ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2901 DAVIS LANE FROM RURAL RESIDENCE (RR) DISTRICT TO TOWNHOUSE & CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) 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 rural residence (RR) district to townhouse & condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-2013-0023, on file at the Planning and Development Review Department, as follows:

A 6.11 acre tract of land, more or less, out of the Theodore Bisssel League, Survey No. 18, Abstract No. 3 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2901 Davis Lane in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

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

A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

B. Vehicular access from the Property to Kentish Drive and Westgate Boulevard is prohibited, except for pedestrian ingress and egress. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse & condominium residence (SF-6) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2013.

PASSED AND APPROVED

§
§
_____, 2013 §

_____
Lee Leffingwell
Mayor

APPROVED: _____
Karen M. Kennard
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk

DRAFT

C14-2013-0023

Lance Johnson
6.110 Acre Tract
6.18.12

METES AND BOUNDS DESCRIPTION

OF 6.110 ACRES OF LAND OUT OF THE THEODORE BISSEL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 3 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 67.60 ACRE TRACT CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, AND ROBERT BRENT HARRIS IN VOLUME 4365, PAGE 348 AND VOLUME 4365, PAGE 352 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT 0.0805 OF AN ACRE CONVEYED TO THE CITY OF AUSTIN IN DOCUMENT NO. 2009055430 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT 1/2 INCH IRON REBAR FOUND IN THE SOUTHWEST RIGHT OF WAY OF DAVIS LANE, BEING THE NORTHEAST CORNER OF SAID PORTION OF THE REMAIDER OF THE CALLED 67.60 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF A 1.50 ACRE PUBLIC UTILITY EASEMENT AND INGRESS AND EGRESS EASEMENT CONVEYED TO THE CITY OF AUSTIN, RECORDED IN VOLUME 4281, PAGE 411 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE, S 30°00'00" W, ALONG SAID EASEMENT, A DISTANCE OF 327.74 FEET TO A 1/2 INCH IRON REBAR SET WITH PLASTIC CAP STAMPED "DODD SURVEYING" FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED AS "TRACT III" IN THE DEED TO AUSTIN INDEPENDENT SCHOOL DISTRICT RECORDED IN DOCUMENT NO. 1999052826 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID AUSTIN INDEPENDENT SCHOOL TRACT, THE FOLLOWING FOUR (4) COURSES:

N 60°03'00" W, ALONG SAID AUSTIN INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 515.93 FEET TO A 1/2 INCH IRON REBAR SET WITH PLASTIC CAP STAMPED "DODD SURVEYING" FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

CONTINUING ALONG SAID AUSTIN INDEPENDENT SCHOOL DISTRICT TRACT AND CURVE TO THE RIGHT, HAVING A RADIUS OF 975.00 FEET, A LENGTH OF 180.97 FEET AND A CHORD WHICH BEARS N 53°43'58" W, A DISTANCE OF 180.71 FEET, TO A 1/2 INCH IRON REBAR SET WITH PLASTIC CAP STAMPED "DODD SURVEYING" FOR A POINT OF TANGENCY;

N 49°24'54" W, CONTINUING ALONG SAID AUSTIN INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 121.77 FEET TO A 1/2 INCH IRON REBAR SET WITH PLASTIC CAP STAMPED "DODD SURVEYING" FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

CONTINUING ALONG THE RIGHT OF WAY OF SAID DRIVE AND CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A LENGTH OF 7.63 FEET, AND A CHORD WHICH BEARS N 38°31'57" W, A DISTANCE OF 7.58 FEET TO A 1/2 INCH IRON REBAR SET WITH PLASTIC CAP STAMPED "DODD SURVEYING" FOR THE MOST SOUTHERLY CORNER OF SAID CITY OF AUSTIN TRACT, ALSO BEING IN THE SOUTHEAST RIGHT OF WAY OF WESTGATE BOULEVARD FOR A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, WITH THE RIGHT OF WAY OF SAID BOULEVARD, ALSO BEING THE SOUTHEAST LINE OF SAID CITY OF AUSTIN TRACT, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1057.00 FEET, A LENGTH OF 146.56 FEET (CALLED 146.61 FEET), AND A CHORD WHICH BEARS N 35°10'43" E, A DISTANCE OF 146.44 FEET (CALLED N 32°35'52" E, A DISTANCE OF 146.50 FEET) TO A 1/2 INCH IRON REBAR FOUND FOR A POINT OF TANGENCY;

