

ORDINANCE NO. 20061102-042

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8420 LONGVIEW ROAD FROM RURAL RESIDENCE (RR) 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 rural residence (RR) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No C14-05-0151, on file at the Neighborhood Planning and Zoning Department, as follows

A 15 020 acre tract of land, more or less, out of the Theodore Bissell League, Abstract No 3, 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 8420 Longview Road, 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 8 652 residential units per acre
- 2 Development of the Property may not exceed 130 residential units

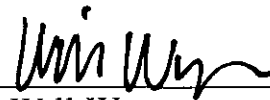
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) base district and other applicable requirements of the City Code

PART 3. This ordinance takes effect on November 13, 2006

PASSED AND APPROVED

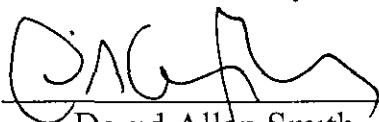
_____, November 2, 2006

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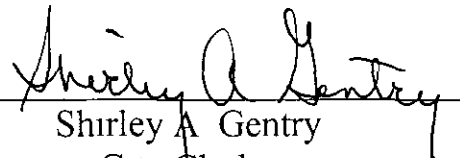
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

C14-05-0151

BUSH SURVEYING, INC.

1904 Fortview Road
Austin Texas 78704
Phone (512) 442-0990
Fax (512) 442-1084

EXHIBIT A

FIELD NOTE DESCRIPTION OF 15.025 ACRES OF LAND OUT OF THE THEODORE BISSELL LEAGUE ABSTRACT NO. 3, IN TRAVIS COUNTY, TEXAS AND BEING THAT SAME (15.00 ACRE) TRACT OF LAND CONVEYED TO THE FRENTRUP CHILDREN TRUST OF 1986 IN A DEED AS RECORDED IN VOLUME 11591 PAGE 230 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a 1" iron pipe found in the northwesterly right-of-way line of Longview Road, being at the most easterly (northeast) corner of that certain (15.00 acre) tract of land conveyed to the Frentrup Children Trust of 1986, in a deed as recorded in Volume 11591 Page 230 of the Real Property Records of Travis County, Texas, and being at the most southerly corner of that certain (3 acre) tract of land conveyed to Oneta Overton Batie et al, in a deed as recorded in Volume 12236 Page 363 of the Real Property Records of Travis County, Texas, and being for the most easterly corner of the tract herein described,

THENCE with the northwesterly right-of-way line of Longview Road S 30 deg 03' 45" W 536.07 feet to a 1/2" iron rod found for the most easterly southeast corner of this tract,

THENCE, continuing with the northwesterly right-of-way line of Longview Road, S 62 deg 07' 34" W 21.00 feet to a 1/2" iron rod found underneath the asphalt paving of Cameron Loop, being for the most southerly southeast corner of this tract,

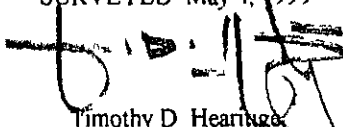
THENCE with the northeasterly right-of-way line of Cameron Loop, N 59 deg 48' 20" W 595.49 feet to a 1" iron pipe found for an interior corner of this tract, and being at an angle in the northerly right-of-way line of Cameron Loop

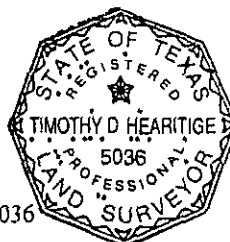
THENCE with the northwesterly right-of-way line of Cameron Loop S 46 deg 01' 48" W 91.95 feet to a 1" iron pipe found at the most northeasterly corner of that certain (4.00 acre) tract of land conveyed to Billy Glenn Davis, et ux, in a deed as recorded in Volume 11176 Page 1011 of the Real Property Records of Travis County, Texas, and being for an angle in the southerly line of this tract,

THENCE, with the northerly line of the Davis tract N 83 deg 06' 46" W 450.57 feet to a 1/2" iron rod set at the most southeasterly corner of that certain (8.50 acre) tract of land conveyed to Joseph C. Gunn in a deed as recorded in Volume 2829 Page 154 of the Deed Records of Travis County, Texas, and being for the most westerly (southwest) corner of this tract, and from which another 1" iron pipe found bears N 83 deg 06' 46" W 370.62 feet,

