

ORDINANCE NO. 20230914-112

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 September 25, 2023.

PASSED AND APPROVED

_____, September 14, 2023

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Kirk Watson
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrha Rios
City Clerk

ZONING BOUNDARY EXHIBIT

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

EXHIBIT A

FIELD NOTE DESCRIPTION

A 6.069 ACRE TRACT IN THE J.C. TANNENHILL 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.) AND DESCRIBED BY METES AND BOUNDS IN VOLUME 4168, PAGE 1882, DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.), 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 Tannenhill 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.), 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°30'13" E, a distance of 187.95 feet

Thence S 28°21'30" W, along the west line of said Tannenhill 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 1890, Page 525 D.R.T.C., for the southeast corner of the herein described tract.

Thence N 87°02'18" W, along the north line of said Lot 13 of Oak Hill Acres and the north line of Tract 12 of the Dove Burton Subdivision, according to the Plat recorded in Volume 68, Page 363, (P.R.T.C.), for a distance of 283.64 feet to a 1/2-inch iron rod found at the northeast corner of said Lot 12, common to the northeast corner of a called 5.2302 acre tract as described in Document No. 2022137270 (O.P.R.T.C.), 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 "WARD" found for corner.
- 2) N 71°57'04" W, a distance of 167.28 feet to a 1/2-inch iron rod with orange cap stamped "WARD" found for corner.
- 3) N 48°39'32" E, a distance of 3.64 feet to a 1/2-inch iron rod with orange cap stamped "D. SEELEG RPLS 1908" found at an angle point on 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.), from which a 1/2-inch iron rod found at the west corner of said Lot 1 bears N 50°31'50" 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. SEELEG RPLS 1908" found for corner.
- 2) N 41°00'21" E, a distance of 142.04 feet to a 80 D-shaped found for corner.
- 3) N 37°02'07" E, a distance of 63.54 feet to a calculated point for corner.
- 4) N 30°17'19" E, a distance of 203.25 feet to a calculated point 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. SEELEG RPLS 1908" found for corner.
- 6) N 81°14'27" E, a distance of 267.73 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 above said Lot 1, Block A (Plat of Greater Works, Baptist Church), for the northeast 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°12'27" E, a distance of 185.44 feet to the POINT OF BEGINNING, in all containing 6.069 acres of land, more or less.

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.

LEGEND	
●	IRON ROD FOUND (TYPE NOTED)
▲	NAIL FOUND (TYPE NOTED)
△	CALCULATED POINT
---	OCCUPANCY LINE
---	EDGE OF PAVEMENT
---	ADJACENT LINE
VOL. PG.	VOLUME AND PAGE
P.R.T.C.	PLAT RECORDS
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS
D.R.T.C.	DEED RECORDS
ROW	RIGHT OF WAY
PBR	POINT OF BEGINNING
PUR	POINT OF REFERENCE

I CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF CHAPTER 223A, §24.02 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 CREATOR OF THIS SURVEY. THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

DATE OF LAST FIELD WORK: NOVEMBER 15, 2022

JAD DUPELCHAK, P.L.L.C. NO. 6890 FEBRUARY 24, 2023
CIVIL ENGINEER - TEXAS
FIELD - METES & BOUNDS



FLOOD INFORMATION

FOR INFORMATION ONLY, THIS PROJECT IS APPROVED, IT IS NOT LOCATED IN A FLOOD HAZARD ZONE, THE PROJECT IS NOT LOCATED IN A FLOOD HAZARD ZONE, AND NO FLOOD HAZARD ZONE INFORMATION IS SHOWN HEREON.

