

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5705 NANCY DRIVE IN THE GARRISON PARK NEIGHBORHOOD PLAN AREA FROM MOBILE HOME RESIDENCE-NEIGHBORHOOD PLAN (MH-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-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 mobile home residence-neighborhood plan (MH-NP) combining district to family residence-neighborhood plan (SF-3-NP) combining district on the property described in Zoning Case No. C14-2025-0025, on file at the Planning Department, as follows:

0.5351 acres of land, being all of LOT 9, BLOCK B, WINDSWEPT ACRES, SECTION NO. 2, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 7, Page 99, of the Plat Records of Travis County, Texas, said 0.5351 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 5705 Nancy Drive 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. 20141106-088 that established zoning for the Garrison Park Neighborhood Plan.

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PART 3. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025 §
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 §

Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
City Attorney

ATTEST: _____
Erika Brady
City Clerk



EXIHIBIT A

BEING A 0.5351 ACRES (23311 SQUARE FEET), ALSO BEING ALL OF LOT 9, BLOCK B, WINDSWEPT ACRES, SECTION NO. 2, AN ADDITION TO THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 7, PAGE 99, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2" IRON PIPE FOUND IN THE SOUTH ROW OF CYNTHIA DRIVE, ALSO BEING THE COMMON NORTH CORNER OF THE HEREIN DESCRIBED LOT 9 AND THE CREEKSIDE HOMES CONDOMINIUMS, FROM WHICH A 1/2" IRON PIPE FOUND AT THE NE CORNER OF CYNTHIA DRIVE AND NANCY DRIVE, ALSO BEING THE SW CORNER OF LOT 1, WINDSWEPT ACRES ANNEX, A SUBDIVISION RECORDED IN VOLUME 58, PAGE 29, PLAT RECORDS, TRAVIS COUNTY, TEXAS BEARS N42°32'55"W A DISTANCE OF 180.30 FEET;

THENCE, LEAVING THE SOUTH ROW OF CYNTHIA DRIVE, S28°00'43"W (S29°37'00"W) A DISTANCE OF 136.18 FEET (136.18') TO A 1/2" IRON ROD SET WITH CAP "WATERLOO SURVEYORS", BEING THE COMMON EASTERN CORNER OF THE HEREIN DESCRIBED LOT 9 AND LOT 8;

THENCE WITH THE COMMON LINE OF LOTS 8 AND 9, N62°40'58"W (N61°02'02"W) A DISTANCE OF 169.83 FEET (170.00') TO A 1/2" FOUND IRON ROD AT THE WEST COMMON CORNER OF LOTS 8 AND 9, ALSO BEING A POINT IN THE EAST ROW OF NANCY DRIVE;

THENCE WITH THE EAST ROW OF NANCY DRIVE, N27°55'45"E (N29°37'00"E) A DISTANCE OF 138.22 FEET (138.11') TO A 1/2" IRON ROD SET WITH CAP "WATERLOO SURVEYORS", BEING THE SW CORNER OF NANCY DRIVE AND CYNTHIA DRIVE, ALSO BEING THE NW CORNER OF THE HEREIN DESCRIBED LOT 9;