THENCE, N 31°12'28" E, (CALLED N 28°37'26" E), CONTINUING WITH THE RIGHT OF WAY OF SAID BOULEVARD AND SAID CITY OF AUSTIN TRACT, A DISTANCE OF 131.27 FEET TO A 1/2 INCH IRON REBAR SET WITH

PLASTIC CAP STAMPED "DODD SURVEYING" FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, WITH THE RIGHT OF WAY OF SAID BOULEVARD, ALSO BEING THE SOUTHEAST LINE OF SAID CITY OF AUSTIN TRACT, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A LENGTH OF 31.32 FEET (CALLED 31.12 FEET), AND A CHORD WHICH BEARS N 75°48'11" E, A DISTANCE OF 28.22 FEET (CALLED N 73°12'11" E, A DISTANCE OF 28.08 FEET) TO A 1/2 INCH REBAR SET WITH PLASTIC CAP STAMPED "DODD SURVEYING" IN THE SOUTHWEST RIGHT OF WAY OF SAID LANE, AND BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID CITY OF AUSTIN TRACT, FOR A POINT OF TANGENCY;

THENCE, S 59°15'00" E, WITH THE RIGHT OF WAY OF SAID LANE, A DISTANCE OF 31.03 FEET TO A 1/2 INCH IRON PIPE FOUND;

THENCE, S 59°15'00" E, (THE BASIS OF BEARINGS HEREIN) ,CONTINUING WITH THE RIGHT OF WAY OF SAID LANE, A DISTANCE OF 755.45 FEET (CALLED 755.48 FEET) TO THE PLACE OF BEGINNING, AND CONTAINING 6.110 ACRES, MORE OR LESS.

BEARING BASIS OF THE SURVEY DESCRIBED HEREIN IS VOLUME 4365, PAGE 348 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

