

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

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10221 DAVID MOORE DRIVE AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO URBAN FAMILY RESIDENCE-CONDITIONAL OVERLAY (SF-5-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 urban family residence-conditional overlay (SF-5-CO) combining district on the property described in Zoning Case No. C14-2021-0122, on file at the Housing and Planning Department, as follows:

6.325 acres, being a portion of the S.F. Slaughter Survey No. 1, City of Austin, Travis County, Texas, and being all of that certain tract of land in a Warranty Deed to Charles S. Rees and Janice Rees, recorded in Document No. 20070906913, Official Public Records of Travis County, Texas, said 6.325 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 10221 David Moore 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:

Development of the Property is limited to 6 dwelling units.

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

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

**PASSED AND APPROVED**

\_\_\_\_\_, 2021      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Jannette S. Goodall  
City Attorney                      City Clerk

DESCRIPTION

DESCRIBING A TRACT OF LAND CONTAINING 6.325 ACRES, BEING A PORTION OF THE S.F. SLAUGHTER SURVEY NO. 1, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO CHARLES S. REES AND JANICE REES EXECUTED ON MAY 21, 2007 AND RECORDED IN DOCUMENT NUMBER 2007096913, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, SAID 6.325 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½" iron rod found at the southeast corner of said 6.325 acre tract, same being an interior corner of that certain 6.083 acre tract of land described in a deed to Kay P. Bradley and Danny A. Bradley as recorded in Document Number 2005144936, Official Public Records of said County and State;

THENCE, with the southwest line of said 6.325 acre tract, same being the northeast line of said 6.083 acre tract, the following eight courses:

- 1) N79°18'31"W, 212.65 feet to a ½" iron rod found;
- 2) N38°32'03"W, 131.94 feet to a ½" iron rod found;
- 3) N60°18'33"W, 204.97 feet to a calculated point;
- 4) N32°12'33"W, 202.47 feet to a calculated point;
- 5) N41°49'48"W, 148.96 feet to a calculated point;
- 6) N53°09'18"W, 312.83 feet to a calculated point;
- 7) N06°31'52"E, 92.67 feet to a calculated point;
- 8) N53°09'18"W, 57.92 feet to a calculated point at the southwest corner of said 6.325 acre tract, same being a northwest corner of said 6.083 acre tract and in the east line of David Moore Drive (60' R.O.W. dedicated in Volume 3942, Page 1552, Deed Records of said County and State);

THENCE, with a west line of said 6.325 acre tract, same being the east line of said David Moore Drive, N06°31'52"E, 115.84 feet to a calculated point at a northwest corner of said 6.325 acre tract, same being the southwest corner of that certain 5.442 acre tract of land described in a deed to Eric Glover and Layla Glover as recorded in Document Number 2002102516, Official Public Records of said County and State;

THENCE, with the northeast line of said 6.325 acre tract, same being the southwest line of said 5.442 acre tract, the following seven courses:

- 1) S53°09'18"E, 81.09 feet to a calculated point;
- 2) S06°31'52"W, 185.34 feet to a calculated point;

- 3) S53°09'18"E, 303.34 feet to a calculated point;
- 4) S41°49'48"E, 152.62 feet to a calculated point;
- 5) S32°12'33"E, 199.15 feet to a calculated point;
- 6) S60°18'33"E, 203.78 feet to a calculated point;
- 7) S38°32'03"E, 73.60 feet to a ½" iron rod found at an interior corner of said 6.325 acre tract, same being the southeast corner of said 5.442 acre tract;

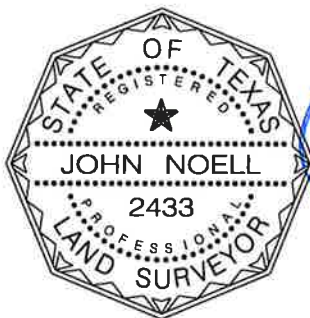
THENCE, with the west line of said 6.325 acre tract, same being the east line of said 5.442 acre tract, N20°21'23"E, 948.70 feet to a calculated point at the northwest corner of said 6.325 acre tract, same being the northeast corner of said 5.442 acre tract and in the south line of that certain 54.597 acre tract of land described in a deed to Austin Independent School District as recorded in Volume 13085, Page 1508, Real Property Records of said County and State;

THENCE, with the north line of said 6.325 acre tract, same being the south line of said 54.597 acre tract, the following two courses:

- 1) Along a curve to the right having a radius of 183.44 feet, an arc length of 50.26 feet, a central angle of 15°41'50" and a chord which bears S73°11'46"E, 50.10 feet to a calculated point;
- 2) S65°20'53"E, 203.14 feet to a calculated point at the northeast corner of said 6.325 acre tract, same being the northwest corner of said 6.083 acre tract;

THENCE, with the east line of said 6.325 acre tract, same being the west line of said 6.083 acre tract, S20°21'23"W, at 15.24 feet passing a ½" iron rod found, continuing for a total distance of 950.15 feet to the POINT OF BEGINNING and containing 6.325 acres of land.

