

**ORDINANCE NO. 050217-45**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2610, 2626, 2700, AND 2902 METCALFE ROAD AND 1910 AND 1916 WICKSHIRE LANE FROM FAMILY RESIDENCE (SF-3) DISTRICT AND LIMITED OFFICE (LO) DISTRICT TO TOWNHOUSE AND 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 family residence (SF-3) district and limited office (LO) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-04-0181.SH, on file at the Neighborhood Planning and Zoning Department, as follows:

A 26.056 acre tract of land, more or less, out of the Santiago del Valle Grant Abstract 24, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 2610, 2626, 2700 and 2902 Metcalfe Road, and 1910 and 1916 Wickshire Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

1. Development of the Property may not exceed 300 residential units.
2. Development of the Property may not exceed 11.538 residential units per acre.
3. A building may contain only one residential unit.

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

**PART 3.** This ordinance takes effect on February 28, 2005.

**PASSED AND APPROVED**

February 17, 2005      §  
§  
§      Will Wynn  
Will Wynn  
Mayor

**APPROVED:** David Allan Smith      **ATTEST:** Shirley A. Brown  
David Allan Smith      Shirley A. Brown  
City Attorney      City Clerk

**EXHIBIT A**  
**FIELD NOTES**

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO HENRY W. AULT IN VOLUME 8000, PAGE 270 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO HENRY W. AULT IN VOLUME 5916, PAGE 60 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO H. L. AULT IN VOLUME 719, PAGE 458 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO HERBY'S JOINT VENTURE IN VOLUME 11934, PAGE 2259 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO STEVEN JACKSON IN VOLUME 10007, PAGE 738 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO GEORGE W. SANDERS, JR. IN DOCUMENT NO. 2004017583 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO GEORGE W. SANDERS, JR. IN DOCUMENT NO. 2002249520 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 26.056 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at an iron rod found at the southwest corner of said Ault tract recorded in Volume 8000, Page 270, being also at the southeast corner of the Resubdivision of Blocks E and F of Greenbriar Section Two, a subdivision recorded in Volume 55, Page 61 of the Plat Records of Travis County, Texas, and being in the north right-of-way line of Wickshire Lane, a 60-foot wide right-of-way dedicated to the public by the plat The Knoll III, recorded in Volume 83, Page 150D of the Plat Records of Travis County, Texas, for the southwest corner and the **POINT OF BEGINNING** of the herein described 26.056 acre tract of land,

**THENCE**, departing the north right-of-way line of said Wickshire Lane, with the east line of said Resubdivision of Blocks E and F of Greenbriar Section Two, the following three (3) courses and distances, numbered 1 through 3,

1. N30°12'52"E, a distance of 80.06 feet to a concrete monument found,
2. N61°26'03"W, a distance of 5.55 feet to an iron rod found, and
3. N30°22'32"E, a distance of 965.12 feet to an iron pipe found at the northwest corner of said Ault tract recorded in Volume 5916, Page 60, being also the southwest corner of said Jackson tract,

**THENCE**, with the west line of said Jackson tract, being also the east line of said Greenbriar Section Two, N30°23'54"E, a distance of 231.40 feet to a calculated point, for the northwest corner of said Jackson tract, being also the southwest corner of said Sanders tract recorded in Document No. 2004017583,

**THENCE**, with the west line of said Sanders tract and the west line of said Sanders tract recorded in Document No. 2002249520, N30°01'27"E, a distance of 365.82 feet to a calculated

point in the east line of Lot 4 of Greenbriar Section Three, a subdivision recorded in Volume 57, Page 53 of the Plat Records of Travis County, Texas,

**THENCE**, crossing said Sanders tract, S58°44'22"E, a distance of 360.05 feet to a calculated point at an interior corner of said Sanders tract,

**THENCE**, with an east line of said Sanders tract, S30°01'38"W, a distance of 359.69 feet to a calculated point in the north line of said Jackson tract at the southwest corner of that certain tract of land described in a deed to Marlton O. Metcalfe, recorded in Document No. 2004020393 of the Official Public Records of Travis County, Texas,

**THENCE**, with the north line of said Jackson tract, being also the south line of said Metcalfe tract, the following two (2) courses and distances, numbered 1 and 2,

