

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1500 ½ ARBORSIDE DRIVE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-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 community commercial-conditional overlay (GR-CO) combining district to multifamily residence medium density-conditional overlay (MF-3-CO) combining district on the property described in Zoning Case No. C14-2020-0123, on file at the Housing and Planning Department, as follows:

A 3.197 acre tract of land, situated in the James O. Rice Survey, Section 31, Abstract No. 675, in the City of Austin, Travis County, Texas, said 3.197 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1500 ½ Arborside 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 site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 17,670 trips per day.

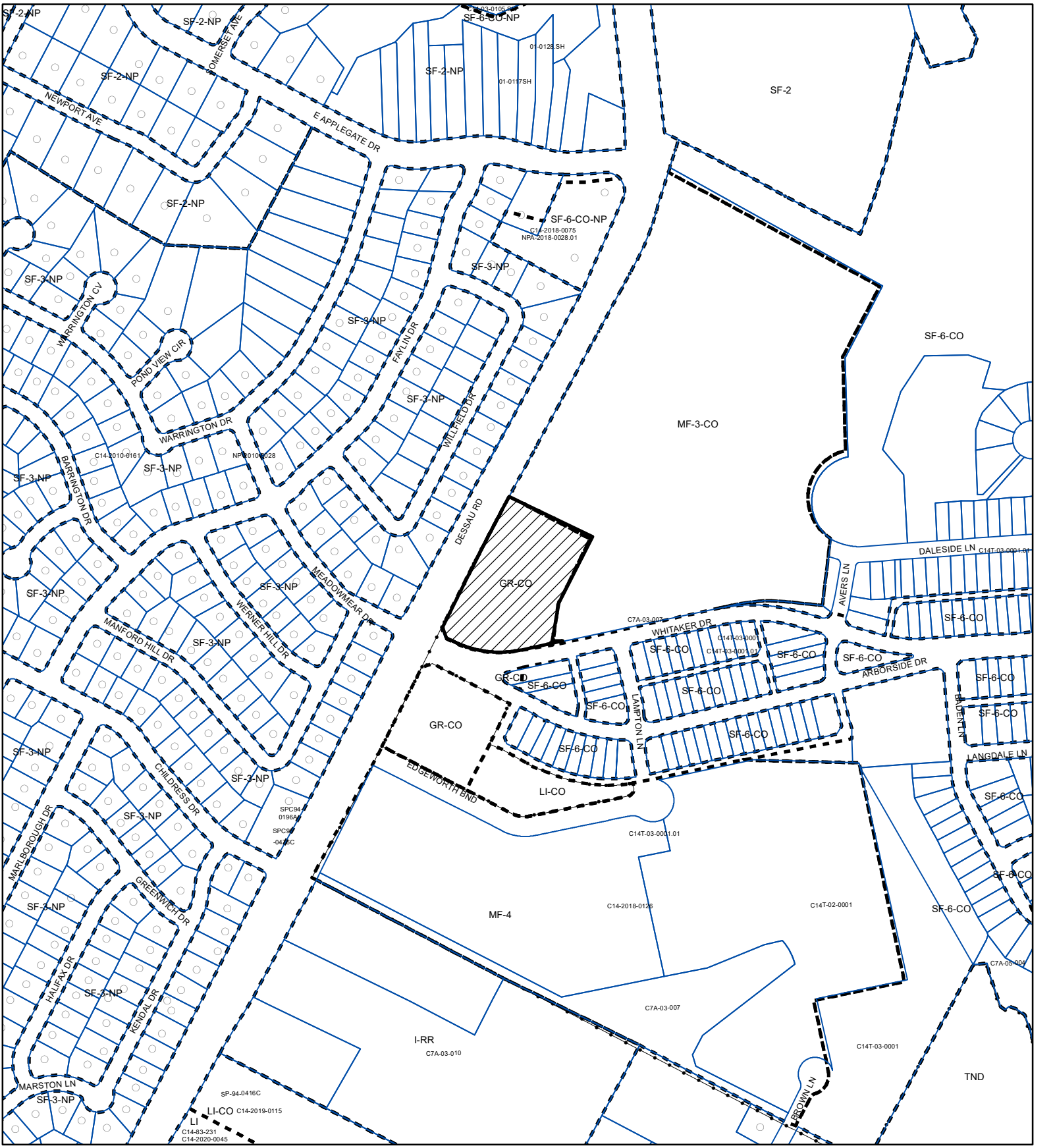
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) district and other applicable requirements of the City Code.

