

#112

Late Backup

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATE AT 4806 1/2 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 4.218 acre tract of land, more or less, out of the Lot 60, Block 6, Trailwood
16 Village Two at Travis Country, the tract of land being more particularly described
17 by metes and bounds in Exhibit "A" incorporated into this ordinance (the
18 "Property"),

19
20 locally known as 4806 1/2 Trail West Drive, in the City of Austin, Travis County, Texas,
21 and generally identified in the map attached as Exhibit "A".

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:

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

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

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

4
5 **PASSED AND APPROVED**
6

7
8
9 _____, 2012

§
§
§

Lee Leffingwell
Mayor

10
11
12
13
14 **APPROVED:** _____

ATTEST: _____

15 Karen M. Kennard
16 City Attorney

Shirley A. Gentry
City Clerk



4.218 ACRE TRACT FOR ZONING:

Metes and Bounds Description for a 4.218 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°41'38" and a chord length of 198.58 feet bearing North 35°53'47" East;

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

1. South 35°15'00" East, a distance of 50.00 feet;
2. North 54°45'00" East, a distance of 29.00 feet;
3. South 84°34'36" East, a distance of 91.73 feet;
4. Along a curve to the left in a northeasterly direction, said curve having a radius length of 202.00 feet, an arc length of 72.64 feet, a delta angle of 20°36'19" and a chord length of 72.25 feet bearing North 89°58'57" East;
5. North 85°23'00" East, a distance of 165.85 feet;
6. South 58°43'00" East, a distance of 105.53 feet
7. 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°27'36" and a chord length of 80.52 feet bearing South 09°35'30" East to most easterly corner of this tract;
8. South 22°35'00" West, a distance of 91.98 feet;
9. South 54°45'00" West, a distance of 348.86 feet;
10. South 85°25'13" West, a distance of 51.06 feet to the most southerly corner of this tract;
11. North 60°15'00" West, a distance of 129.41 feet;
12. Along a curve to the right in a northwesterly direction, said curve having a radius length of 94.75 feet, an arc length of 131.50 feet, a delta angle of 79°31'06" and a chord length of 121.20 feet bearing North 20°29'31" West;
13. North 35°15'00" West, a distance of 187.95 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°43'16" and a chord length of 55.29 feet bearing North 48°53'25" East;
2. North 54°45'00" East, a distance of 120.00 feet;

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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 **4.218** 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

