ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT MILKY WAY DRIVE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO TOWNHOUSE AND CONDIMINIUM 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 development reserve (DR) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-2018-0124, on file at the Planning and Zoning Department, as follows:

32.429 acres of land (approximately 1,412,611 sq. ft.) in the R.L. Preece Survey No. 2, Abstract No. 2269, Travis County, Texas, said 32.429 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”), locally known as Milky Way Drive in the City of Austin, Travis County, Texas, 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:

A. A subdivision or development on the Property shall have two access streets or access points to an external street, unless the Development Services Department director determines that the development includes not more than 30 residential units, or the director determines that:

1. an additional emergency access point to an external street is provided; and

2. the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that will not exceed 1,200 trips per day on Milky Way Drive, as provided in Section 25-6-116 (Desirable Operating Levels For Certain Streets).
B. Access streets on the Property shall:

1. have a minimum width of 20 feet and a clear height of 13 feet 6 inches;
2. be designed to accommodate the loads and turning radii for fire apparatus;
3. have a gradient negotiable by the fire apparatus as required by the adopted fire code; and
4. include a surface material acceptable to the Fire Marshal that would allow for the passage of emergency service vehicles and fire apparatus.

C. Access streets and other public or private streets within the Property shall be reviewed and approved by the Fire Marshal for the appropriate travel lane width of both the arrival of emergency vehicles and the evacuation of residential vehicles.

PART 3. 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 4. This ordinance takes effect on ________________, 2019.

PASSED AND APPROVED

§

__________________________, 2019 §

Steve Adler
Mayor

APPROVED: ______________ ATTEST: __________________________

Anne L. Morgan  Jannette S. Goodall
City Attorney  City Clerk
32.429 ACRES
R.L. PREECE SURVEY NO. 2
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 32.429 ACRES (APPROXIMATELY 1,412,611 SQ. FT.) IN THE
R.L. PREECE SURVEY NO. 2, ABSTRACT NO. 2269, TRAVIS COUNTY, TEXAS,
BEING A PORTION OF A 79.9 ACRE TRACT CONVEYED TO BERTA BRADLEY BY
EXECUTOR'S DEED DATED DECEMBER 31, 1990 AND RECORDED IN VOLUME
11345, PAGE 325, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
(RPRTCT); FURTHER BEING A PORTION OF THAT 40 ACRE TRACT DESCRIBED IN
A DEED OF RECORD IN VOLUME 5094, PAGE 2176, DEED RECORDS, TRAVIS
COUNTY, TEXAS (DRTCT), AND A PORTION OF A 119.32 ACRE TRACT DESCRIBED
IN A DEED TO LANDRUM HICKMAN OF RECORD IN VOLUME 1869, PAGE 319,
DRTCT; SAID 32.429 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES
AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a cotton spindle found for the south corner of said 119.32
acre tract, being the called south corner of said 40 acre tract, same being the south corner
of said 79.9 acre tract, also being in the west line of a 467.5 acre tract described in a deed
to City of Austin Nature Conservancy, recorded in Volume 11848, Page 1718, RPRTCT,
and also being an angle point in the east line of a 91.585 acre tract, described in a deed
to RP Preserve, Ltd. in Document No. 1999062334, of the Official Public Records of
Travis County, Texas, from which a Mag nail in rock found bears North 25°57'17" East, a
distance of 2.60 feet,-

THENENCE with the common line of said 119.32 acre tract, the 40 acre tract, the 79.9 acre
tract, and the 91.585 acre tract, the following two (2) courses and distances:

1. North 04°58'46" West, at a distance of 1337.94 feet passing 0.13 feet right of a
1/2" rebar found for the called southeast corner of Lot 13, Block B, The Preserve
at River Place Section 2, a subdivision of record in Document No. 200000178,
OPRTCT, and continuing with the common line of the 119.32 acre tract, the 40
acre tract, the 79.9 acre tract and said Lot 13, for a total distance of 1662.93 feet
to a calculated southerly west corner and POINT OF BEGINNING herein; and