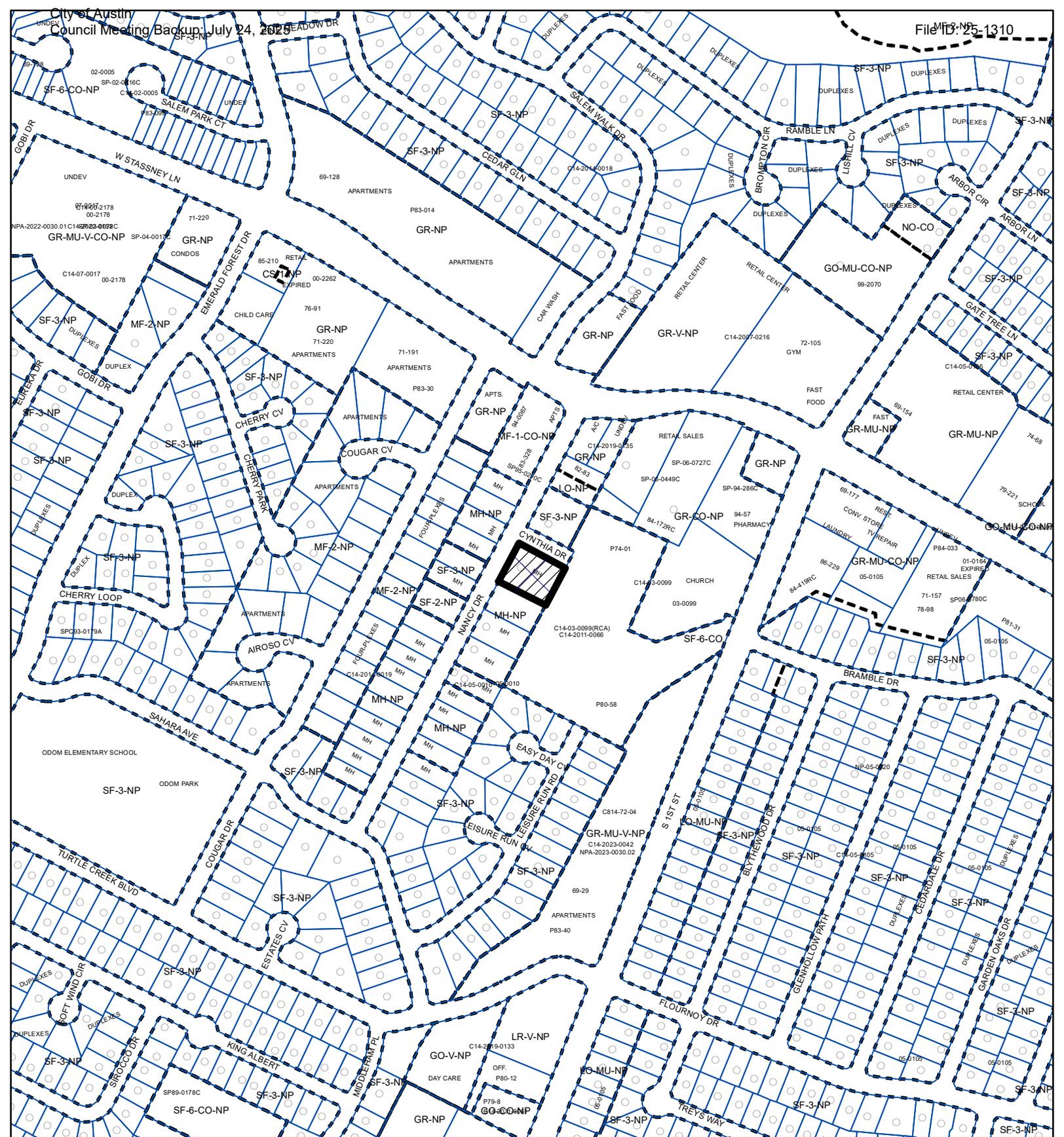
THENCE WITH THE SOUTH ROW OF CYNTHIA DRIVE, S61°59'10"E (S60°23'00"E) A DISTANCE OF 170.01 FEET (170.00') TO THE POINT OF BEGINNING, AND CONTAINING 0.5351 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, DO HEREBY CERTIFY
THAT THE FIELD NOTES AND ACCOMPANYING
SKETCH WERE PREPARED FROM AN ACTUAL
ON-THE-GROUND SURVEY UNDER MY DIRECT
SUPERVISION AND THAT THEY ARE TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE.



Karl E Atkins, RPLS 4618





ZONING

EXHIBIT "B"

ZONING CASE#: C14-2025-0025



- 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: 5/21/2025