

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

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE  
2 PROPERTY LOCATED AT 3215 EXPOSITION BOULEVARD AND CHANGING  
3 THE ZONING MAP FROM UNZONED AND FAMILY RESIDENCE (SF-3)  
4 DISTRICT TO TOWNHOUSE & CONDOMINIUM RESIDENCE-CONDITIONAL  
5 OVERLAY (SF-6-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 on the property (the "Property") described in Zoning Case No.  
11 C14-2013-0136, on file at the Planning and Development Review Department, as follows:

12  
13 PARCEL 1

14 From unzoned and family residence (SF-3) district to townhouse & condominium  
15 residence-conditional overlay (SF-6-CO) combining district.

16  
17 A 1.08 acre tract of land, more or less, out of the Daniel J. Gilbert Survey No. 8,  
18 the tract of land being more particularly described by metes and bounds in Exhibit  
19 "A" incorporated into this ordinance.

20  
21 PARCEL 2

22 From unzoned to townhouse & condominium residence-conditional overlay (SF-6-  
23 CO) combining district.

24  
25 A 1.10 acre tract of land, more or less, out of the Daniel J. Gilbert Survey No. 8,  
26 the tract of land being more particularly described by metes and bounds in Exhibit  
27 "B" incorporated into this ordinance

28  
29 locally known as 3215 Exposition Boulevard in the City of Austin, Travis County, Texas,  
30 and generally identified in the map attached as Exhibit "C".

31  
32 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
33 established by this ordinance is subject to the following conditions:

34  
35 A. Development of the Property shall not exceed 27 residential units.

36  
37 B. Development of the Property shall not exceed 12.37 residential units per acre.

C. Within 65 feet of the property line along Exposition Boulevard, the following applies:

1. The maximum height of a building or structure may not exceed two stories;
2. The maximum height of a building or structure may not exceed 32 feet;
3. Development shall comply with Subchapter F, Article 2, Section 2.7 (*Side Wall Articulation*) of the City Code, along the western façade of a building.

D. A thirty-five foot wide vegetative buffer shall be provided and maintained along and adjacent to the eastern edge of the sidewalk along Exposition Boulevard. Improvements permitted within the buffer zone are limited to drainage, (not including a detention/water quality pond) underground utility improvements, a driveway or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

E. A fence is prohibited along the property line adjacent to Exposition Boulevard.

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 \_\_\_\_\_, 2014.

**PASSED AND APPROVED**

\_\_\_\_\_, 2014      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_  
   Lee Leffingwell  
   Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
                         Karen M. Kennard                           Jannette S. Goodall  
                         City Attorney     City Clerk

**FIELD NOTES DESCRIPTION  
(PARCEL 1)**

DESCRIPTION OF 1.082 ACRES (47,143 SQUARE FEET) OF LAND IN THE DANIEL J. GILBERT SURVEY NO. 8, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 96.92 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS, DATED JULY 26, 1916, OF RECORD IN VOLUME 286, PAGE 330, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOT 5, SECOND RESUBDIVISION OF LOT 5 MAR-GLENN, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN PLAT BOOK/VOLUME 29, PAGE 49, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 5, ACCORDING TO A SURVEY PLAT PREPARED BY HOMER BROWN, REGISTERED PUBLIC SURVEYOR NO. 386, DATED OCTOBER 1970, IS A PORTION OF THE PROPERTY CONVEYED FROM U. OF T. (PRESUMABLY THE UNIVERSITY OF TEXAS) TO T.D.M.H. & M.R. (TEXAS DEPARTMENT OF MENTAL HEALTH AND MENTAL RETARDATION) BY EXCHANGE DEED DATED JANUARY 26, 1970 (A SEARCH OF THE TRAVIS COUNTY DEED RECORDS FOR THE EXCHANGE DEED WAS UNSUCCESSFUL); SAID TRACTS OF LAND BEING PART OF THE AUSTIN STATE SCHOOL PROPERTY SITUATED ALONG EXPOSITION BOULEVARD AND SOUTH OF WEST 35<sup>TH</sup> STREET; SAID 1.082 ACRE TRACT, AS SHOWN ON LOOMIS AUSTIN, INC. PLAN NO. 3117, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a calculated point in the east right-of-way line of said Exposition Boulevard for an angle point in the west line of said 96.92 acre State of Texas tract of land, from which a 3-inch brass cap stamped "AUSTIN STATE SCHOOL RM 22 ELEV 610.04" in concrete bears N 56° 06' 00" W a distance of 0.50 feet, said brass cap set as a reference monument to the tract corner by Homer Brown, Registered Public Surveyor No. 386, in his survey of the Austin State School property for the State of Texas as noted on his plat dated October 1970;