2. North 04°58'46" West, at a distance of 211.54 feet passing 0.11 feet left of a 1/2"
rebar with "TJ Dodd 1882" cap found for the called northeast corner of Lot 13,
same being the southeast corner of Milky Way Drive (50' right-of-way width), and
continuing with the common line of the 119.32 acre tract, the 40 acre tract, the 79.9
acre tract and the east terminus of Milky Way Drive, at a distance of 268.35 feet
passing 0.11 feet left of a 1/2" rebar found for the called northeast corner of Milky
Way Drive, same being the southeast corner of Lot 12, Block B, The Preserve at
River Place Section 2, and continuing with the common line of the 119.32 acre
tract, the 40 acre tract, the 79.9 acre tract and said Lot 12, for a total distance of 480.00 feet to a calculated point, from which a concrete monument found for an angle point in the common west line of the 119.32 acre tract, the 79.9 acre tract, and the 40 acre tract, for a corner of Lot 3, Block A, Austin Christian Fellowship Phase Two Subdivision, a subdivision of record in Document No. 200700102, OPRTCT, same being in the south line of a 3.75 acre tract described in a deed to Eugene Marcus Banes, Ill and Emily Puckett Barnes, recorded in Volume 3909, Page 1174, DRTCT, bears North 04°58'46" West, a distance of 526.94 feet;

THENCE crossing the 119.32 acre tract, the 40 acre tract, and the 79.9 acre tract, the following four (4) courses and distances:

1. North 85°01'14" East, a distance of 50.00 feet to a calculated point;

2. North 04°58'46" West, a distance of 497.80 feet to a calculated point;

3. North 55°29'35" East, a distance of 15.70 feet to a calculated point; and

4. North 20°03'33" West, a distance of 181.74 feet to a calculated point in north line of the 40 acre tract, same being the south line of a 40 acre tract described in Volume 2475, Page 123, DRTCT; and from which point the calculated northwest corner of said 40 acre tract described in Volume 5094, Page 2176, DRTCT, for the southwest corner of said 40 acre tract described in Volume 2475, Page 123, DRTCT, bears North 61° 46' 22" West, 75.14 feet;

THENCE South 61°46'22" East, continuing across the 79.9 acre tract and the 119.32 acre tract, with the north line of the 40 acre tract described in Volume 5094, Page 2176, DRTCT, being the south line of the 40 acre tract described in Volume 2475, Page 123, DRTCT, passing a concrete monument found at a distance of 1522.07 feet and continuing, for a total distance of 1522.80 feet to a calculated point in the east line of the 79.9 acre tract, being the east line of the 119.32 acre tract, for the northeast corner of the 40 acre tract described in Volume 5094, Page 2176, DRTCT, same being the southeast corner of the 40 acre tract described in Volume 2475, Page 123, DRTCT, also being in the west line of said 467.5 acre tract, from which a 1/2" rebar with "Chaparral" cap set for the northeast corner of the 79.9 acre tract, being the northeast corner of the 40 acre tract described in Volume 2475, Page 123, DRTCT, same being a corner of said Lot 3, also being an angle point in the west line of the 467.5 acre tract, bears North 27° 59' 03" East, 923.50 feet;

THENCE South 27°59'03" West, with the common line of the 79.9 acre tract, the 119.32 acre tract, the 40 acre tract described in Volume 5094, Page 2176, DRTCT, and the west line of the 467.5 acre tract, at a distance of 1087.06 feet passing 0.40 feet right of a 1/2" iron pipe found, and continuing for a total distance of 1888.43 feet to the calculated south corner herein; and from which point, said cotton spindle found for the south corner of said bears South 27° 59' 03" West, at a distance of 340.55 feet passing 1.32 feet left of a 1/2" iron pipe found and continuing for a total distance of 483.37 feet;
THENCE leaving the west line of said 467.5 acre tract and again crossing said 79.9 acre tract, the 119.32 acre tract, and the 40 acre tract described in Volume 5094, Page 2176, DRTCT, the following two (2) courses and distances:

1. North 04°58'46" West, a distance of 1257.38 feet to a calculated point; and

2. South 85°01'14" West, a distance of 263.00 feet to the POINT OF BEGINNING and containing 32.429 acres of land.


Bryan D. Newsome
Date 07 August 2019
Registered Professional Land Surveyor
State of Texas No. 5657
TBPLS Firm No. 10124500
SKETCH TO ACCOMPANY A DESCRIPTION OF 34.508 ACRES (APPROXIMATELY 1,503,176 SQ. FT.) IN THE R.L. PREECE SURVEY NO. 2, ABSTRACT NO. 2269, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 79.9 ACRE TRACT CONVEYED TO BERTA BRADLEY BY EXECUTOR'S DEED DATED DECEMBER 31, 1990 AND RECORDED IN VOLUME 11345, PAGE 325, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS (RPRTCT); FURTHER BEING A PORTION OF THAT 40 ACRE TRACT DESCRIBED IN A DEED OF RECORD IN VOLUME 5094, PAGE 2176, DEED RECORDS, TRAVIS COUNTY, TEXAS (DRTCT), AND A PORTION OF A 119.32 ACRE TRACT DESCRIBED IN A DEED TO LANDRUM HICKMAN OF RECORD IN VOLUME 1869, PAGE 319, DRTCT.

### LINE TABLE

<table>
<thead>
<tr>
<th>LINE</th>
<th>BEARING</th>
<th>DISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td>N04°58'46&quot;W</td>
<td>1662.93'</td>
</tr>
<tr>
<td>L2</td>
<td>N04°58'46&quot;W</td>
<td>460.00'</td>
</tr>
<tr>
<td>L3</td>
<td>N04°58'46&quot;W</td>
<td>526.94'</td>
</tr>
<tr>
<td>L4</td>
<td>N85°01'14&quot;E</td>
<td>50.00'</td>
</tr>
<tr>
<td>L5</td>
<td>N04°58'46&quot;W</td>
<td>464.64'</td>
</tr>
<tr>
<td>L6</td>
<td>N55°29'35&quot;E</td>
<td>15.70'</td>
</tr>
<tr>
<td>L7</td>
<td>N20°03'33&quot;W</td>
<td>181.74'</td>
</tr>
<tr>
<td>L8</td>
<td>N61°45'22&quot;W</td>
<td>75.14'</td>
</tr>
<tr>
<td>L9</td>
<td>S61°45'22&quot;E</td>
<td>1522.80'</td>
</tr>
<tr>
<td>L10</td>
<td>S27°59'03&quot;W</td>
<td>1888.43'</td>
</tr>
<tr>
<td>L11</td>
<td>N04°58'46&quot;W</td>
<td>1257.38'</td>
</tr>
<tr>
<td>L12</td>
<td>S85°01'14&quot;W</td>
<td>263.00'</td>
</tr>
</tbody>
</table>

### LEGEND

- **CH**: 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- •**: 1/2" REBAR FOUND (OR AS NOTED)
- ■**: CONCRETE MONUMENT FOUND
- ▲**: 60D NAIL FOUND (OR AS NOTED)
- ○**: 1/2" IRON PIPE FOUND
- ***: COTTON SPINDLE FOUND
- △**: CALCULATED POINT
- ( ): RECORD INFORMATION

DATE OF SURVEY: 4/28/15  
PLOT DATE: 8/07/19  
DRAWING NO.: 759-011-Z03  
PROJECT NO.: 759-011  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: BDN  
SHEET 1 OF 5

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 759-011-Z03
LOT 13
BLOCK B
THE PRESERVE
AT RIVER PLACE
SECTION 2
(200000178)

P.O.B.

1" = 200'

PERIOD OF
91.565 ACRE TRACT
RP PRESERVE, LTD.
(1999062334)

SOUTH CORNER OF 119.32 AC.
LANDRUM HICKMAN
(1869/319)
CALLED SOUTH CORNER OF 40 AC.
(5094/2176)

P.O.C.

467.5 ACRES
CITY OF AUSTIN
NATURE
CONSERVANCY
(11848/1718)

34.508 ACRES
APPROX. 1,503,176 SQ. FT.

BERTA BRADLEY
(11345/325)
TRACT 19 - 79.9 AC.
APPROX. 40 AC.
(5094/2176)

PORTION OF 119.32 AC.
LANDRUM HICKMAN
(1869/319)

0.40
0.59
0.03 W 237'
529825
2245.70

0.40
0.59
0.03 W 237'
529825
2245.70

SHEET 3 OF 5

Chaparral