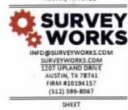
DATUM & BEARING BASIS

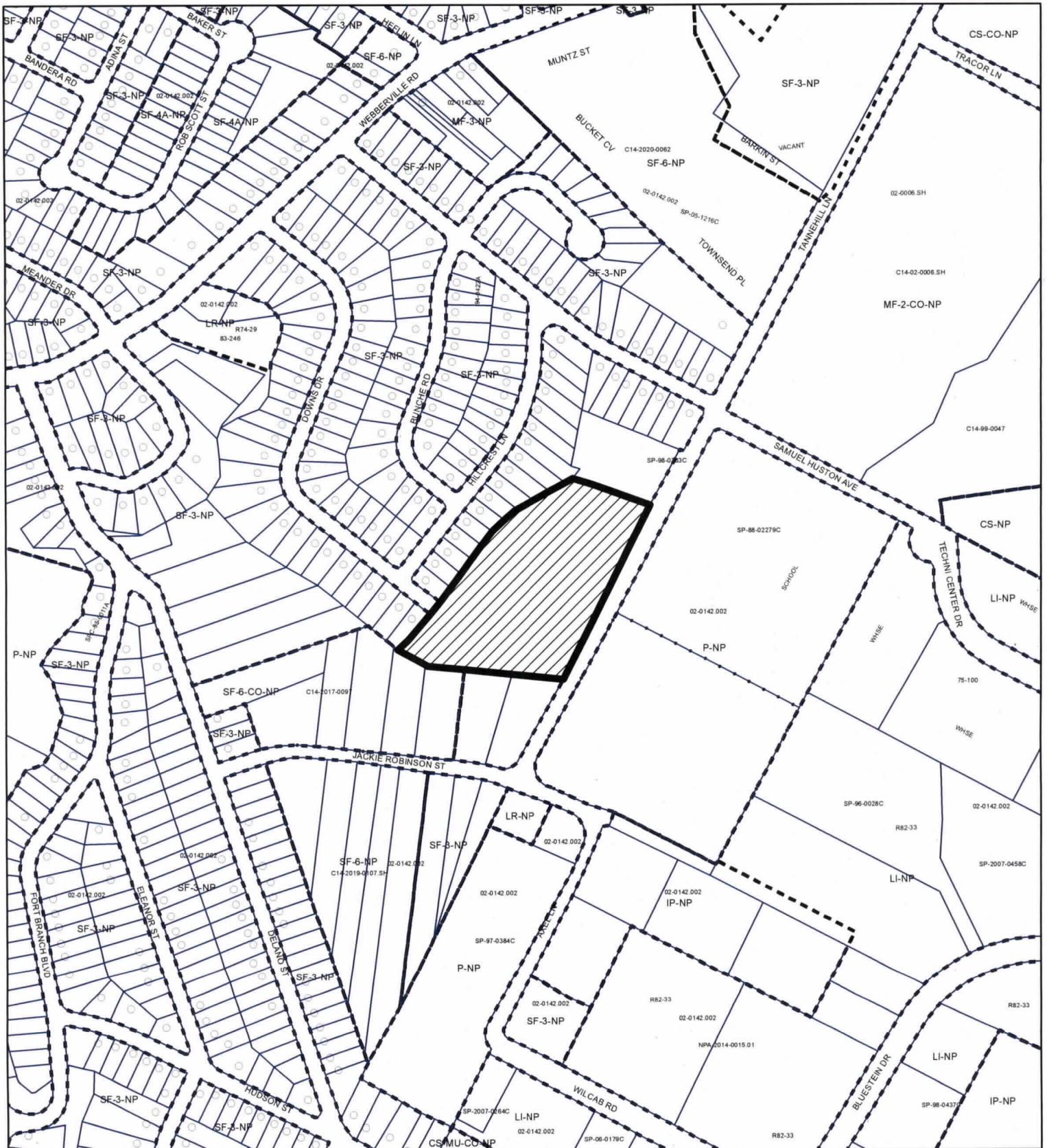
1) ALL STATE PLANE COORDINATE SYSTEMS, 2) ALL DISTANCES, 3) ALL BEARINGS, 4) ALL ELEVATIONS, 5) ALL DISTANCES, 6) ALL BEARINGS, 7) ALL ELEVATIONS, 8) ALL DISTANCES, 9) ALL BEARINGS, 10) ALL ELEVATIONS, 11) ALL DISTANCES, 12) ALL BEARINGS, 13) ALL ELEVATIONS, 14) ALL DISTANCES, 15) ALL BEARINGS, 16) ALL ELEVATIONS, 17) ALL DISTANCES, 18) ALL BEARINGS, 19) ALL ELEVATIONS, 20) ALL DISTANCES, 21) ALL BEARINGS, 22) ALL ELEVATIONS, 23) ALL DISTANCES, 24) ALL BEARINGS, 25) ALL ELEVATIONS, 26) ALL DISTANCES, 27) ALL BEARINGS, 28) ALL ELEVATIONS, 29) ALL DISTANCES, 30) ALL BEARINGS, 31) ALL ELEVATIONS, 32) ALL DISTANCES, 33) ALL BEARINGS, 34) ALL ELEVATIONS, 35) ALL DISTANCES, 36) ALL BEARINGS, 37) ALL ELEVATIONS, 38) ALL DISTANCES, 39) ALL BEARINGS, 40) ALL ELEVATIONS, 41) ALL DISTANCES, 42) ALL BEARINGS, 43) ALL ELEVATIONS, 44) ALL DISTANCES, 45) ALL BEARINGS, 46) ALL ELEVATIONS, 47) ALL DISTANCES, 48) ALL BEARINGS, 49) ALL ELEVATIONS, 50) ALL DISTANCES, 51) ALL BEARINGS, 52) ALL ELEVATIONS, 53) ALL DISTANCES, 54) ALL BEARINGS, 55) ALL ELEVATIONS, 56) ALL DISTANCES, 57) ALL BEARINGS, 58) ALL ELEVATIONS, 59) ALL DISTANCES, 60) ALL BEARINGS, 61) ALL ELEVATIONS, 62) ALL DISTANCES, 63) ALL BEARINGS, 64) ALL ELEVATIONS, 65) ALL DISTANCES, 66) ALL BEARINGS, 67) ALL ELEVATIONS, 68) ALL DISTANCES, 69) ALL BEARINGS, 70) ALL ELEVATIONS, 71) ALL DISTANCES, 72) ALL BEARINGS, 73) ALL ELEVATIONS, 74) ALL DISTANCES, 75) ALL BEARINGS, 76) ALL ELEVATIONS, 77) ALL DISTANCES, 78) ALL BEARINGS, 79) ALL ELEVATIONS, 80) ALL DISTANCES, 81) ALL BEARINGS, 82) ALL ELEVATIONS, 83) ALL DISTANCES, 84) ALL BEARINGS, 85) ALL ELEVATIONS, 86) ALL DISTANCES, 87) ALL BEARINGS, 88) ALL ELEVATIONS, 89) ALL DISTANCES, 90) ALL BEARINGS, 91) ALL ELEVATIONS, 92) ALL DISTANCES, 93) ALL BEARINGS, 94) ALL ELEVATIONS, 95) ALL DISTANCES, 96) ALL BEARINGS, 97) ALL ELEVATIONS, 98) ALL DISTANCES, 99) ALL BEARINGS, 100) ALL ELEVATIONS.

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 OTHERSHIP TITLE EVIDENCE.
- 2) THE SURVEYOR 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.

SURVEY FOR: CNUFUSE
PROJECT NO. 22-0222
4001 TANNENHILL LANE
AUSTIN, TX 78721





SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2023-0022

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 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