**THENCE** with the west line of said 96.92 acre tract, being the east right-of-way line of said Exposition Boulevard, the following four (4) courses and distances:

- 1) N 38° 10' 39" E a distance of 307.07 feet to a 3-inch brass cap stamped "AUSTIN STATE SCHOOL NO 23 ELEV 592.62" in concrete found for an angle point,
- 2) N 28° 11' 44" E a distance of 59.45 feet to a 3-inch brass cap stamped "AUSTIN STATE SCHOOL NO 24 ELEV 588.22" in concrete found for an angle point,
- 3) N 20° 49' 19" E, at a distance of 140.29 feet pass a mag nail with washer driven into a drilled hole in a concrete rip-rap set for the southwest corner of Parcel 2, a 1.100 acre portion of said 96.92 acre State of Texas tract also surveyed this date, continuing for a total distance of 366.39 feet to a 3-inch brass cap stamped "AUSTIN STATE SCHOOL NO. 25 ELEV 594.45" in concrete found at a point of curvature, and
- 4) with the arc of a curve to the left, having a radius of 270.00 feet, an arc distance of 1.30 feet and a chord bearing N 20° 40' 59" E a distance of 1.30 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe. said iron pipe and iron rod set in a chain link fence running east-west approximately 2.3 feet east of a chain link fence corner post to mark the northwest corner of said Parcel 2 and being the southwest corner and **POINT OF BEGINNING** of the tract described herein; N 10,085,235.45-ft, E 3,107,633.45-ft

**THENCE** continuing with the west line of said 96.92 acre State of Texas tract, same being the east right-of-way line of said Exposition Boulevard and the west line of the tract described herein, the following two (2) courses and distances:

- 1) continuing with the arc of said curve to the left, having a radius of 270.00 feet, an arc distance of 75.89 feet and a chord bearing N 12° 29' 36" E a distance of 75.64 feet to 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set to mark the end of said curve, and
- 2) N 04° 30' 49" E a distance of 114.83 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set to mark an angle point, same being the northwest corner of said 96.92 acre State of Texas tract;

**THENCE** N 70° 58' 28" E, continuing with the east right-of-way line of Exposition Boulevard, same being the north line of said 96.92 acre State of Texas tract, a distance of 21.68 feet to one-inch rounded bolt found (said bolt the type of marker often set by the City of Austin survey crews to mark right-of-way corners) driven into the ground for an angle point in said right-of-way line, same being the southwest corner of said Lot 5, Second Resubdivision of Lot 5 Mar-Glenn and an angle point in the west line of the tract described herein;

**THENCE** N 04° 47' 04" E, leaving the north line of said 96.92 acre State of Texas tract and continuing with the east right-of-way line of said Exposition Boulevard, same being the west line of said Lot 5 Second Resubdivision of Lot 5 Mar-Glenn, a distance of 16.74 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set under a chain link fence running north-south approximately 0.4-ft north of its intersection with another chain link fence running east-west to mark the most northern northwest corner of the tract described herein;

**THENCE** S 88° 47' 35" E, leaving said Exposition Boulevard right-of-way line, same being the west line of said Lot 5, at a distance of approximately 45 feet cross the south line of said Lot 5, same being the north line of said 96.92 acre State of Texas tract, continuing across said 96.92 acre tract for a total distance of 192.78 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set approximately 0.5-ft northeast of a metal chain link fence post to mark the northeast corner of the tract described herein; N 10,085,443.45-ft, E 3,107,873.46-ft

