

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10801 WAYNE RIDDELL LOOP AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-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 interim-rural residence (I-RR) district to multifamily residence moderate-high density-conditional overlay (MF-4-CO) combining district on the property described in Zoning Case No. C14-2019-0129, on file at the Planning and Zoning Department, as follows:

Being 37.403 acres of land out of the Stephen F. Slaughter Survey No. 1, City of Austin, Travis County, Texas, said 37.403 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 10801 Wayne Riddell Loop 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. The maximum height of a building or structure on the Property shall not exceed 48 feet.
- B. A six-foot high fence shall be provided and maintained along the south and west property lines.
- C. Development of the Property shall comply with the following regulations:
 1. The maximum number of units is 750 dwelling units.
 2. The minimum front yard setback is 25 feet.

- 1 3. The maximum building coverage is 55 percent.
- 2
- 3 4. The maximum impervious cover is 65 percent.
- 4
- 5 5. The minimum site area for each dwelling unit is:
- 6 1,200 square feet for each efficiency,
- 7 1,500 square feet for each one bedroom unit, and
- 8 1,800 square feet for each 2 or more bedroom unit.
- 9
- 10 6. The minimum setback for a dwelling unit is 60 feet along the south property
- 11 line.
- 12
- 13 7. The minimum setback for a dwelling unit is 50 feet along the west property
- 14 line.
- 15

16 **PART 3.** Except as specifically restricted under this ordinance, the Property may be

17 developed and used in accordance with the regulations established for the multifamily

18 residence moderate-high density (MF-4) base district and other applicable requirements of

19 the City Code.

20

21 **PART 4.** This ordinance takes effect on _____, 2020.

22

23 **PASSED AND APPROVED**

24

25 §

26 §

27 _____, 2020 § _____

28 Steve Adler

29 Mayor

30

31

32 **APPROVED:** _____ **ATTEST:** _____

33 Anne L. Morgan Jannette S. Goodall

34 City Attorney City Clerk

35

EXHIBIT A

Legal Description

Being a 37.403 acres of land out of the Stephen F. Slaughter Survey No. 1, City of Austin, Travis county, Texas; being a remaining portion of a 229.899-acre tract (tract one) and a remaining portion of a 92.678-acre tract (tract two) both as conveyed to the Riddell Family Limited Partnership as recorded in Volume 12246, Page 585 of the Real Property Records of Travis County, Texas, and all of a 1.62-acre tract of land as conveyed to Wayne Riddell by Special Warranty Deed recorded in Document No. 2011031132 of the Official Public Records of Travis County, Texas; said 37.403 acres of land being more particularly described by metes and bounds as follows; with bearings referenced to the Texas Coordinate System of 1983, Central Zone:

BEGINNING: at a X-mark found in concrete on the west right-of-way line of South 1st Street conveyed to the City of Austin in Document No. 1999117965 of the Official Public Records of Travis County, Texas, the northeast corner of Lot 44, Block A, Meadows at Double Creek, a subdivision as recorded in Document No. 200600288 of the Official Public Records of Travis County, Texas, for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE: North 63°25'49" West a distance of 496.79 feet along the north line of said Block A, Meadows at Double Creek to a ½ inch iron rod found for a corner of said Meadows at Double Creek, for a corner of this tract;

THENCE: North 87°05'42" West a distance of 674.94 feet continuing along the north line of said Block A, Meadows at Double Creek to a ½ inch iron rod with cap marked "Bury" found for a corner of said Meadows at Double Creek, for a corner of this tract;

THENCE: South 68°48'45" West a distance of 154.11 feet continuing along the north line of said Meadows at Double Creek to a cotton spindle found at the northwest corner of Lot 24, Block A, Meadows at Double Creek, on the southeast line of Lot 58, Block VV, Stablewood at Slaughter Creek, Section Three, a subdivision as recorded in Document No. 199900385 of the Official Public Records of Travis County, Texas, the same being the southeast line of a 30' pipeline easement as described in Volume 13200, Page 44 of the Real Property Records of Travis County, Texas, for the southwest corner of this tract;

THENCE: with the southeast line of said Lot 58, Block VV, Stablewood at Slaughter Creek, Section Three, the southeast line of a 30' pipeline easement the following four (4) courses:

- 1) North 35°42'49" East a distance of 116.51 feet to a ½" iron rod found at an angle point;
- 2) North 36°20'55" East a distance of 393.58 feet to a ½" iron rod found with cap stamped TERA FIRMA at an angle point;
- 3) North 36°51'39" East a distance of 198.37 feet to a ½" iron rod found with cap stamped TERRA FIRMA at an angle point; and
- 4) North 36°10'40" East a distance of 244.82 feet to a ½" iron rod found at the northeast corner of said Lot 58, Block VV, Stablewood at Slaughter Creek, Section Three at the southeast corner of the terminus of Wayne Riddell Loop right-of-way as shown on said plat recorded in Document No. 199900385;

THENCE: North 36°10'40" East a distance of 65.48 feet with the east end line of said Wayne Riddell Loop right-of-way to a ½" iron rod found with cap stamped TERRA FIRMA at an angle point;

THENCE: North 38°51'42" East a distance of 9.89 feet continuing with the east end line of said Wayne Riddell Loop right-of-way to a ½" iron rod found with cap stamped TERRA FIRMA at the northeast corner of said Wayne Riddell Loop right-of-way, also being the southeast corner of Lot 160, Block A, Stablewood at Slaughter Creek, Section Four, a subdivision as recorded in Document No. 199900384 of the Official Public Records of Travis County, Texas;

THENCE: with the southeast line of said Lot 160, Block A, Stablewood at Slaughter Creek, Section Four, the southeast line of the said 30' pipeline easement, the following five (5) courses:

- 1) North 36°27'10" East a distance of 274.98 feet to a ½" iron rod found at an angle point;
- 2) North 34°00'21" East a distance of 298.18 feet to a ½" iron rod found at an angle point;
- 3) North 36°10'24" East a distance of 217.32 feet to a ½" iron rod found at an angle point;
- 4) North 38°07'50" East a distance of 66.53 feet to a ½" iron rod found at an angle point; and
- 5) North 42°33'59" East a distance of 89.21 feet to a ½" iron rod found at the northeast corner of said Lot 160, Block A,

Stablewood at Slaughter Creek, Section Four, at a southeast corner of a remaining portion of land as conveyed to Knolls of Slaughter Creek Homeowners Association, as conveyed by instrument recorded in Document No. 2014168196 of the Official Public Records of Travis County, Texas;

THENCE: with the southeast line of said Knolls at Slaughter Creek remainder tract, the following four (4) calls:

- 1) North 40°28'25" East a distance of 181.44 feet to a ½" iron rod found at an angle point;
- 2) North 36°13'53" East a distance of 96.00 feet to a ½" iron rod found at an angle point;
- 3) North 30°19'49" East a distance of 108.50 feet to a ½" iron rod found at an angle point;
- 4) North 36°03'55" East a distance of 97.35 feet to a calculated point at the intersection with the centerline of Slaughter Creek, on the south line of Lot 78, Block C, Resubdivision of Lot 78, Block "C", The Oak at Twin Creeks Section 3, a subdivision as recorded in Document No. 200700128 of the Official Public Records of Travis County, Texas, for the most northerly corner of this tract;

THENCE: South 39°03'49" East a distance of 72.12 feet with the centerline of said Slaughter Creek the south line of said Lot 78, to a calculated point for an angle point;

THENCE: South 47°20'29" East a distance of 421.89 feet continuing with the centerline of said Slaughter Creek to a calculated point for the Southwest corner of South 1st Street as described in Document No. 1999143398 of the Official Records of Travis County, Texas, the same being the Northwest corner of South 1st Street as described in Document No. 1999087727 of the Official Public Records of Travis County, Texas, for the Northeastern corner of this tract;

THENCE: with the West right-of-way line of South 1st street as described in said Document No. 1999087727, the following three (3) courses:

- 1) South 21°20'15" West at a distance of 182.63 feet pass a ½ inch iron rod with cap marked "Terra Firma" found for reference, and continuing for a total distance of 784.00 feet to a ½" iron rod found at a point of curvature of a curve to the left;

