

ORDINANCE NO. 20250130-106

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4108 TANNEHILL LANE IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-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 multifamily residence medium density-neighborhood plan (MF-3-NP) combining district on the property described in Zoning Case No. C14-2024-0128, on file at the Planning Department, as follows:

1.3949 acres of land out of the J.C. Tannehill Survey No. 29, Abstract No. 22, in Travis County, Texas, being the same called 1.43 acre tract of land conveyed by deed recorded in Document No. 2015065289 of the Official Public Records of Travis County, SAVE AND EXCEPT a called 1458 square foot tract conveyed to the City of Austin by deed recorded in Volume 7810, Page 158, of the Deed Records of Travis County, Texas, said 1.3949 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 4108 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. 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.

PART 3. This ordinance takes effect on February 10, 2025.

PASSED AND APPROVED

_____, January 30, 2025

§
§
§ Kirk Watson
Kirk Watson
Mayor

APPROVED: Deborah Thomas
Deborah Thomas
Interim City Attorney

ATTEST: Myrna Rios
Myrna Rios
City Clerk

OWNER:
COMA REY, INC
ADDRESS:
4108 TANNEHILL LANE

EXHIBIT "A"

A1717A

FIELD NOTES

BEING 1.3949 ACRES(1.398 AC) OUT OF THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22 IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME 1.43 ACRES OF LAND, SAVE AND EXCEPT THAT CERTAIN 1458 SQUARE FOOT PARCEL CONVEYED TO THE CITY OF AUSTIN FOR STREET PURPOSES IN VOLUME 7810, PAGE 158, DEED RECORDS; SAID 1.3949 ACRES CONVEYED TO IDALIA MARTINEZ BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015065289, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

BEGINNING at a square bolt found in the NW line of Tannehill Lane, being the SE corner of Lot 1, Latitude Webberville Subdivision, a subdivision in Travis County, Texas, according to the map or plat recorded in Document No. 201700250, Official Records, same being the NE corner of a 1.3949 acre tract out of the J.C. Tannehill Survey No. 26, Abstract No. 22, in Travis County, Texas for the NE corner of the herein described tract and further being the NW corner of a 1458 square foot tract conveyed to the City of Austin for ROW purposes;

THENCE S27°08'05"W along Tannehill Lane for a distance of 121.24 feet to a 1/2" iron rod with cap set in the NE line of Lot 7, Resubdivision of the William Bell Subdivision as recorded in Book 18, Page for the SE corner hereof, from which point, a 1/2" iron rod found at the NE corner of said Lot 7 bears S57°17'24"E at a distance of 5.02 feet;

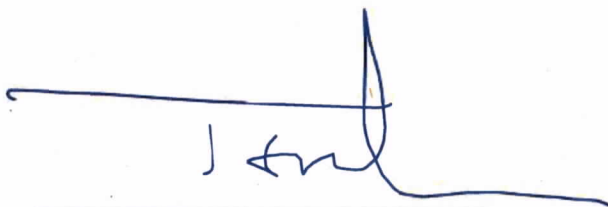
THENCE the following three (3) courses and distances along the NE line of said William Bell Subdivision:
1) N57°17'24"W for a distance of 206.24 feet to a 1/2" iron rod found at the corner of Lots 4 and 3, for a corner hereof;

2) N56°49'22"W for a distance of 49.96 feet to a 1/2" iron rod found at Lots 2 and 3;
3) N56°20'56"W for a distance of 151.99 feet to a 1/2" iron rod found at the NW corner of Lot 1, and the SW corner of the herein described tract, same being the SW corner of Lot 9 of Woodbridge Resubdivision of Lot 1, Bunche Rd Subdivision, recorded in Document No. 201700100, Official Public Records;

THENCE the following two (2) courses and distances along the SE line of said Bunche Subdivision:

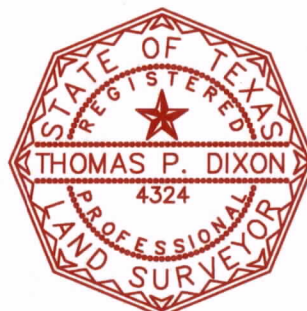
1) N43°00'11"E for a distance of 98.78 feet to a 1/2" iron rod with cap at the corner of Lots 9 and 8;
2) N43°48'24"E for a distance of 95.71 feet, passing the SE corner of Lot 8 of Bunche Subdivision for a distance of 95.71 feet to a 1/2" iron rod found in the SW line of the aforementioned Lot 1. Latitude Webberville Subdivision, for the NW corner hereof;

THENCE S45°47'03"E along the SW line of Lot 1 for a distance of 367.72 feet to the POINT OF BEGINNING, containing 1.3949 acres of land, more or less.



Thomas P. Dixon R.P.L.S. 4324

WATERLOO SURVEYORS LLC
2208 W ANDERSON LANE
AUSTIN, TEXAS 78757-1224
Phone: 512-481-9602
www.waterloosurveyors.com
FIRM# 10124400



Waterloo Surveyors
SURVEY PLAT

A1717A

OWNER:
COMA REY, INC
ADDRESS:
4108 TANNEHILL LANE

LEGAL DESCRIPTION:
BEING 1.3949 ACRES (1.398 AC) OUT OF THE J.C. TANNEHILL SURVEY NO. 29,
ABSTRACT NO. 22 IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME 1.43
ACRES OF LAND, SAVE AND EXCEPT THAT CERTAIN 1458 SQUARE FOOT
PARCEL CONVEYED TO THE CITY OF AUSTIN FOR STREET PURPOSES IN
VOLUME 7810, PAGE 158, DEED RECORDS, SAID 1.3949 ACRES CONVEYED
TO IDALIA MARTINEZ BY GENERAL WARRANTY DEED RECORDED IN
DOCUMENT NO. 2015065289, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY,
TEXAS.

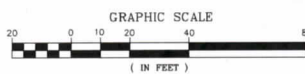
THE TRACT SHOWN HEREON IS SUBJECT TO EASEMENT RIGHTS AND
RESTRICTIVE COVENANTS OF RECORD.

AS PER FIRST AMERICAN TITLE GUARANTY COMPANY COMMITMENT WITH
OF NO. 7X-68896 AND AN EFFECTIVE DATE OF APRIL 12, 2024:

"THIS SURVEY WAS PERFORMED FOR AND CERTIFIED TO IDALIA MARTINEZ
AND TO COMA REY, INC., AND TO FIRST AMERICAN TITLE GUARANTY
COMPANY AS PER OF NO. TX-68896."

BEARING BASE
THE TEXAS COORDINATE SYSTEM OF
1983 (NAD83) CENTRAL TEXAS ZONE,
BASED ON LOCAL NETWORK GPS
OBSERVATIONS.

LEGEND
FOUND 1/2" IRON PIPE FIP
FOUND 1/2" IRON ROD FIR
FOUND 1/2" IRON ROD W/CAP FIRC
SET 1/2" IRON ROD W/CAP SIRC
LABELED "WATERLOO RPLS 4324"
WROUGHT IRON FENCE - A -
WOOD FENCE - - -
SAN SEWER MANHOLE
PHONE BOX
POINT OF BEGINNING POB



