

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 10301 OLD SAN ANTONIO ROAD FROM
3 MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-
4 2-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LOW
5 DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from multifamily residence low density-conditional overlay (MF-
11 2-CO) combining district to multifamily residence low density-conditional overlay (MF-2-
12 CO) combining district on the property described in Zoning Case No. C14-2010-0111, on
13 file at the Planning and Development Review Department, as follows:
14

15 A 18.198 acre tract of land, more or less, out of the Stephen F. Slaughter League
16 Survey No. 1, Abstract No. 20, and Santiago Del Valle Grant, in Travis County,
17 the tract of land being more particularly described by metes and bounds in Exhibit
18 "A" incorporated into this ordinance (the "Property"),
19

20 locally known as 10301 Old San Antonio Road, in the City of Austin, Travis County,
21 Texas, and generally identified in the map attached as Exhibit "B".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
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26 The number of driveways to Old San Antonio Road is limited to one.
27

28 Except as otherwise specifically restricted under this ordinance, the Property may be
29 developed and used in accordance with the regulations established for the multifamily
30 residence low density (MF-2) base district, and other applicable requirements of the City
31 Code.
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PART 3. This ordinance takes effect on _____, 2011.

PASSED AND APPROVED

_____, 2011

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____

Karen M. Kennard
City Attorney

Shirley A. Gentry
City Clerk

EXHIBIT "A"

18.198 ACRES

STEPHEN F. SLAUGHTER LEAGUE SURVEY NO. 1
AND SANTIAGO DEL VALLE GRANT
JANUARY 18, 2000

LEGAL DESCRIPTION

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE STEPHEN F. SLAUGHTER LEAGUE SURVEY NO. 1, ABSTRACT NO. 20, AND SANTIAGO DEL VALLE GRANT SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO SUTTON STABLEWOOD LIMITED PARTNERSHIP IN WARRANTY DEED DATED SEPTEMBER 13, 1996 AND RECORDED IN VOLUME 12771, PAGE 954 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 18.198 ACRES AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pin found in the easterly right-of-way line of Old San Antonio Road, an existing 50-foot wide right-of-way, being also the northwest corner of that certain tract of land described in a deed to Eldon Janssen in Volume 12544, Page 1818 of the Real Property Records of Travis County, Texas and being also the southwest corner of Riddell Family Limited Partnership in Volume 12246, Page 585 of the Real Property Records of Travis County, Texas for the POINT OF REFERENCE of the herein described tract,

THENCE, with the easterly right-of-way line of said Old San Antonio Road, being also the westerly line of said Riddell Family tract, the following three (3) courses and distance and numbered 1 through 3,

1. N14°32'33"E, a distance of 24.73 feet to an iron pin found in concrete,
2. N28°09'55"E, a distance of 100.53 feet to an iron pin found,
3. N28°09'34"E, a distance of 1152.21 feet to an iron pin set the southwest corner and POINT OF BEGINNING of the herein described 18.23 acre tract of land,

THENCE, with the easterly right-of-way line of said Old San Antonio Road, the following three (3) courses and distances, numbered 1 through 3,

1. N30°17'20"E, a distance of 84.77 feet to an iron pin found,
2. N23°12'34"E, a distance of 116.38 feet to an iron pin found,
3. N10°50'59"E, a distance of 104.91 feet to an iron pin found at the southwest corner of that certain tract of land described in a deed to Alfred Lozano in Volume 11666, Page 1422 of the Real Property Records of Travis County, Texas for the northwest corner of the herein described tract,

THENCE, crossing said Riddell Family tract, the following three (3) courses and distances and numbered 1 through 3,

1. S73°28'36"E, a distance of 207.08 feet to an iron pin found,
2. N16°47'11"E, a distance of 189.60 feet to an iron pin found,
3. N73°22'48"W, a distance of 239.30 feet to an iron pin found at the southwest corner of said Alfred Lozano tract for the southwest corner of the herein described tract,

THENCE, with easterly right-of-way line of said Old San Antonio Road, the following ten (10) courses and distances and numbered 1 through 10,

1. N03°27'29"E, a distance of 100.96 feet to an iron pin found,
2. N05°38'58"W, a distance of 169.78 feet to an iron pin found,
3. N16°46'03"E, a distance of 15.21 feet to an iron pin found,

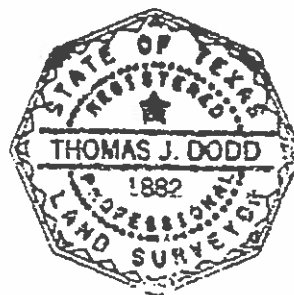
4. N07°16'28"W, a distance of 124.63 feet to an iron pin found,
5. S38°28'22"W, a distance of 198.37 feet to an iron pin found,
6. N19°13'39"E, a distance of 47.29 feet to an iron pin found,
7. N40°20'21"E, a distance of 58.31 feet to an iron pin found,
8. N56°21'28"E, a distance of 28.66 feet to an iron pin found,
9. N71°58'19"E, a distance of 129.52 feet to an iron pin found,
10. S89°13'28"E, a distance of 166.02 feet to an iron pin found at the northwest corner of that certain tract of land described in a deed to the Riddell Family Limited in Volume 12246, Page 585 for the northeast corner of the herein described tract,

THENCE, with crossing said Sutton Stablewood tract, following sixteen (16) courses and distances and numbered 1 through 16,