Prepared by:  
Dunaway Associates  
5707 Southwest Parkway  
Building 2, Suite 250  
Austin, Texas 78735  
(512) 306-8252  
TBPLS 10065900



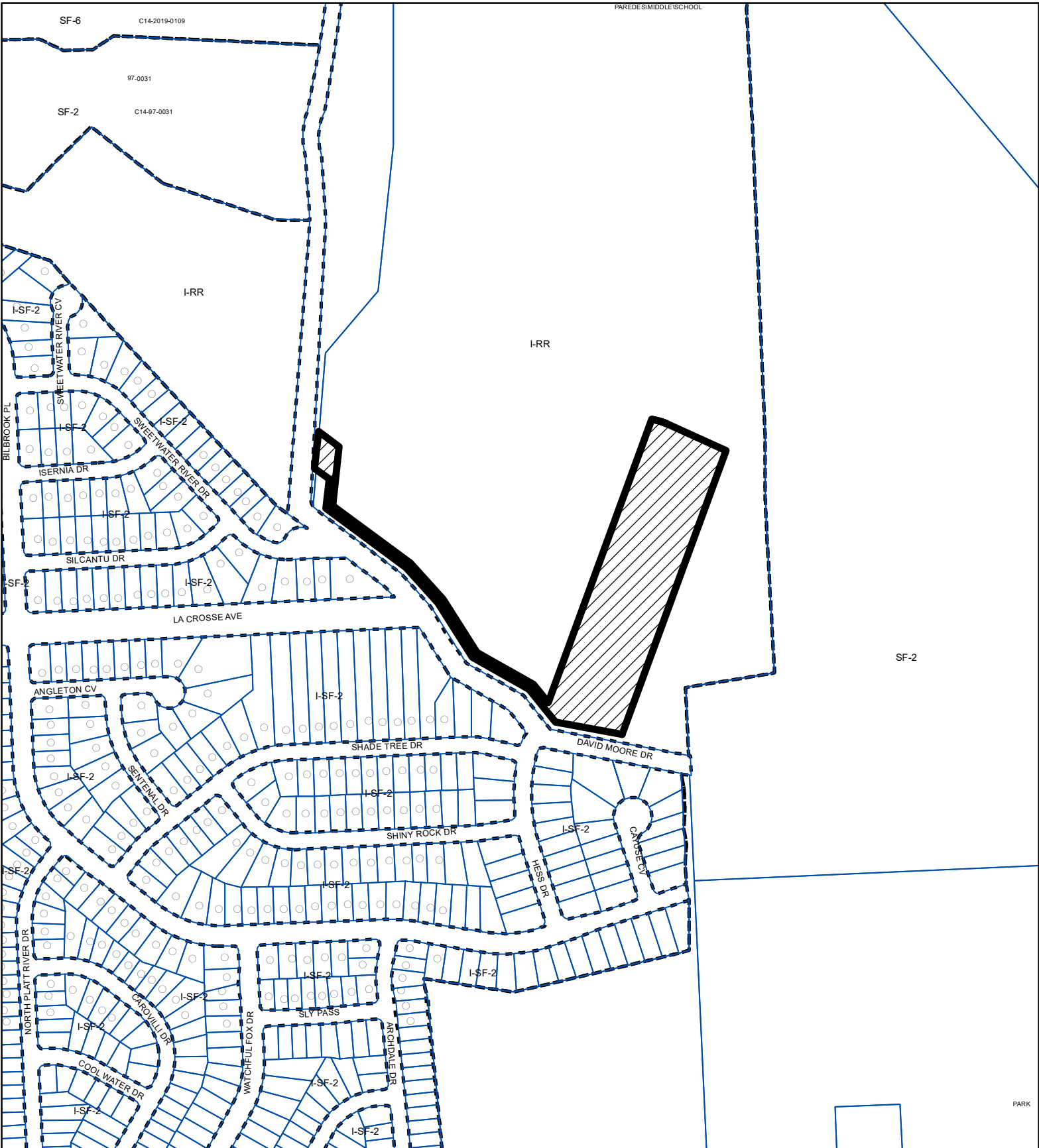
  
John Noell, R.P.L.S. #2433

June 14, 2021  
Date

Basis of Bearings: Bearings shown hereon are based on the Texas State Plane Coordinate System, NAD 83 (1986 Adjustment), Texas Central Zone (4203). All bearings, distances and acreages shown hereon relate to this datum and grid coordinate system.

References: TCAD: 04 3419 1702.

Austin Grid: ME-13 and MF-13.






# ZONING

ZONING CASE#: C14-2021-0122

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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 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: 7/27/2021