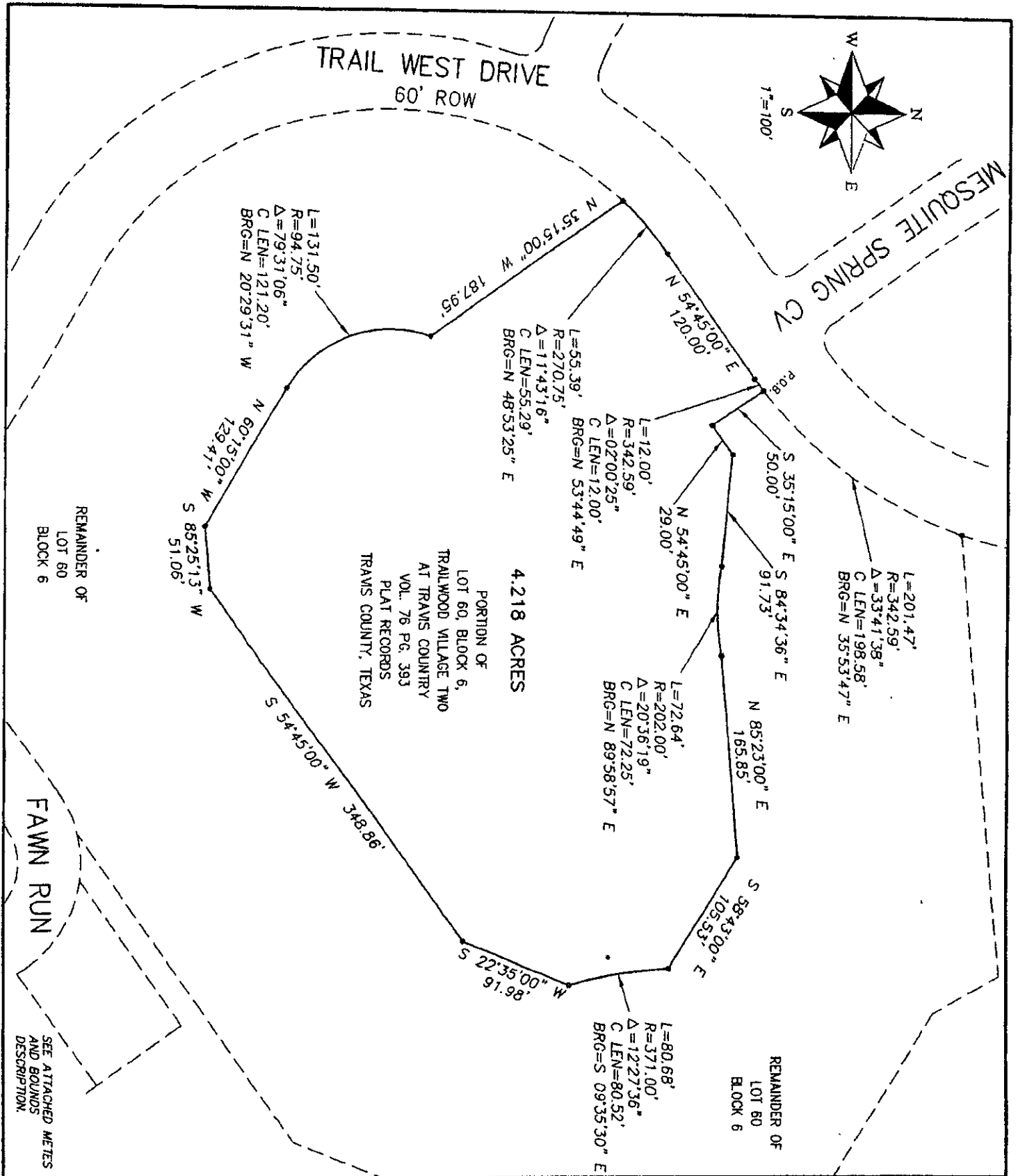
G & R Surveying, LLC

State of Texas

June 28, 2012

G&R Surveying project no. 12175

See attached exhibit



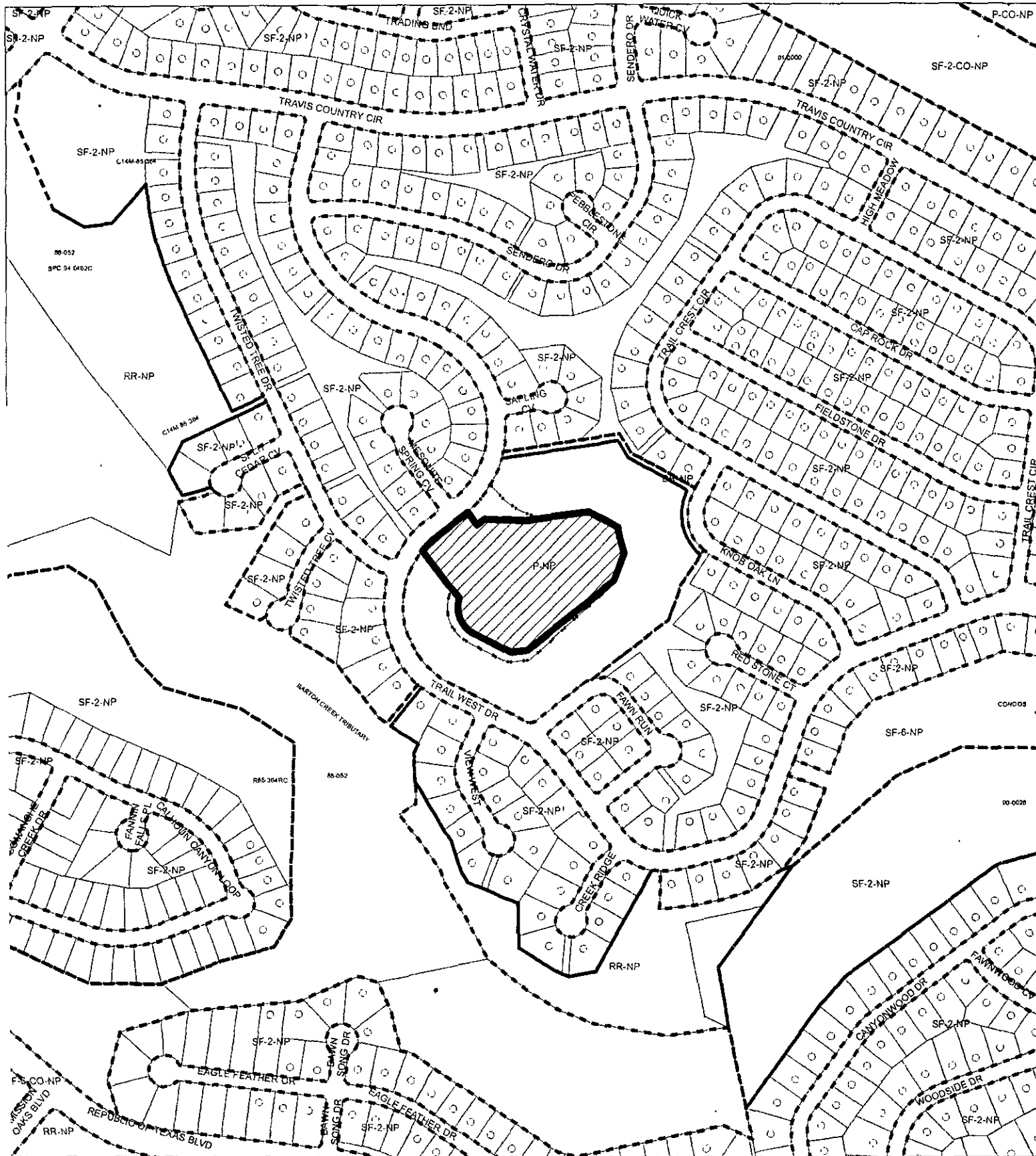
SHEET
 1
 1

**ZONING
 EXHIBIT**

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 28, 2012

G&R
 SURVEYING, LLC
 1800 QUIDA DR.
 AUSTIN, TEXAS 78728
 PHONE: (512) 267-7430
 FAX: (512) 836-6385

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






ZONING

EXHIBIT "B"

ZONING CASE#: C14-2012-0016



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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