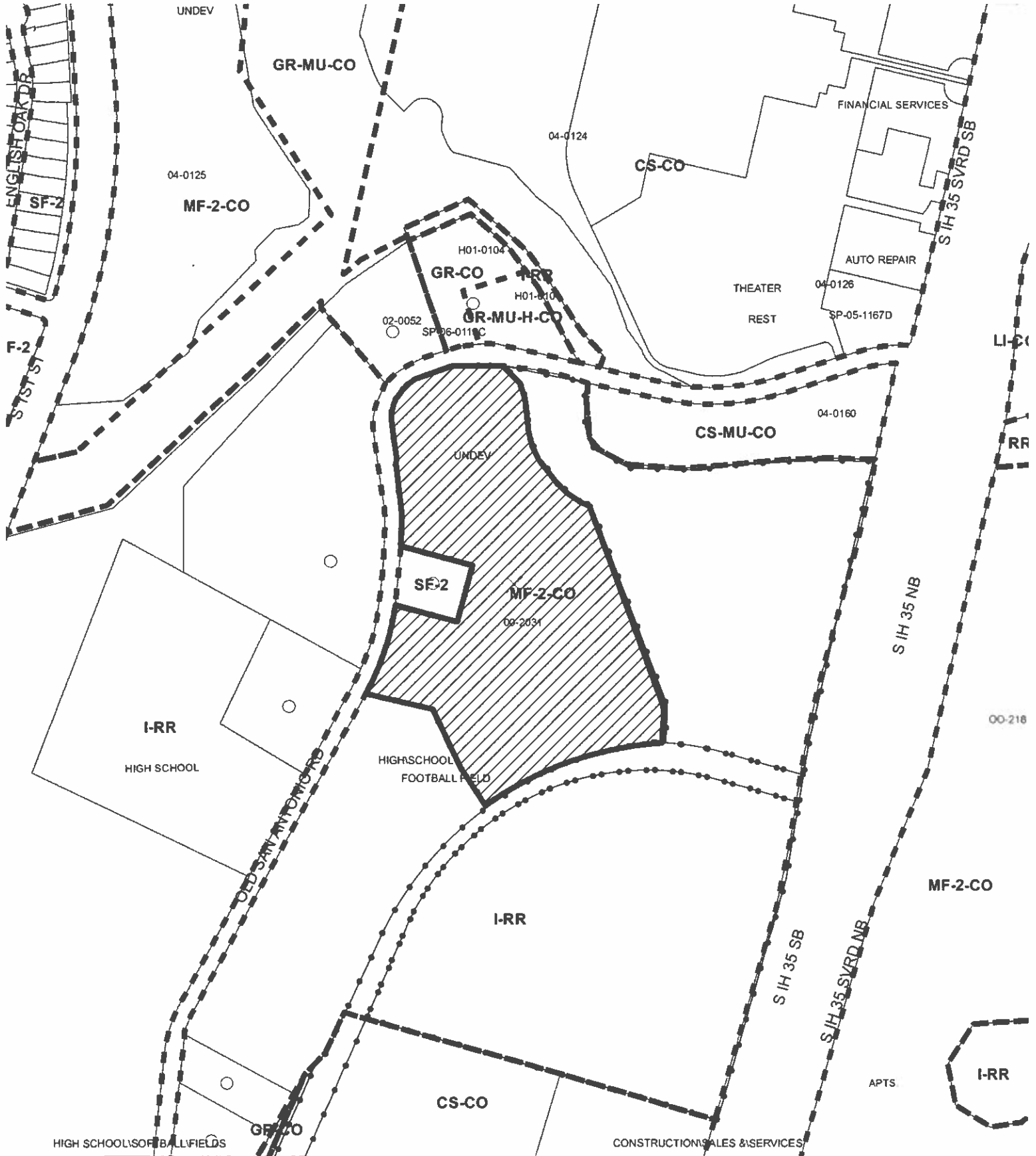
1. S42°07'24"E, a distance of 81.29 feet to an iron pin set,
2. S15°54'25"E, a distance of 54.42 feet to an iron pin set,
3. S04°29'45"E, a distance of 103.38 feet to an iron pin set,
4. S11°48'27"E, a distance of 48.44 feet to an iron pin set,
5. S23°38'05"E, a distance of 49.92 feet to an iron pin set,
6. S35°59'05"E, a distance of 101.41 feet to an iron pin set,
7. S45°03'34"E, a distance of 46.17 feet to an iron pin set,
8. S54°43'01"E, a distance of 52.65 feet to an iron pin set,
9. S65°16'57"E, a distance of 27.38 feet to an iron pin set,
10. S18°29'57"E, a distance of 697.98 feet to an iron pin set,
11. S04°44'40"W, a distance of 113.23 feet to an iron pin set,
12. With a curve to the left having a radius of 1110.00 feet, an arc length of 615.01 feet and whose chord bears, S71°59'58"W, a distance of 607.17 feet to an iron pin found,
13. N31°42'53"W, a distance of 145.93 feet to an iron pin found,
14. N24°18'18"W, a distance of 50.54 feet to an iron pin found,
15. N23°30'58"W, a distance of 160.89 feet to an iron pin found,
16. N75°37'32"W, a distance of 226.65 feet to the POINT OF BEGINNING and containing 18.198 Acres of Land.

Surveyed By:

Thomas J. Dodd
 Thomas J. Dodd - R.P.L.S. No. 1882
 CARLSON, BRIGANCE & DOERING, INC.
 3401 Slaughter Lane West
 Austin, Texas 78748
 (512) 280-5160 / Fax: (512) 280-5165



REFERENCES:
 BEARING BASIS IS FROM OLD SAN ANTONIO ROAD
 T.C.A.D. PARCEL NO. 04-3918-01-08
 AUSTIN GRID NO. F-12



ZONING EXHIBIT B

ZONING CASE#: C14-2010-0111
 LOCATION: 10301 OLD SAN ANTONIO RD
 SUBJECT AREA: 18.198 ACRES
 GRID: F 12
 MANAGER: WENDY RHOADES



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

