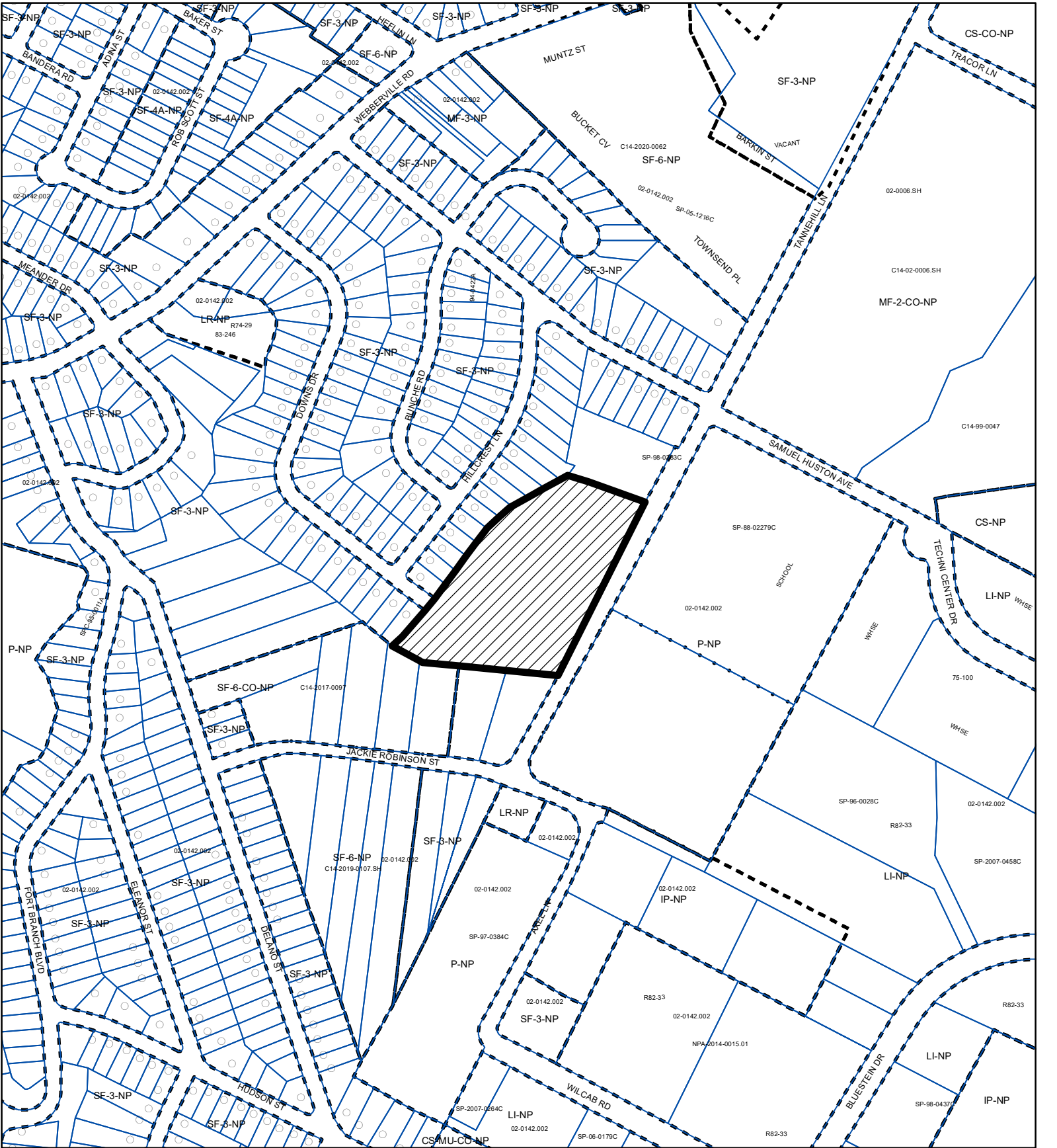
- IRON ROD FOUND (TYPE NOTED)
- ▼ NAIL FOUND (TYPE NOTED)
- △ CALCULATED POINT
- OCCUPATION LINE
- EDGE OF PAVEMENT
- ADJOINER LINE
- VOL. PG. VOLUME AND PAGE
- P.R.T.C. PLAT RECORDS
- O.P.R.T.C. TRAVIS COUNTY OFFICIAL PUBLIC RECORDS
- D.R.T.C. TRAVIS COUNTY DEED RECORDS
- ROW RIGHT OF WAY
- POB POINT OF BEGINNING
- POR POINT OF REFERENCE




SURVEYED FOR: CIVILITUDE
PROJECT NO. 22-0222.02
4000 TANNEHILL LANE
AUSTIN, TX 78721

SURVEY WORKS
INFO@SURVEYWORKS.COM
SURVEYWORKS.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

SHEET

1 of 1



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

EXHIBIT B

ZONING CASE#: C14-2023-0022

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 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: 3/8/2023