**THENCE** S 08° 45' 36" W, continuing across said 96.92 acre tract, a distance of 250.58 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set approximately 0.5-ft southeast of a metal chain link fence post to mark the southeast corner of the tract described herein, and being the northeast corner of said Parcel 2;  
N 10,085,195.81-ft, E 3,107,835.30-ft

**THENCE** N 78° 53' 25" W, continuing across said 96.92 acre tract, a distance of 205.72 feet to the **POINT OF BEGINNING** and containing 1.082 acres (47,143 square feet) of land, more or less.

1.082-ac. ~ 47,143 Sq. Ft.  
Daniel J. Gilbert Sur. No. 8  
Travis County, Texas

LAI Job No. 070423  
FN0432R2(wdo)  
Page 3 of 3

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83. The coordinates shown hereon are grid; the distances are surface. To convert the distances to grid multiply by the project combined scale factor of 0.999929.

LAI WORD FILE: FN0432R2(wdo)

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

§


§

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of April 2007 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 23<sup>rd</sup> of April, 2007 A.D.

Loomis Austin, Inc  
Austin, Texas 78746



  
John D. Barnard  
Registered Professional Land Surveyor No. 5749  
State of Texas

DATE	TIME	LOCATION	WIND	TEMP	SEA	REMARKS
10/10/54	0800	SEA	10	18	1	SEA
10/10/54	0900	SEA	10	18	1	SEA
10/10/54	1000	SEA	10	18	1	SEA
10/10/54	1100	SEA	10	18	1	SEA
10/10/54	1200	SEA	10	18	1	SEA
10/10/54	1300	SEA	10	18	1	SEA
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10/10/54	0500	SEA	10	18	1	SEA
10/10/54	0600	SEA	10	18	1	SEA
10/10/54	0700	SEA	10	18	1	SEA

*[Faint, illegible markings]*

$\frac{d^2y}{dx^2} = 0$   
 $2x = 0 \Rightarrow x = 0$   
 $y = 0$   
 $\frac{d^2y}{dx^2} = 0$   
 $2x = 0 \Rightarrow x = 0$   
 $y = 0$   
 $\frac{d^2y}{dx^2} = 0$   
 $2x = 0 \Rightarrow x = 0$   
 $y = 0$

ANALYST: J. S. HARRIS

[illegible]

Mar. 2, 1964...

*(Signature)*



MURKIN, PLAT

RECEIVED FROM THE U.S. DEPT. OF JUSTICE, WASHINGTON, D.C.  
THE FOLLOWING INFORMATION IS FOR YOUR INFORMATION ONLY  
THIS INFORMATION IS NOT TO BE USED IN ANY COURT OF LAW

"Idea Center," by James H. McGraw,

LOOMIS  
AUSTIN

**LAND • WATER • PROPERTY**

3-92 (See Case #200) Date 11/1, Time 10:10 AM 11/1/11  
 (Page 1) 11/1/11, Time 11:11 AM - 11:11 AM, 11/1/11

**FIELD NOTES DESCRIPTION  
(PARCEL 2)**

DESCRIPTION OF 1.100 ACRES (47,896 SQUARE FEET) OF LAND IN THE DANIEL J. GILBERT SURVEY NO. 8, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 96.92 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS, DATED JULY 26, 1916, OF RECORD IN VOLUME 286, PAGE 330, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE TRACTS MAKING UP THE AUSTIN STATE SCHOOL PROPERTY SITUATED ALONG EXPOSITION BOULEVARD AND SOUTH OF WEST 35<sup>TH</sup> STREET; SAID 1.100 ACRE TRACT, AS SHOWN ON LOOMIS AUSTIN, INC. PLAN NO. 3117, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a calculated point in the east right-of-way line of said Exposition Boulevard for an angle point in the west line of said 96.92 acre State of Texas tract of land, from which a 3-inch brass cap stamped "AUSTIN STATE SCHOOL RM 22 ELEV 610.04" in concrete found bears N 56° 06' 00" W a distance of 0.50 feet, said brass cap set as a reference monument to the tract corner by Homer Brown, Registered Public Surveyor No. 386, in his survey of the Austin State School property for the State of Texas as noted on his plat dated October 1970;

