

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATE AT 4806 ½ TRAIL WEST DRIVE FROM PUBLIC-  
3 NEIGHBORHOOD PLAN (P-NP) COMBINING DISTRICT TO SINGLE FAMILY  
4 RESIDENTIAL-STANDARD LOT-CONDITIONAL OVERLAY-  
5 NEIGHBORHOOD PLAN (SF-2-CO-NP) 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 public-neighborhood plan (P-NP) combining district to single  
11 family residential-standard lot-conditional overlay-neighborhood plan (SF-2-CO-NP)  
12 combining district on the property describe in Zoning Case No. C14-2012-0016, file at the  
13 Planning and Development review Department, as follows:  
14

15 a 4.509 acre tract of land, more or less, out of the Lot 60, Block 6, Trailwood  
16 Village Two the tract of land being more particularly described by metes and  
17 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),  
18

19 locally known as 4806 ½ Trail West Drive, in the City of Austin, Travis County, Texas,  
20 and generally identified in the map attached as Exhibit "A".  
21

22 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
23 established by this ordinance is subject to the following conditions:  
24

- 25 A. Development of the property shall contain a minimum of 8,000 square feet per  
26 lot size.  
27  
28 B. The maximum number of dwelling units is 12.  
29  
30 C. 6.5 acres shall be open space.  
31

32 Except as specifically restricted under this ordinance, the Property may be developed and  
33 used in accordance with the regulations established for the single family residence standard  
34 lot (SF-2) base district, and other applicable requirements of the City code.  
35  
36  
37

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2012.  
2  
3

4 **PASSED AND APPROVED**  
5

6 §  
7 §  
8 \_\_\_\_\_, 2012 § \_\_\_\_\_  
9

10 Lee Leffingwell  
11 Mayor

12  
13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
14 Karen M. Kennard Shirley A. Gentry  
15 City Attorney City Clerk



#### **4.509 ACRE TRACT FOR ZONING:**

**Metes and Bounds Description** for a 4.509 acre tract of land in Lot 60, Block 6, Trailwood Village Two at Travis Country, recorded in Volume 76, page 393, Plat Records, Travis County, Texas.

**Beginning** in the southeast right of way line of Trail West Drive and the west line of said Lot 60 for the most northerly corner of this tract, whence the northwest corner of said Lot 60 bears along a curve to the left in a northeasterly direction, said curve having a radius length of 342.59 feet, an arc length of 201.47 feet, a delta angle of  $33^{\circ}41'38''$  and a chord length of 198.58 feet bearing North  $35^{\circ}53'47''$  East;

**Thence** through said Lot 60 the following thirteen (13) courses and distances:

1. South  $35^{\circ}15'00''$  East, a distance of 50.00 feet;
2. North  $54^{\circ}45'00''$  East, a distance of 58.00 feet;
3. Along a curve to the left in a southeasterly direction, said curve having a radius length of 202.00 feet, an arc length of 145.29 feet, a delta angle of  $41^{\circ}12'37''$  and a chord length of 142.18 feet bearing South  $79^{\circ}42'54''$  East;
4. North  $85^{\circ}23'00''$  East, a distance of 165.85 feet;
5. South  $58^{\circ}43'00''$  East, a distance of 105.53 feet;
6. Along a curve to the left in a southeasterly direction, said curve having a radius length of 371.00 feet, an arc length of 80.68 feet, a delta angle of  $12^{\circ}27'36''$  and a chord length of 80.52 feet bearing South  $09^{\circ}35'30''$  East to most easterly corner of this tract;
7. South  $22^{\circ}35'00''$  West, a distance of 91.98 feet;
8. South  $54^{\circ}45'00''$  West, a distance of 227.30 feet;
9. Along a curve to the left in a southwesterly direction, said curve having a radius length of 202.00 feet, an arc length of 135.87 feet, a delta angle of  $38^{\circ}32'18''$  and a chord length of 133.32 feet bearing South  $41^{\circ}11'04''$  West;
10. South  $85^{\circ}25'13''$  West, a distance of 69.67 feet to the most southerly corner of this tract;
11. North  $60^{\circ}15'00''$  West, a distance of 138.98 feet;
12. Along a curve to the right in a northwesterly direction, said curve having a radius length of 125.75 feet, an arc length of 195.48 feet, a delta angle of  $89^{\circ}03'55''$  and a chord length of 176.38 feet bearing North  $15^{\circ}43'06''$  West;
13. North  $35^{\circ}15'00''$  West, a distance of 152.02 feet to the southeast right of way line of said Trail West Drive and the west line of said Lot 60 for the most westerly corner of this tract;



