

**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 Bissel 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.



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### **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 REMAINDER 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

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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

Professional Land Surveyors  
503 Parkside Drive  
Piquette, Texas 78660  
(817) 842-2833

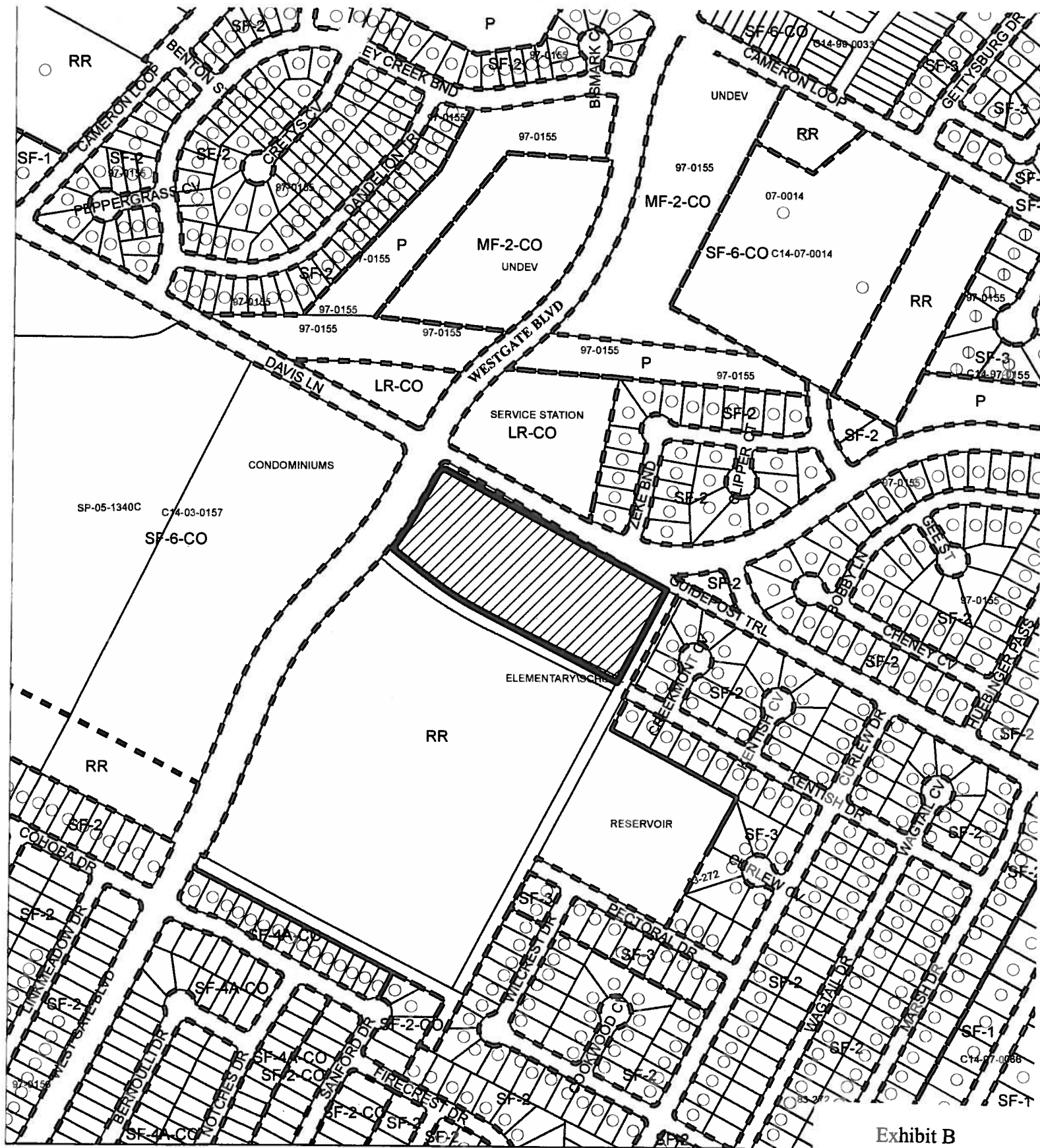





Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2013-0023**

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.

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