**THENCE** with the west line of said 96.92 acre tract, being the east right-of-way line of said Exposition Boulevard, the following three (3) courses and distances:

- 0) N 38° 10' 39" E a distance of 307.07 feet to a 3-inch brass cap stamped "AUSTIN STATE SCHOOL NO 23 ELEV 592.62" in concrete found for an angle point,
- 0) N 28° 11' 44" E a distance of 59.45 feet to a 3-inch brass cap stamped "AUSTIN STATE SCHOOL NO 24 ELEV 588.22" in concrete found for an angle point, and
- 0) N 20° 49' 19" E, a distance of 140.29 feet to a mag nail with washer driven into a drilled hole in a concrete rip-rap set for the southwest corner and **POINT OF BEGINNING** of the tract described herein; N 10,085,022.92-ft, E 3,170,552.63-ft

**THENCE** N 20° 49' 19" E, continuing with the west line of said 96.92 acre tract, same being the east right-of-way line of said Exposition Boulevard, a distance of 226.10 feet to a 3-inch brass cap stamped "AUSTIN STATE SCHOOL NO. 25 ELEV 594.45" in concrete found at a point of curvature;

**THENCE** continuing with the west line of said 96.92 acre tract, same being the east right-of-way line of said Exposition Boulevard, being an arc of a curve to the left, having a radius of 270.00 feet, an arc distance of 1.30 feet and a chord bearing N 20° 40' 59" E a distance of 1.30 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set in a chain link fence running east-west approximately 2.3 feet east of a chain link fence corner post to mark the northwest corner of the tract described herein, same being the southwest corner of Parcel 1, a 1.082 acre tract of said 96.92 acre State of Texas tract also surveyed this date;  
N 10,085,235.45-ft, E 3,107,633.45-ft

1.100-ac. - 47,896 Sq. Ft.  
Daniel J. Gilbert Sur. No. 8  
Travis County, Texas

LAI Job No. 070423  
FN0433R1(wdo)  
Page 2 of 2

**THENCE** S 78° 53' 25" E, leaving said Exposition Boulevard right-of-way line and crossing said 96.92 acre State of Texas tract, a distance of 205.72 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set approximately 0.5-ft southeast of a metal chain link fence post to mark the northeast corner of the tract described herein, and being the southeast corner of said Parcel 1; N 10,085,195.81-ft, E 3,107,835.30-ft

**THENCE** S 19° 31' 08" W, continuing across said 96.92 acre tract, a distance of 238.08 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set in a field to mark the southeast corner of the tract described herein; N 10,084,971.43-ft, E 3,107,755.76-ft

**THENCE** N 75° 46' 34" W, continuing across said 96.92 acre tract, a distance of 209.57 feet to the **POINT OF BEGINNING** and containing 1.100 acres (47,896 square feet) of land, more or less.

**BEARING BASIS:** Texas Coordinate System, Central Zone, NAD83. The coordinates shown hereon are grid; the distances are surface. To convert the distances to grid multiply by the project combined scale factor of 0.999929.

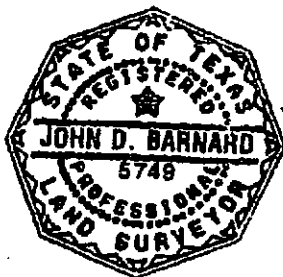
LAI WORD FILE: FN0433(wdo)


THE STATE OF TEXAS       §  
                                  §       KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF TRAVIS       §

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of April 2007 under my direction and supervision.

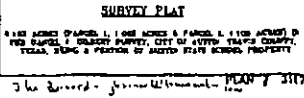
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 23<sup>rd</sup> of April, 2007 A.D.