**Thence** with the southeast right of way line of said Trail West Drive and the west line of said Lot 60 the following three (3) courses and distances:

1. Along a curve to the right in a northeasterly direction, said curve having a radius length of 270.75 feet, an arc length of 55.39 feet, a delta angle of  $11^{\circ}43'16''$  and a chord length of 55.29 feet bearing North  $48^{\circ}53'25''$  East;
2. North  $54^{\circ}45'00''$  East, a distance of 120.00 feet;
3. Along a curve to the left in a northeasterly direction, said curve having a radius length of 342.59 feet, an arc length of 12.00 feet, a delta angle of  $02^{\circ}00'25''$  and a chord length of 12.00 feet bearing North  $53^{\circ}44'49''$  East to the **Point of Beginning**;

**Containing 4.509 acres of land, more or less.**

**Basis of Bearing:** Bearings are based on the subdivision plat of record.

**This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.**

Aaron S. Burrell, R.P.L.S. No. 5689

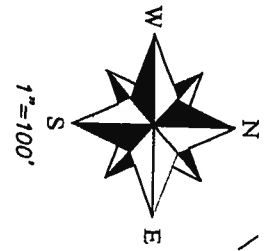
G & R Surveying, LLC

State of Texas

June 6, 2012

G&R Surveying project no. 12175

See attached exhibit



1"=100'

MESQUITE SPRING CV

TRAIL WEST DRIVE  
60' ROW

L=195.48'  
R=125.75'  
Δ=89°03'55"  
C LEN=176.38'  
BRG=N 15°43'06" W

N 35°15'00" E  
120.00'  
N 54°45'00" E  
152.02' W  
L=55.39'  
R=270.75'  
Δ=11°43'16"  
C LEN=55.29'  
BRG=N 48°53'25" E

L=12.00'  
R=342.59'  
Δ=02°00'25"  
C LEN=12.00'  
BRG=N 53°44'49" E

L=145.29'  
R=202.00'  
Δ=41°12'37"  
C LEN=142.18'  
BRG=S 79°42'54" E

L=201.47'  
R=342.59'  
Δ=33°41'38"  
C LEN=198.58'  
BRG=N 35°53'47" E

S 35°15'00" E  
50.00'

N 85°23'00" E  
165.85'

S 58°43'00" E  
105.53'

L=80.68'  
R=371.00'  
Δ=12°27'36"  
C LEN=80.52'  
BRG=S 09°35'30" E

4.509 ACRES  
PORTION OF  
LOT 60, BLOCK 6,  
TRAILWOOD VILLAGE TWO  
AT TRAVIS COUNTRY  
VOL. 76 PG. 393  
PLAT RECORDS  
TRAVIS COUNTY, TEXAS

N 60°15'00" W  
138.98'  
S 85°25'13" W  
69.67'

L=135.87'  
R=202.00'  
Δ=38°32'18"  
C LEN=133.32'  
BRG=S 41°11'04" W

S 54°45'00" W  
227.30'

S 22°35'00" W  
91.98'

REMAINDER OF  
LOT 60  
BLOCK 6

REMAINDER OF  
LOT 60  
BLOCK 6

FAWN RUN

SEE ATTACHED METES  
AND BOUNDS  
DESCRIPTION.