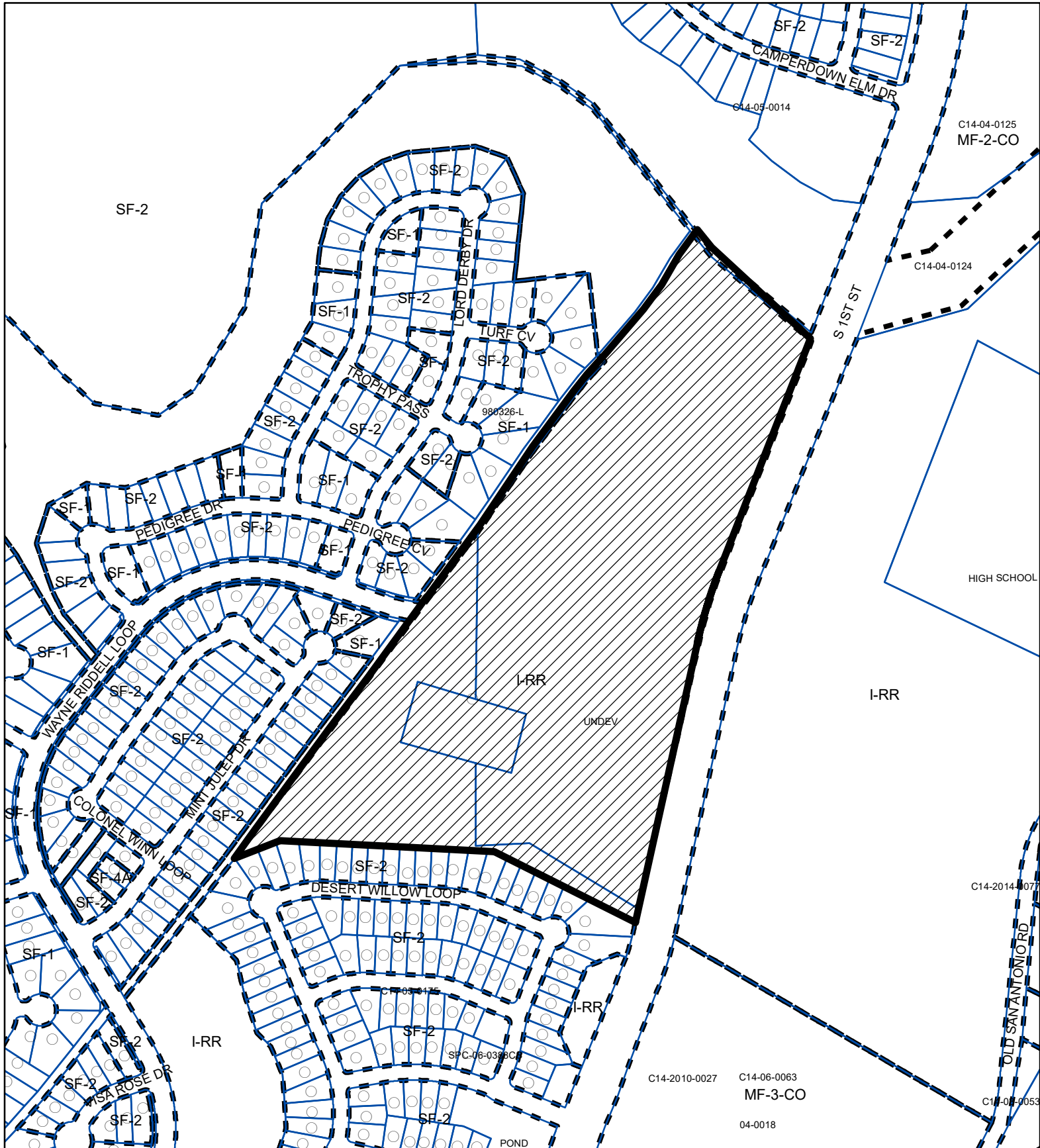
- 2) Along said a curve left having an arc distance of 239.93 feet, having a radius of 1560.00 feet, and a chord which bears South 16°55'05" West a distance of 239.69 feet to a Mag Nail found for corner;
- 3) South 12°30'43" West a distance of 898.72 feet to the POINT OF BEGINNING, and containing 37.403 acres of land;




Rex L. Hackett
Registered Professional Land Surveyor No. 5573

09-29-2019

Date





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2019-0129

Exhibit B

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 reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 9/30/2019

1" = 400'