

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 951207- B

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: 10.45 ACRE TRACT OF LAND OUT OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6, FROM "MF-2" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT TO "MF-3-CO" MULTIFAMILY RESIDENCE (MEDIUM DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 300 LITTLE TEXAS LANE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district from "MF-2" Multifamily Residence (Low Density) district to "MF-3-CO" Multifamily Residence (Medium Density) district-Conditional Overlay combining district on the property described in File C14-94-0030, as follows:

10.45 acre tract of land out of the William Cannon League Survey No. 19, Abstract No. 6, said 10.45 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes,
[hereinafter referred to as the "Property"]

locally known as 300 Little Texas Lane, in the City of Austin, Travis County, Texas.

PART 2. That the Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following condition:

Multifamily development on the Property shall not exceed a density of 210 dwelling units.

Except as specifically restricted pursuant to this ordinance, the Property may be developed and used in accordance with the regulations established for the "MF-3" Multifamily Residence (Medium Density) base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Section 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

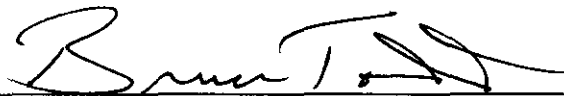
PART 4. That the requirements imposed by Sections 2-2-3, 2-2-5, and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

December 7, 1995

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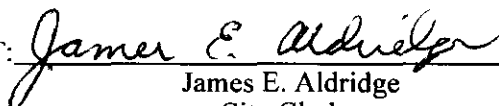
Bruce Todd
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

CRICHTON AND ASSOCIATES
LAND SURVEYORS
107 NORTH LAMPASAS
ROUND ROCK, TEXAS 78664
512-244-3395

FIELD NOTES

FIELD NOTES FOR 10.4556 ACRES OUT OF
THE WILLIAM CANNON LEAGUE SURVEY NO.
19, ABSTRACT NO. 6 IN TRAVIS COUNTY,
TEXAS. SAID TRACT BEING A PORTION OF A
TRACT RECORDED IN VOL. 11883 PG. 403 OF
THE TRAVIS COUNTY, TEXAS REAL PROPERTY
RECORDS. SAID TRACT BEING DESCRIBED BY
METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found at the Northeast corner of a
5.00 acre tract conveyed to New Joint Venture in Vol. 7356 Pg.
304 of the Travis County, Texas Real Property Records at the
Southeast corner of a 2.5064 acre tract conveyed to the City of
Austin for East Stassney Lane in Vol. 10232 Pg. 657 of the
Travis County, Texas Real Property Records, on the East line of
said tract recorded in Vol. 11883 Pg. 403 for the Northeast
corner of this tract and the POINT OF BEGINNING.

THENCE S 51° 45' 09" W, with the West line of said 5.00 acre
tract 508.45 feet to an iron pin set at the Southwest corner of
said 5.00 acre tract also being on the North R.O.W. of Little
Texas Lane for the Southeast corner of this tract.

THENCE with the North R.O.W. of Little Texas Lane the
following three (3) courses:

- 1) N 60° 07' 00" W, 354.24 feet to an iron pin found.
- 2) N 60° 08' 24" W, 267.26 feet to an iron pin found.
- 3) N 60° 12' 12" W, 58.42 feet to a iron pipe found at the
Southeast corner of a 9.90 acre tract recorded in Vol.
3147 Pg. 456 of the Travis County, Texas Deed Records for
the Southwest corner of this tract.

THENCE with the East line of said 9.90 acre tract and the
West line of this tract the following three (3) courses:

- 1) N 27° 15' 39" E, 0.13 feet to an iron pin found.
- 2) N 30° 54' 33" E, 688.02 feet to an iron pin set.

- 3) N 30° 37' 36" E, 9.39 to an iron pipe found on the South R.O.W. of East Stassney Lane for the Northwest corner of this tract.

THENCE with the South R.O.W. of East Stassney Lane the following three (3) courses:

- 1) S 43° 11' 49" E, 167.51 feet to an iron pin found at a point of curve to the left.
- 2) Along said curve to the left whose elements are $I = 3^{\circ} 22' 00"$, $R = 5060.00$, $A = 297.32$ whose chord bears N 44° 54' 08" W, 297.27 feet to an iron pin set at a point of tangency.
- 3) S 46° 35' 11" E, 421.46 feet to an iron pipe found at the Northwest corner of said 5.00 acre tract for the Northeast corner of this tract.

THENCE S 51° 45' 09" W with the East line of said 5.00 acre tract, 508.45 feet to the POINT OF BEGINNING and containing 10.4556 acres more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground and are true and correct to the best of my knowledge and belief.

Witness my hand and seal this the 20th day of May, 1993



Herman Crichton, R.P.L.S. 4046

PO#: 951207-B

Ad ID#: CIQ701500

Acct #: 4992499

Austin American-Statesman

Acct. Name: City Clerk

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Jeff Rosenberg

Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

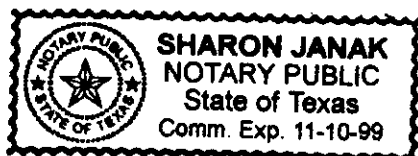
Date (s): December 20th, 1995

Class: 9980 Lines: 24 Cost: \$53.76

and that the attached is a true copy of said advertisement.

Jeff Rosenberg

SWORN AND SUBSCRIBED TO BEFORE ME, this the 20th day of Dec., 1995.



Sharon Janak
Notary Public in and for
TRAVIS COUNTY, TEXAS

Sharon Janak
(Type or Print Name of Notary)

My Commission Expires: 11/10/99

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MAYOR BRUCE TODD
AUSTIN, TEXAS