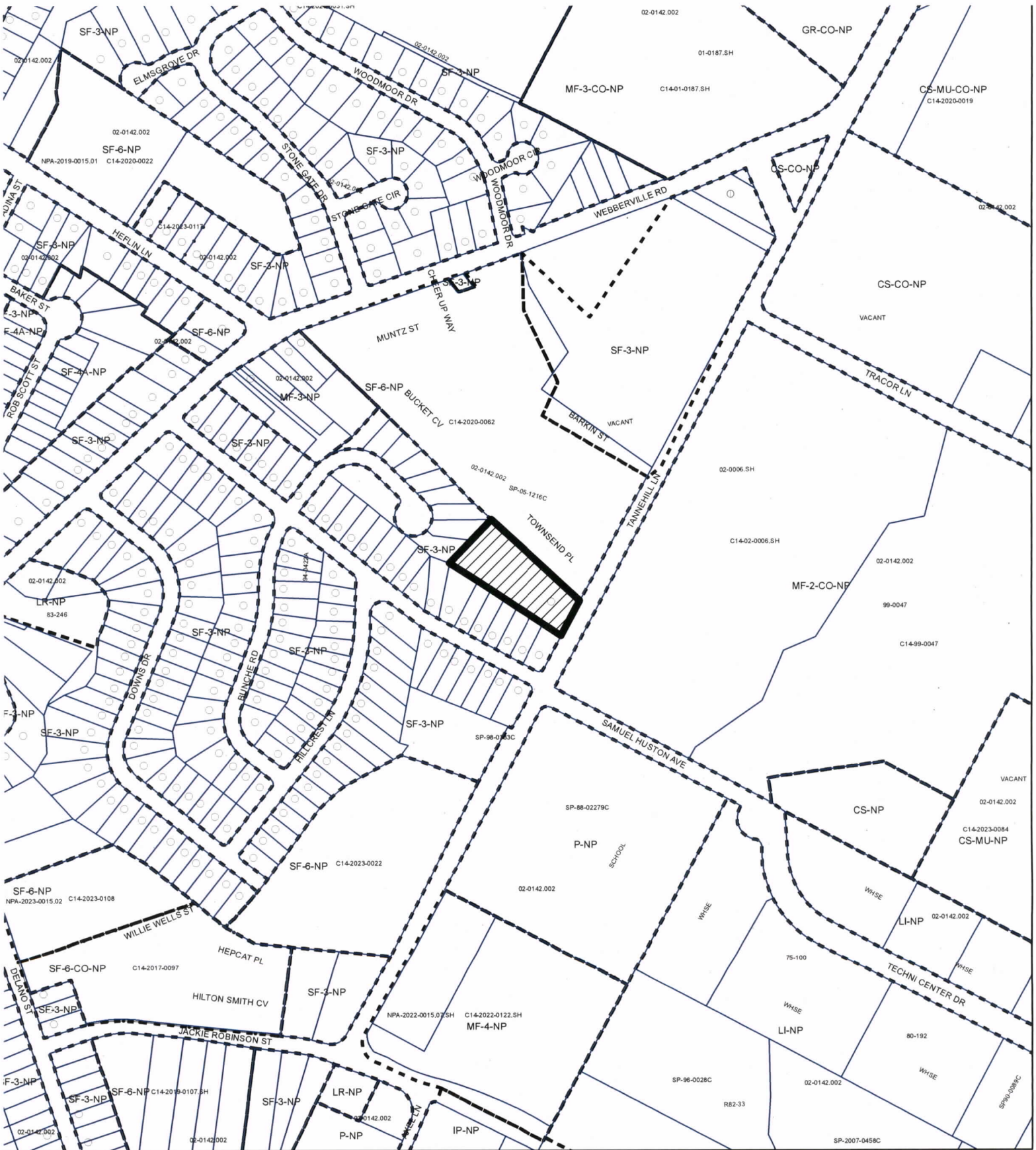
Thomas P. Dixon R.P.L.S. 4324
WATERLOO SURVEYORS LLC
P.O. BOX 160176
AUSTIN, TEXAS 78716-0176
Phone: 512-481-9602
www.waterloosurveyors.com
FIRM# 10124400

State of Texas
County of Travis

The undersigned does hereby certify that this survey was this day made on the
property legally described hereon and is correct, and this survey substantially
complies with the current Texas Society of Professional Surveyors Standards and
Specifications for a Category - 1A - Condition II Survey.

And I certify that the property shown hereon IS NOT within a special
flood hazard area as identified by the Federal Insurance Adm. Department of HUD
flood hazard boundary map revised as per Map Number 48453C2470K
Zone: X Dated: JANUARY 6, 2016 SURVEY REVISED 3/8/24
Survey Dated this the 13th day of FEBRUARY, 2024. ADDED COMMITMENT 6/3/24

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ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0128



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



Created: 8/2/2024