**G&R**  
SURVEYING, LLC  
1805 QUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385

4.509 ACRE TRACT  
IN LOT 60, BLOCK 6,  
TRAILWOOD VILLAGE TWO  
AT TRAVIS COUNTRY,  
TRAVIS COUNTY, TEXAS

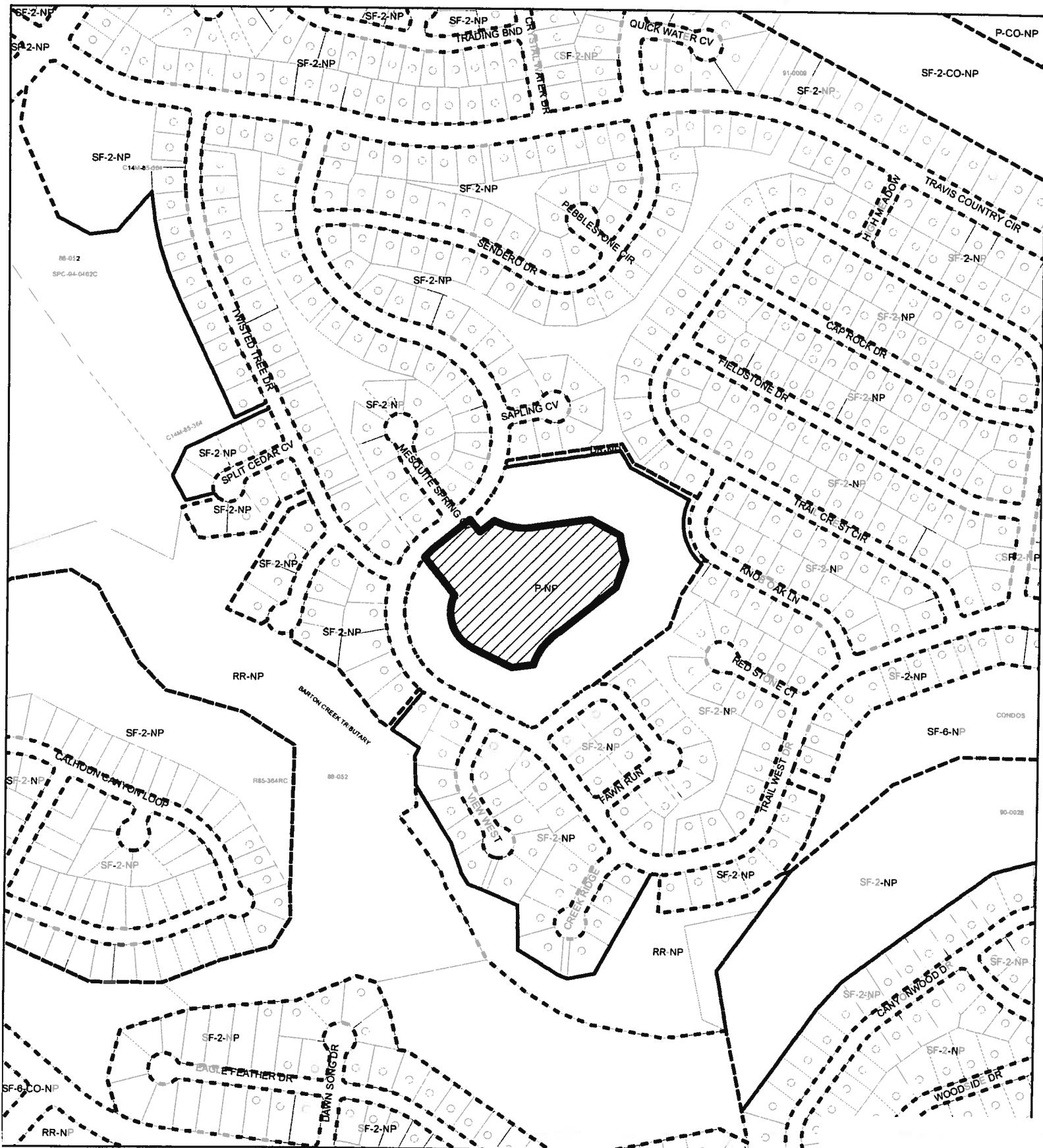
PLOTTING SCALE: 1" = 100'  
DRAWN BY: A.S.B.  
REVIEWED BY: D.R.S.  
PROJECT NO: 12175  
FILE: L:\12175\DWG\12175\_GR-BASE  
DATE: JUNE 6, 2012

ZONING  
EXHIBIT

SHEET

1

1



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

## ZONING

### ZONING CASE#: C14-2012-0016

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

Exhibit B