1. S59°42'48"E, a distance of 86.43 feet to a calculated point, and
2. S59°49'01"E, a distance of 290.21 feet to a calculated point at the southeast corner of said Metcalfe tract, being also in the south right-of-way line of Metcalfe Road,

**THENCE**, continuing with the north line of said Jackson tract, being also the south right-of-way line of said Metcalfe Road, the following three (3) courses and distances, numbered 1 through 3,

1. S59°26'46"E, a distance of 55.67 feet to a calculated point,
2. with a curve to the left having a radius of 129.99 feet, an arc length of 42.89 feet and whose chord bears, S49°59'36"E, a distance of 42.70 feet to a calculated point, and
3. S59°26'46"E, a distance of 57.16 feet to a calculated point at the northeast corner of said Jackson tract, being also the northwest corner of that certain tract of land described in a deed to Alicia Lown, recorded in Document No. 2004100347 of the Official Public Records of Travis County, Texas,

**THENCE**, with the east line of said Jackson tract, being also the west line of said Lown tract, S27°41'24"W, a distance of 226.64 feet to a calculated point at the southeast corner of said Jackson tract, being also in the north line of that certain tract of land described in a deed to the Austin Independent School District, recorded in Volume 2870, Page 47 of the Deed Records of Travis County, Texas,

**THENCE**, with the south line of said Jackson tract, being also the north line of said Austin Independent School District tract, N60°48'01"W, a distance of 104.27 feet to an iron pipe found at the northwest corner of said Austin Independent School District tract, being also the northeast corner of said Herby's Joint Venture tract,

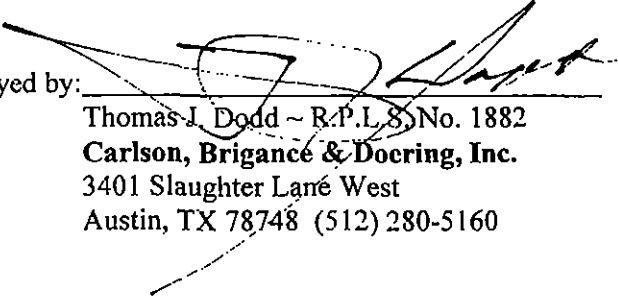
**THENCE**, with the west line of said Austin Independent School District tract, being also the east line of said Herby's Joint Venture tract, S27°46'19"W, a distance of 318.42 feet to an iron rod found at the southeast corner of said Herby's Joint Venture tract, being also the northeast corner of said Ault tract recorded in Volume 719, Page 458,

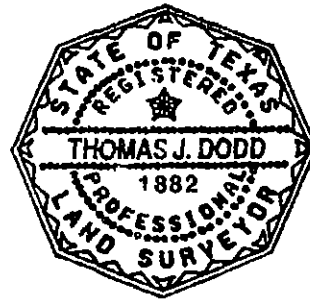
**THENCE**, continuing with the west line of said Austin Independent School District tract, being also the east line of said Ault tract, S27°46'19"W, a distance of 630.99 feet to an iron rod found at the southeast corner of said Ault tract, being also in the north right-of-way line of said Wickshire Lane,

**THENCE**, with the south line of said Ault tracts, being also the north right-of-way line of said Wickshire Lane, the following four (4) courses and distances, numbered 1 through 4,