I, DAVID R. STRICKLAND A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

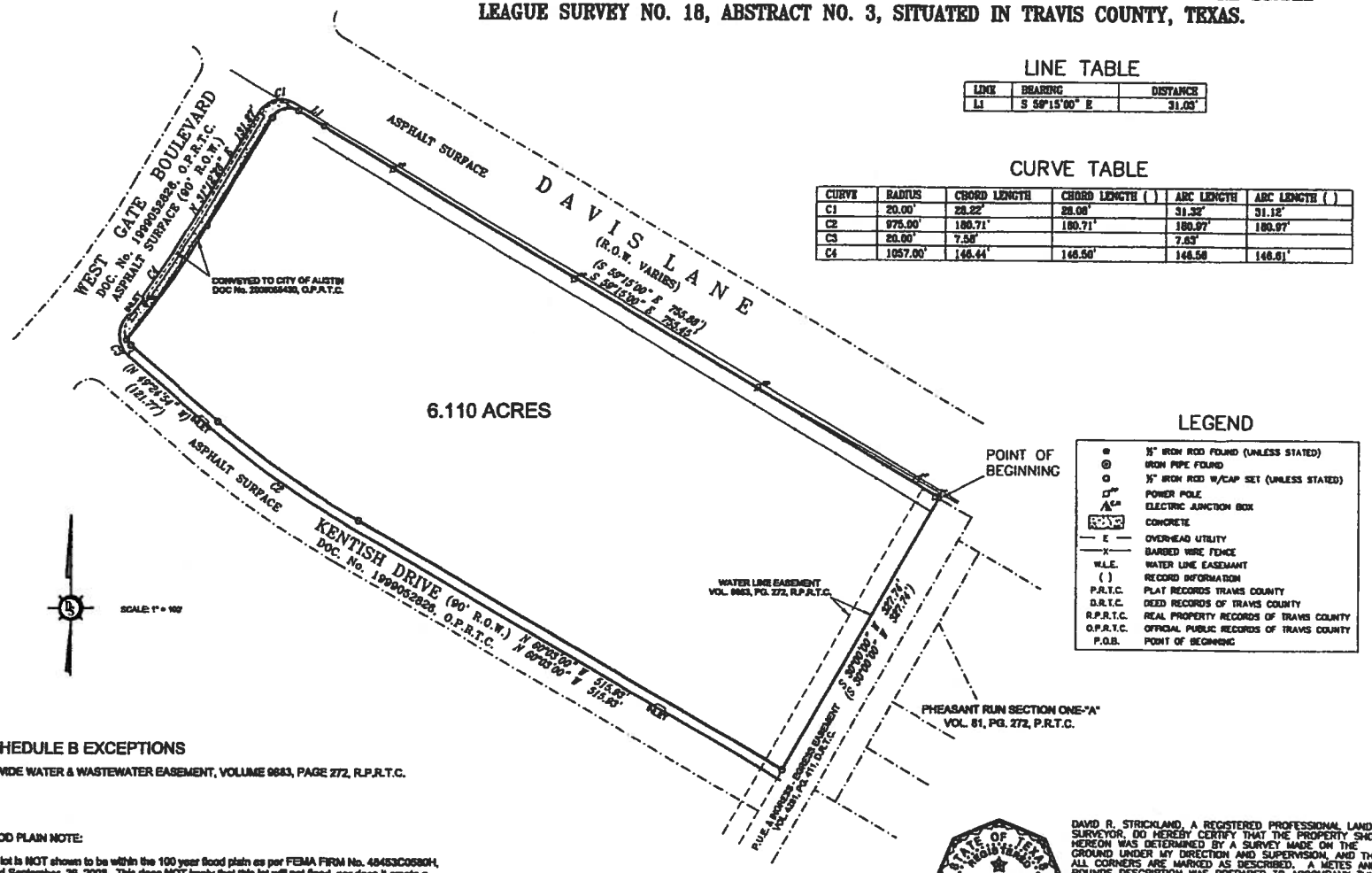
SEE PLAT OF EVEN DATE

DATE: 18 JUNE 12
DODD SURVEYING
PROFESSIONAL SURVEYORS



DAVID R. STRICKLAND
R.P.L.S. NO. 5124

SKETCH TO ACCOMPANY FIELD NOTES OF A 6.110 ACRE TRACT OUT OF THE THEODORE BISSEL LEAGUE SURVEY NO. 18, ABSTRACT NO. 3, SITUATED IN TRAVIS COUNTY, TEXAS.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 59°15'00" E	31.05'

CURVE TABLE

CURVE	RADIUS	CHORD LENGTH	CHORD LENGTH ( )	ARC LENGTH	ARC LENGTH ( )
C1	20.00'	28.22'	28.08'	31.32'	31.12'
C2	975.00'	180.71'	180.71'	180.97'	180.97'
C3	20.00'	7.56'		7.65'	
C4	1057.00'	146.44'	146.56'	146.56	146.61'

LEGEND

●	½" IRON ROD FOUND (UNLESS STATED)
◎	IRON PIPE FOUND
○	½" IRON ROD W/CAP SET (UNLESS STATED)
	POWER POLE
	ELECTRIC JUNCTION BOX
	CONCRETE
— E —	OVERHEAD UTILITY
—X—	BARBED WIRE FENCE
W.L.E.	WATER LINE EASEMENT
( )	RECORD INFORMATION
P.R.T.C.	PLAT RECORDS TRAVIS COUNTY
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
P.O.B.	POINT OF BEGINNING

SCHEDULE B EXCEPTIONS

20' WIDE WATER & WASTEWATER EASEMENT, VOLUME 9683, PAGE 272, R.P.R.T.C.

FLOOD PLAIN NOTE:

This lot is NOT shown to be within the 100 year flood plain as per FEMA FIRM No. 48453C0580H, Dated September 26, 2008. This does NOT imply that this lot will not flood, nor does it create a liability on the part of this Surveyor or company in any such event.

BEARING BASIS OF THE SURVEY SHOWN HEREON IS PROVIDED BY VOLUME 4365, PAGE 348 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS — REGISTERED — DAVID R. STRICKLAND 5124 — LAND SURVEYOR

DAVID R. STRICKLAND, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED. A METES AND BOUNDS DESCRIPTION WAS PREPARED TO ACCOMPANY THIS SKETCH.