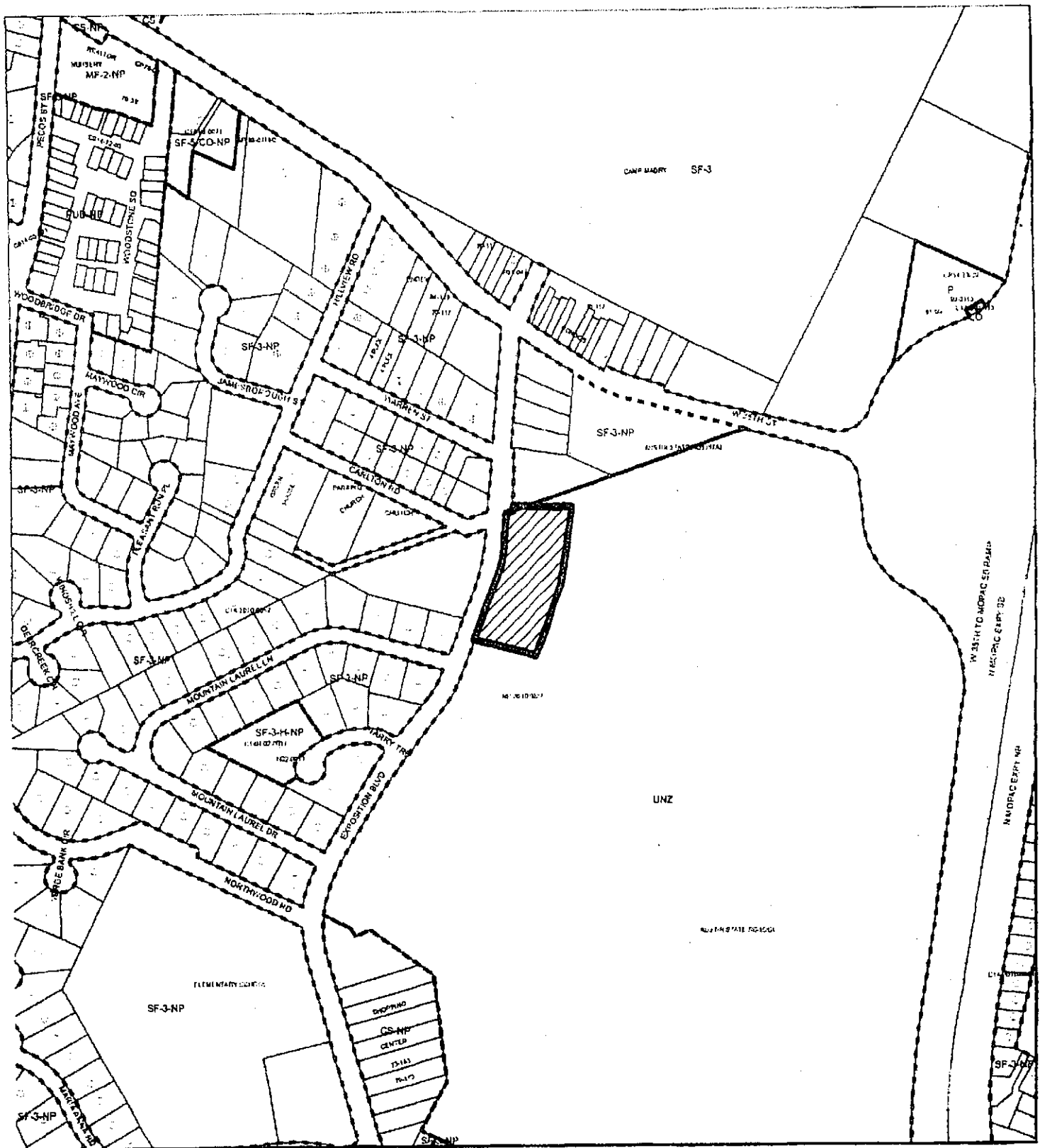
Loomis Austin, Inc  
Austin, Texas 78746



  
John D. Barnard  
Registered Professional Land Surveyor No. 5749  
State of Texas










# ZONING

ZONING CASE#: C14-2013-0136



-  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 by the City of Austin regarding specific accuracy or completeness.

Exhibit C