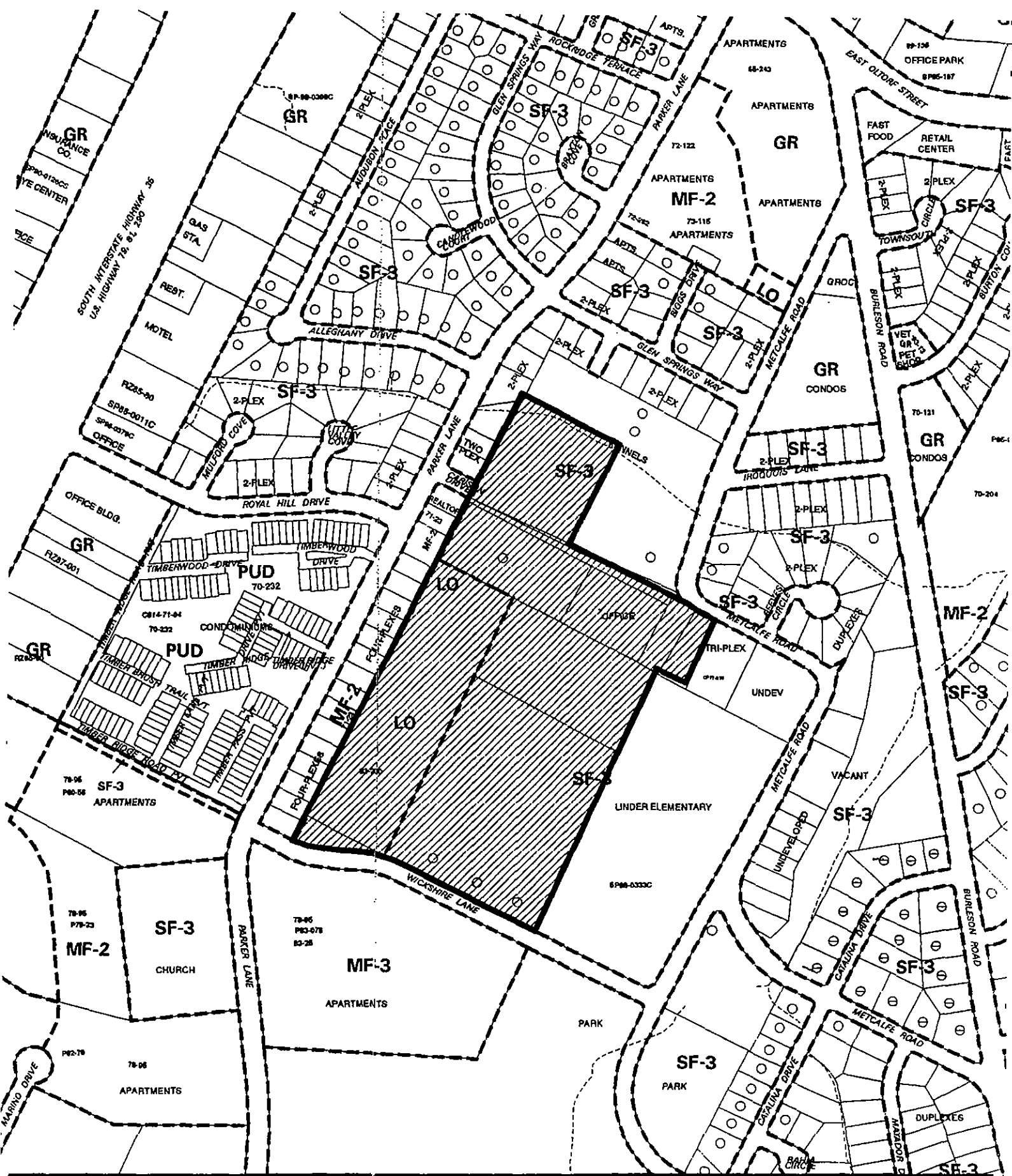
1. N59°45'13"W, a distance of 494.61 feet to an iron rod found at a point of curvature to the left,
2. with said curve to the left having a radius of 270.00 feet, an arc length of 110.35 feet and whose chord bears, N71°31'13"W, a distance of 109.58 feet to an iron rod found at a point of tangency,
3. N82°07'13"W, a distance of 110.48 feet to an iron rod found at a point of curvature to the right, and
4. with said curve to the right having a radius of 330.00 feet, an arc length of 135.25 feet and whose chord bears, N71°30'13"W, a distance of 134.31 feet to the **POINT OF BEGINNING** and containing 26.056 Acres of Land.

Surveyed by:

  
Thomas J. Dodd ~ R.P.L.S. No. 1882  
**Carlson, Brigrance & Doering, Inc.**  
3401 Slaughter Lane West  
Austin, TX 78748 (512) 280-5160



BEARING BASIS IS FROM AULT TRACT  
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 1" = 400'	SUBJECT TRACT		<b>ZONING EXHIBIT B</b>		<b>CITY GRID REFERENCE NUMBER</b>  <b>J18</b>
	PENDING CASE				
	ZONING BOUNDARY				
	<b>CASE #:</b> C14-04-0181.SH				
	<b>ADDRESS:</b> 2610, 2626, 2700 & 2902 METCALFE RD & 1910 & 1916 WICKSHIRE LANE				
<b>CASE MGR:</b> W. WALSH		<b>DATE:</b> 04-12		<b>INTLS:</b> SM	
<b>SUBJECT AREA (acres):</b> 26					