

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7715 AND 7809 OLD BEE CAVES ROAD IN THE OAKHILL COMBINED NEIGHBORHOOD PLAN AREA FROM RURAL RESIDENCE-NEIGHBORHOOD PLAN (RR-NP) COMBINING DISTRICT, FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT AND COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-6-CO-NP) 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-neighborhood plan (RR-NP) combining district, family residence-neighborhood plan (SF-3-NP) combining district and community commercial-neighborhood plan (GR-NP) combining district to townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district on the property described in Zoning Case No. C14-2021-0088, on file at the Housing and Planning Department, as follows:

A 14.165 acre tract of land situated in the A.J. Bond Survey No. 91, Abstract No. 114, Travis County, Texas, being all of that certain tract of land called to contain 9.83 acres (First Tract) and all of that certain tract of land called to contain 0.33 acres, both described in General Warranty Deed in Document No. 2020192142, Official Public Records of Travis County, Texas; and all of that certain tract of land called to contain 3.016 acres and all of that certain tract of land called to contain 0.985 acres, both described in General Warranty Deed in Document No. 2020192143, Official Public Records of Travis County, Texas said 14.165 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 7715 and 7809 Old Bee Caves Road 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:

Development of the Property is limited to 25 dwelling units.

1
2 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
3 developed and used in accordance with the regulations established for the townhouse and
4 condominium residence (SF-6) district and other applicable requirements of the City Code.
5

6 **PART 4.** The Property is subject to Ordinance No. 20081211-097 that established zoning
7 for the West Oakhill Neighborhood Plan.
8

9 **PART 5.** This ordinance takes effect on _____, 2021.
10

11 **PASSED AND APPROVED**

12
13 §
14 §
15 _____, 2021 § _____
16 Steve Adler
17 Mayor
18

19
20 **APPROVED:** _____ **ATTEST:** _____
21 Anne L. Morgan Jannette S. Goodall
22 City Attorney City Clerk
23

LEGAL DESCRIPTION

BEING a 14.165 acre tract of land situated in the A.J. Bond Survey No. 91, Abstract No. 114, Travis County, Texas, being all of that certain tract of land called to contain 9.83 acres (First Tract), that certain tract of land called to contain 0.33 acres (Second Tract), both described in General Warranty Deed to 7809 Old Bee Caves, LLC in Document No. 2020192142; all of that certain tract of land called to contain 3.016 acres and all of that certain tract of land called to contain 0.985 acres, both described in General Warranty Deed to 7809 Old Bee Caves, LLC in Document No. 2020192143 of the Official public Records of Travis County, Texas; said 14.165 acre tract 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 1/2-inch iron rod found on the southwestern line of Old Bee Caves Road (variable width right-of-way) for the northernmost corner of the said 9.83-acre tract, the northeastern corner of Lot A of Sailor's Subdivision One as shown on a plat recorded in Volume 79, Page 120 of the Plat Records of Travis County, Texas, for the northern corner of this herein described tract;

THENCE: along the southwestern line of Old Bee Caves Road, the northeastern line of the said 9.83-acre tract the following courses and distances;

1. South 49°20'43" East a distance of 112.25 feet to a 1/2-inch iron rod found for a corner of the said 9.83-acre tract, for a corner of this herein described tract;
2. South 43°12'31" East a distance of 496.85 feet to a 5/8-inch iron rod with cap stamped "JONES|CARTER" set for the northeastern corner of the said 9.83-acre tract, the northernmost corner of the said 3.016-acre tract, for a corner of this herein described tract;

THENCE: South 43°13'24" East a distance of 268.73 feet continuing along the southwestern line of Old Bee Caves Road and along the northeastern line of the said 3.016-acre tract to a 1/2-inch iron rod found for the northeastern corner of the said 3.016-acre tract, for the northernmost corner of Lot 1, Block A of Williamson Creek Plaza Section 2 as shown on a plat recorded in Volume 99, Page 147 of the Plat Records of Travis County, Texas, for the easternmost corner of this herein described tract;

THENCE: South 26°26'42" West a distance of 346.35 feet along the southeastern line of the said 3.016 acre tract, the northwestern line of the said Lot 1, Block A to a 1/2-inch iron rod with cap stamped "Holt Carson" found for a corner of the said 3.016-acre tract, for the northeastern corner of the said 0.985-acre tract for a corner of this herein described tract, from which a 1/2 inch iron rod with cap stamped "Holt Carson" found for an interior corner of the said 3.016-acre tract, for the northwestern corner of the said 0.985-acre tract bears North 43°14'33" West a distance of 134.01 feet;

THENCE: South 26°26'42" West a distance of 336.54 feet along the southeastern line of the said 0.985 acre tract and the northwestern line of Lot 1, Block A of the said Williamson Creek Plaza Section 2 to a calculated point in the approximate center of Williamson Creek for the southernmost corner of the said 0.985-acre tract, for a corner of Lot 1, Block A of the said Williamson Creek Plaza Section 2, for the easternmost corner of Lot 3, Block A of Williamson Creek Plaza Section 1 as shown on a plat recorded in Volume 99, Page 146 of the Plat Records of Travis County, Texas, for the southernmost corner of this herein described tract;