DAVID R. STRICKLAND R.P.L.S. NO. 5124

DODD SURVEYING

BOUNDARY TITLE SURVEY
COMMITMENT NO. CTA1200880
G.F. NO. CTA-07-CTA1200880JP

6.110 ACRES
THEODORE BISSEL LEAGUE
SURVEY NO. 18, ABSTRACT NO. 3
AUSTIN, TRAVIS COUNTY, TEXAS

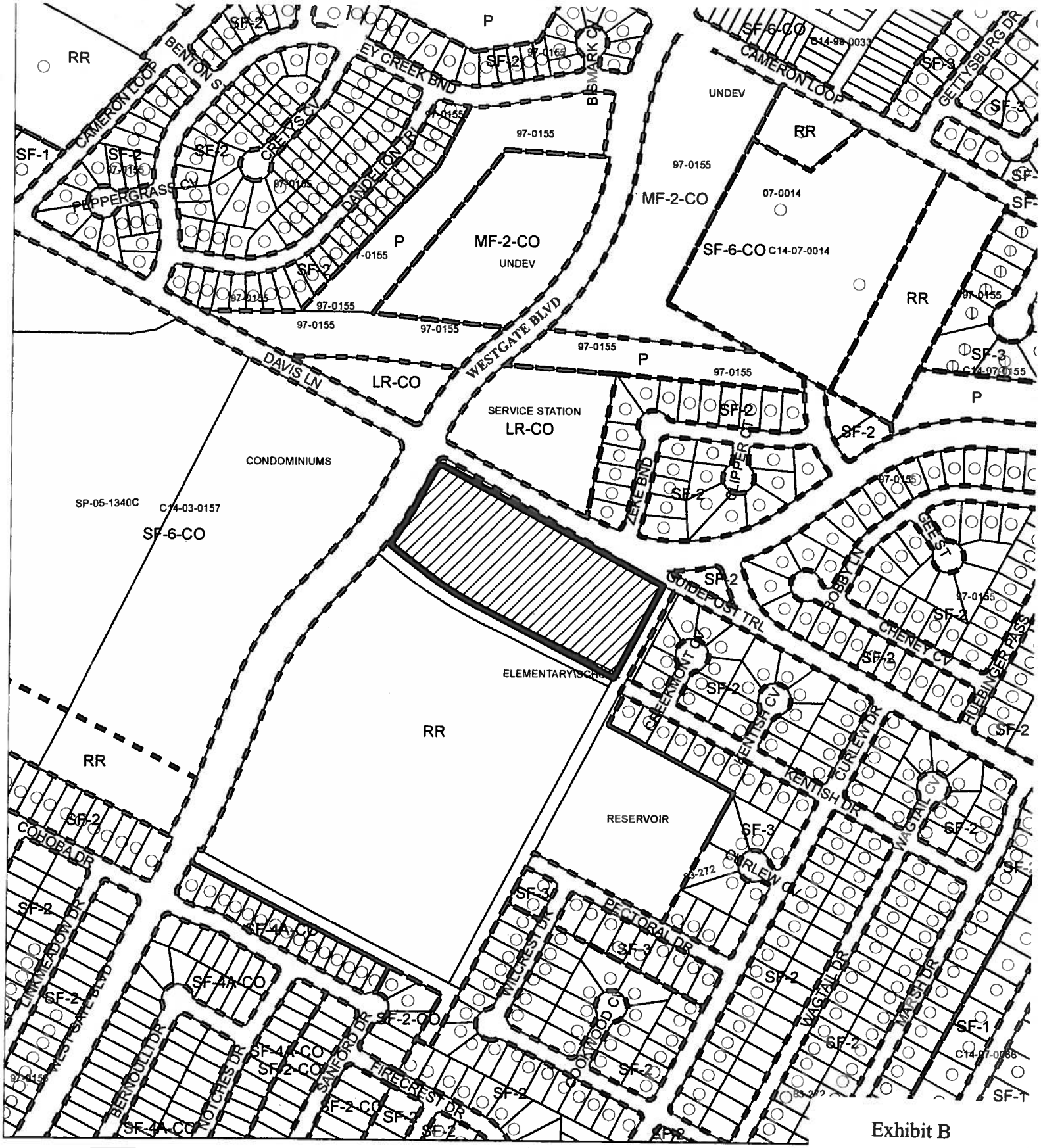


Exhibit B

ZONING

ZONING CASE#: C14-2013-0023

N

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