1 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2021.  
2

3 **PASSED AND APPROVED**  
4

5 §  
6 §  
7 \_\_\_\_\_, 2021 § \_\_\_\_\_  
8 Steve Adler  
9 Mayor  
10

11  
12 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
13 Anne L. Morgan Jannette S. Goodall  
14 City Attorney City Clerk  
15



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2020-0123

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



Created: 11/5/2020

Date: Aug 06, 2020, 8:09am User ID: VZurcher  
File: H:\Survey\CIVIL\51060-30-001\Exhibits\EX51060-30\_3.197Ac\_ZoningExhibit.dwg

DESSAU ROAD

(VARIABLE WIDTH RIGHT OF WAY)

N26°23'12"E 183.21'

L3

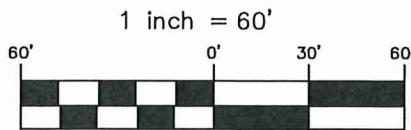
C3

P.O.B.

FD. MAG NAIL W/WASHER  
(RJ SURVEYING)

S64°18'07"E 292.32'

FD. I.R.(RJ)



CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	272.00'	13°46'13"	N84°41'13"E	65.21'	65.37'
C2	325.00'	39°29'58"	N82°26'15"W	219.64'	224.05'
C3	7579.43'	1°44'29"	N27°14'10"E	230.37'	230.38'

JAMES O. RICE SURVEY  
SECTION NO. 31  
ABSTRACT NO. 675

**3.197 ACRES**

THE REMNANT PORTION OF A  
CALLED 3.68 ACRE TRACT  
(TRACT 2)  
OWNER: CONTINENTAL HOMES OF TEXAS L.P.  
DOC. NO. 2006037363 (O.P.R.)

FD. I.R.  
(RJS RPLS 4391)

LINE TABLE

LINE	BEARING	LENGTH
L1	N62°55'36"W	21.88'
L2	N18°22'13"W	35.27'
L3	N28°06'15"E	50.38'

**LEGEND:**

O.P.R. OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY, TEXAS  
P.O.B. POINT OF BEGINNING  
FD. FOUND  
I.R. IRON ROD  
(PD) PAPE-DAWSON CAP  
(RJ) RJ SURVEYING CAP

FOUND IRON ROD (AS NOTED)

L1

FD. I.R. (RJ)

C2

THE REMNANT PORTION OF A  
CALLED 54.57 ACRE TRACT  
(TRACT 2)  
OWNER: CONTINENTAL HOMES  
OF TEXAS L.P.  
DOC. NO. 2007176862 (O.P.R.)

FD. I.R.(RJ)

FD. I.R.(ILLEGIBLE)

S26°57'11"W 235.02'

A CALLED 23.83 ACRE TRACT  
(TRACT SEVEN)  
DOC. NO. 2018079908 (O.P.R.)



08/06/2020

FD. I.R. (PD)

C1

S77°48'05"W 166.85'

EXHIBIT OF

A 3.197 ACRE TRACT OF LAND,  
SITUATED IN THE JAMES O. RICE  
SURVEY, SECTION NO. 31,  
ABSTRACT NO. 675, IN THE CITY  
OF AUSTIN, TRAVIS COUNTY,  
TEXAS, BEING ALL OF THE  
REMNANT PORTION OF A CALLED  
3.68 ACRE TRACT (TRACT 2)  
CONVEYED TO CONTINENTAL  
HOMES OF TEXAS, L.P. RECORDED  
IN DOCUMENT NO. 2006037363 OF  
THE OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY TEXAS AND BEING  
THE REMNANT PORTION OF A  
CALLED 54.57 ACRE TRACT  
(TRACT 2) CONVEYED TO  
CONTINENTAL HOMES OF TEXAS,  
L.P. RECORDED IN DOCUMENT NO.  
2007176862 OF THE OFFICIAL  
PUBLIC RECORDS OF TRAVIS  
COUNTY, TEXAS.

WHITAKER DRIVE  
(50' RIGHT OF WAY)  
PIONEER HILL, SECTION 1  
DOC. NO. 201400147 (O.P.R.)

**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED  
HEREWITH INCLUDE THE PREPARATION  
OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE  
TEXAS COORDINATE SYSTEM  
ESTABLISHED FOR THE CENTRAL ZONE  
FROM THE NORTH AMERICAN DATUM OF  
1983 NAD 83 (NA2011) EPOCH 2010.00.
3. ADJOINERS SHOWN FOR INFORMATIONAL  
PURPOSES ONLY.

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

AUGUST 6, 2020

JOB No.:

SHEET 1 OF 1

51060-30



## FIELD NOTES

### FOR

A 3.197 ACRE TRACT OF LAND, SITUATED IN THE JAMES O. RICE SURVEY, SECTION NO. 31. ABSTRACT NO. 675, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THE REMNANT PORTION OF A CALLED 3.68 ACRE TRACT (TRACT 2) CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2006037363 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS AND BEING THE REMNANT PORTION OF A CALLED 54.57 ACRE TRACT (TRACT 2) CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2007176862 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 3.197 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**BEGINNING** at a mag nail with washer stamped "RJ Surveying" found in the east right-of-way line of Dessau Road, a variable width right-of-way, said point being the westernmost southwest corner of a called 23.83-acre tract, (Tract Seven) recorded in Document No. 2018079908 of the Official Public Records of Travis County, Texas, same being the northwest corner of the Remnant Portion of said 3.68-acre tract for the northwest corner and **POINT OF BEGINNING** hereof;