THENCE: North 47°04'15" West along the northeastern line of the said Williamson Creek Plaza Section 1, the southwestern lines of the said 0.985-acre tract, the 3.016-acre tract and the said 9.83-acre tract at 262.25 feet pass a calculated point in the approximate center of Williamson Creek for the western corner of the said 3.016 acre tract, for the southwestern corner of the said 9.83-acre tract from which a 1/2 inch iron rod found for reference on the common line of the said 3.016- acre tract and the said 9.83-acre tract bears North 26°24'13" East a distance of 12.98 feet, continuing along the northeastern line of said Williamson Creek Plaza Section 1 and the southwestern line of the said 9.83 acre tract **a distance in all of 444.06 feet** to a calculated point in the approximate center of Williamson Creek for a corner of the said 9.83-acre tract, for the northernmost corner of Lot 1, Block A of the said Williamson Creek Plaza Section 1, for the northeastern corner of Lot 3 of The "Y" Subdivision Section Four as shown on a plat recorded in Volume 80, Page 90 of the Plat Records of Travis County, Texas, for the southernmost corner of the said 0.33-acre tract, for a corner of this herein described tract, from which a 1-inch iron pipe found for the northeastern corner of the said 0.33-acre tract, for a corner of the said 9.83-acre tract bears North 27°30'15" East a distance of 34.52 feet;

THENCE: North 54°24'26" West a distance of 449.40 feet along the southwestern line of the said 0.33-acre tract, the northeastern line of the said "Y" Subdivision Section Four to a calculated point in the approximate center of Williamson Creek for the westernmost corner of the said 0.33-acre tract, for a corner of Lot 1 of the said "Y" Subdivision Section Four, for the southeastern corner of Lot A of the said Sailors' Subdivision One, for the southwestern corner of this herein described tract;

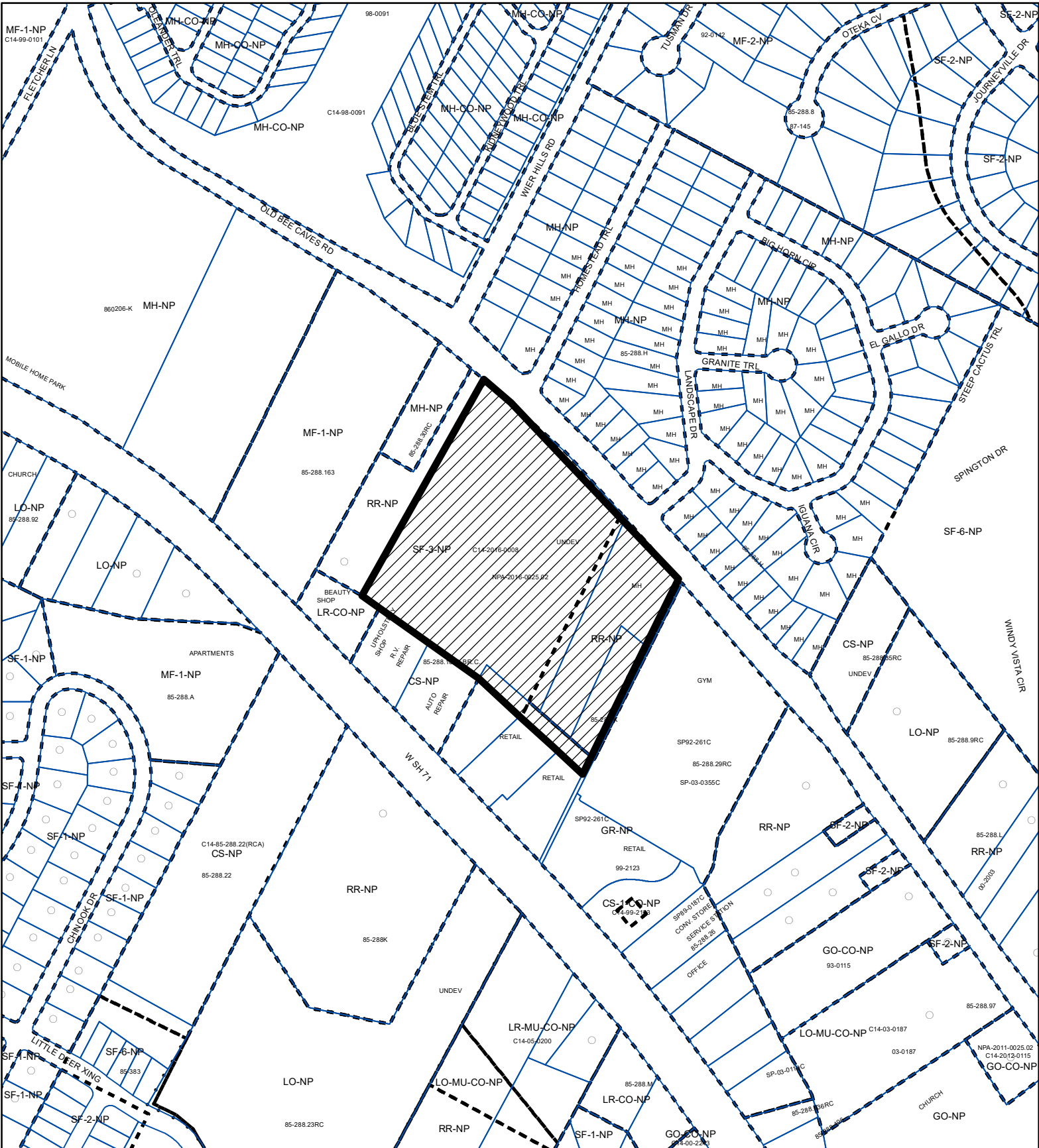
THENCE: North 29°35'30" East along the northwestern line of the said 0.33-acre tract, the northwestern line of the said 9.83-acre tract, the southeastern line of Lot A of the said Sailors' Subdivision One at 25.00 feet pass a 1/2-inch iron rod found for the northwestern corner of the said 0.33-acre tract, for the southwestern corner of the said 9.83-acre tract **a distance in all of 780.30 feet** to the POINT OF BEGINNING and CONTAINING an area of 14.165 acres of land.




Rex L. Hackett
Registered Professional Land Surveyor No. 5573
rhackett@jonescarter.com

06-25-2021

Date:





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2021-0088

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 5/5/2021

1" = 400'