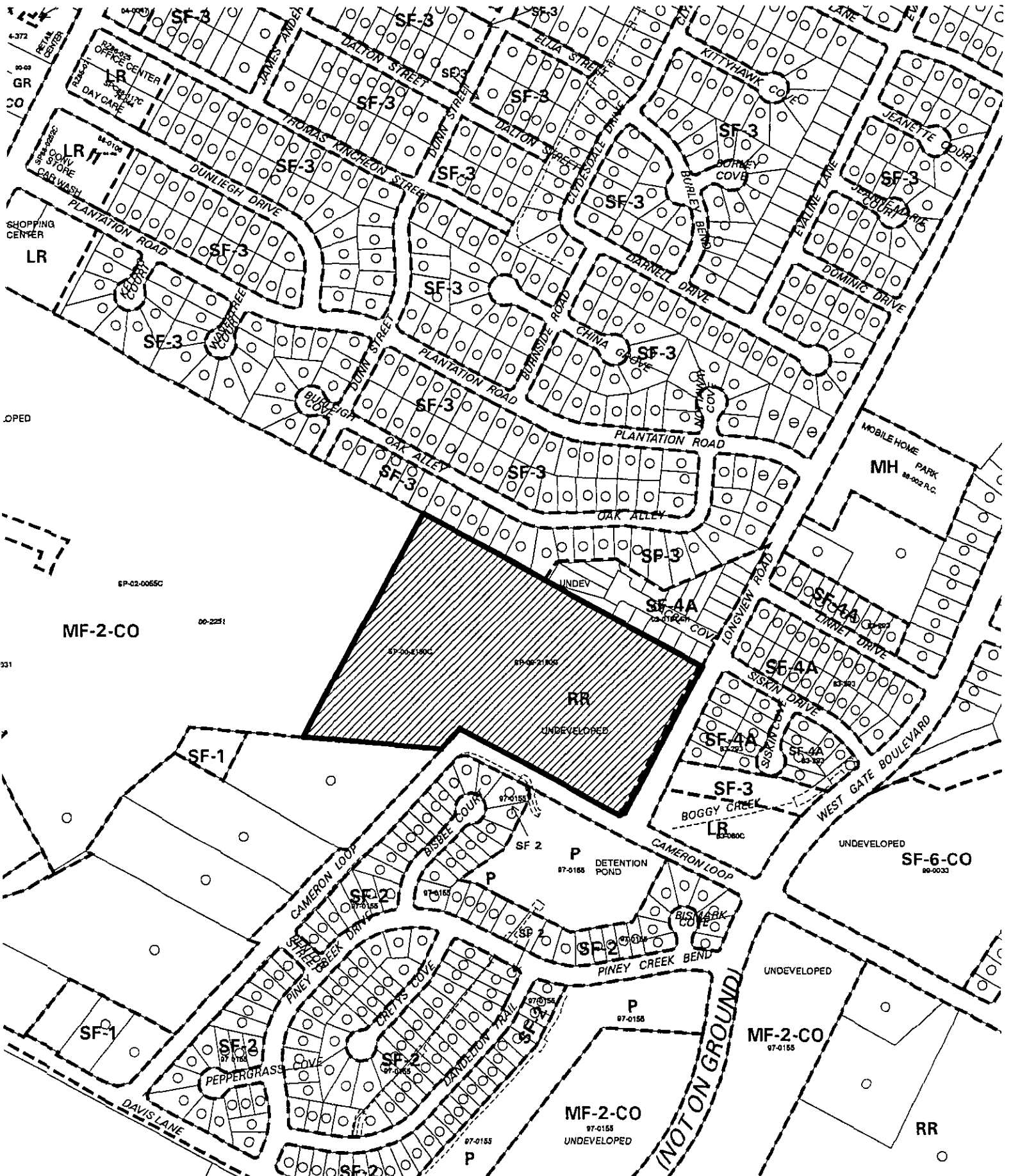
THENCE with the northwesterly line of the Frentrup tract N 30 deg 21' 05" E 824.75 to a 1/2" iron rod found 1.8 feet southwest of the southwest line of Oak Plantations a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 63 Page 94 of the Plat Records of Travis County, Texas and being for the most northerly (northwest) corner of this tract,

THENCE, with the northeasterly line of the Frentrup tract S 59 deg 34' 43" E 1042.00 feet to the PLACE OF BEGINNING, in all containing 15.025 acres of land

SURVEYED May 4, 1999
BY 
Timothy D. Hearitige
Registered Professional Land Surveyor No. 5036



see accompanying map no. A 595084



ZONING *EXHIBIT B*