**THENCE S 64°18'07" E**, departing the east right-of-way line of said Dessau Road, with the north boundary line of said 3.68-acre tract, same being a south boundary line of said 23.83-acre tract, a distance of **292.32 feet** to an iron rod with cap marked "RJ Surveying" found at the northeast corner of said 3.68-acre tract, same being the southwest ell corner of said 23.83-acre tract for the northeast corner hereof;

**THENCE S 26°57'11" W**, with the east boundary line of said 3.68-acre tract, same being a west boundary line of said 23.83-acre tract, a distance of **235.02 feet** to an iron rod with cap marked "RJ Surveying" found at an angle point in the east boundary line of said 3.68-acre tract, same being an angle point in a west boundary line of said 23.83-acre tract for being an angle point in the east boundary line hereof;

**THENCE S 09°54'11" W**, continuing with the east boundary line of said 3.68-acre tract, same being a west boundary line of said 23.83-acre tract, a distance of **122.08 feet** to an iron rod with an illegible cap found on a point in the east boundary line of the Remnant Portion of said 3.68-acre tract, said point being the northwest corner of the Remnant Portion of said 54.57-acre tract for a point of non-tangent curvature hereof;

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Transportation | Water Resources | Land Development | Surveying | Environmental

10801 N MoPac Expy., Bldg. 3, Suite 200, Austin, TX 78759 512.454.8711 [www.Pape-Dawson.com](http://www.Pape-Dawson.com)

**THENCE** along the arc of a curve to the left, departing the east boundary line of the Remnant Portion of said 3.68-acre tract, with the north boundary line of the Remnant Portion of said 54.57-acre tract, same being the south boundary line of said 23.83-acre tract, said curve having a **radius** of **272.00 feet**, a **central angle** of **13°46'13"**, a **chord bearing** and **distance** of **N 84°41'13" E, 65.21 feet**, for an **arc length** of **65.37 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point in the northwest right-of-way line of Whitaker Drive, 50 foot right-of-way line recorded in Pioneer Hill, Section 1, a subdivision according to the plat recorded in Document No. 201400147 of the Official Public Records of Travis County, Texas, said point being the east corner of the Remnant Portion of said 54.57-acre tract, same being the southernmost southwest corner of said 23.83-acre tract for the easternmost corner hereof;

**THENCE** with the north right-of-way line of said Whitaker Drive, same being, in part with the north boundary line of the Remnant Portion of said 54.57 acre tract, and, in part, the south boundary line of the Remnant Portion of said 3.68-acre tract the following four (4) courses and distances:

1. **S 77°48'05" W**, a distance of **166.85 feet** to a calculated point for a point of non-tangent curvature,
2. along the arc of a curve to the right, having a **radius** of **325.00 feet**, a **central angle** of **39°29'58"**, a **chord bearing** and **distance** of **N 82°26'15" W, 219.64 feet**, for an **arc length** of **224.05 feet** to an iron rod with cap marked "RJ Surveying" found for a point of non-tangency,
3. **N 62°55'36" W**, a distance of **21.88 feet** calculated angle point hereof, and
4. **N 18°22'13" W**, a distance of **35.27 feet** to a calculated point in the east right-of-way line of said Dessau Road, said point being the southwest corner of the Remnant Portion of said 3.68-acre tract for the southwest corner hereof;

**THENCE** departing the north right-of-way line of said Whitaker Drive, with the east right-of-way line of said Dessau Road, same being the west boundary line of said 3.68-acre tract the following three (3) courses and distances:

1. **N 26°23'12" E**, a distance of **183.21 feet** to an iron rod with cap marked "RJS RPLS 4391" found at a point of non-tangent curvature hereof,
2. along the arc of a curve to the right, having a **radius** of **7579.43 feet**, a **central angle** of **01°44'29"**, a **chord bearing** and **distance** of **N 27°14'10" E, 230.37 feet**, for an **arc length** of **230.38 feet** to a calculated point of non-tangency hereof, and

3. **N 28°06'15" E**, a distance of **50.38 feet** to the **POINT OF BEGINNING** and containing 3.197 acres in the City of Austin, Travis County, Texas. Said tract being described in accordance with a survey prepared under Job No. 51060-30 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

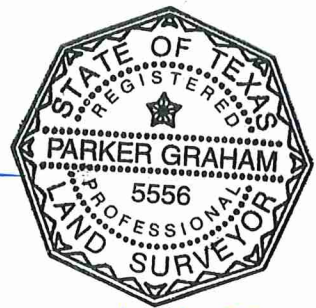
DATE: August 5, 2020

JOB No.: 51060-30

DOC.ID.: H:\Survey\CIVIL\51060-30-001\Exhibits\Word\FN51060-30\_3.197Ac\_ZoningExnibit.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-01



08/06/2020