

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

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1208 EAST HOWARD LANE FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO SINGLE-FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-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 single-family residence standard lot-conditional overlay (SF-2-CO) combining district on the property described in Zoning Case No. C14-2018-0098, on file at the Planning and Zoning Department, as follows:

A 57.72 acre tract of land, located in the Alexander Walters Survey No. 67, Abstract No. 791 of Travis County, Texas, said 57.72 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1208 East Howard Lane 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 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 2,000 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 single-family residence standard lot (SF-2) base district and other applicable requirements of the City Code.

1 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2019.

2  
3 **PASSED AND APPROVED**

4  
5 §  
6 §  
7 \_\_\_\_\_, 2019 § \_\_\_\_\_

8 Steve Adler  
9 Mayor

10  
11  
12 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

13 Anne L. Morgan  
14 City Attorney

15 Jannette S. Goodall  
City Clerk

DRAFT

**"EXHIBIT \_\_\_"**

A DESCRIPTION OF A 57.72 ACRE TRACT OF LAND, LOCATED IN THE ALEXANDER WALTERS SURVEY No. 67, ABSTRACT No. 791 OF TRAVIS COUNTY, TEXAS. SAID 57.72 ACRE TRACT, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 67.93 ACRES OF LAND IN AN APPLICATION FOR PROBATE OF WILL AND ISSUANCE OF LETTER TESTAMENTARY, RECORDED MARCH 12, 2014, FROM ESTATES OF ETTA B. SMITH DECEASED TO RUTH MAY MULENEX, OF RECORD AS DOCUMENT No. 2014034823, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. SAID 57.72 ACRES, AS SHOWN ON THE ACCOMPANYING SURVEY DRAWING, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an iron rod with cap stamped "BASELINE" (Grid Coordinates = N: 10,122,763.57 E: 3,144,761.94) found monumenting the east line of said 67.93 acre tract, the northwest corner of Lot 5, Block F, Fort Dessau Phase One, a subdivision of record as Document No. 201400111, Official Public Records, Travis County, Texas, and the southwest corner of Lot 8, Block F, Fort Dessau Phase Two, a subdivision of record as Document No. 201500134, Official Public Records, Travis County, Texas, from which a ½ inch iron rod found monumenting the southeast corner of said 67.93 acre tract, the southwest corner of the remainder of that certain tract or parcel of land, described as containing 122.63 acres of land in a Warranty Deed, recorded March 30, 1993, from Janet Long Fish to John Colbert and Dana H. Fish, of record in Volume 11903, Page 280, Real Property Records, Travis County, Texas, and the north right of way of East Howard Lane, a varying width public right of way, bears, S 27° 36' 31" W, a distance of 648.47 feet;

**THENCE**, departing the west line of said Fort Dessau Phase One and Phase Two, over and across said 67.93 acre tract, the following fourteen (14) courses:

1. N 69° 59' 54" W, a distance of 70.16 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set,
2. N 76° 21' 00" W, a distance of 20.18 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set,
3. N 82° 47' 16" W, a distance of 88.98 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set,
4. N 75° 56' 25" W, a distance of 58.99 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set,
5. N 67° 40' 11" W, a distance of 51.48 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set,
6. S 87° 16' 58" W, a distance of 84.02 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set,
7. N 70° 20' 52" W, a distance of 94.44 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set,
8. S 87° 57' 23" W, a distance of 105.03 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set,

9. S 85° 32' 02" W, a distance of 76.80 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set,
10. N 71° 05' 14" W, a distance of 41.13 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set,
11. N 75° 30' 25" W, a distance of 35.96 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set,
12. S 78° 48' 01" W, a distance of 75.43 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set,
13. N 67° 16' 17" W, a distance of 63.10 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set, and
14. N 71° 57' 25" W, a distance of 70.94 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set to monument the west line of said 67.93 acre tract and the east line of Lot 4, Block A, Harris Ridge Business Center Subdivision, of record as Document no. 200700234, Official Public Records, Travis County, Texas, from which ½ inch iron rod with cap stamped "GEOMATICS 5516" set to monument the southwest corner of said 67.93 acre tract, the southeast corner of said Lot 4, Block A and said north right of way of said East Howard Lane, bears, S 27° 43' 14" W, a distance of 357.17 feet;

THENCE, N 27° 43' 14" E, with the west line of said 67.93 acre tract and the east line of said Lot 4, Block A, a passing distance of 1484.82 feet to an iron rod with cap stamped "CHAPARRAL" found monumenting the southeast corner of Unit 17 of The Retreat at Harris Ridge Condominiums, of record as Document No. 2015186546, Official Public Records, Travis County, Texas, another passing distance of 1979.82 feet, 0.21 feet west of line, an iron rod with cap stamped "CHAPARRAL" found monumenting the northeast corner of Unit 27 and the southeast corner of Unit 28, of said Retreat at Harris Ridge Condominiums, in all a total distance of 3053.47 feet to a ½ inch iron rod found monumenting the northwest corner of said 67.93 acre tract, the northeast corner of said Lot 4, Block A, and the south line of Lot 2, Block H, Parkside Subdivision, of record as Document No. 200400029, Official Public Records, Travis County, Texas;

THENCE, with the north line of said 67.93 acre tract, the following two (2) courses:

1. S 61° 58' 24" E, a distance of 170.46 feet to an iron rod with cap stamped "CTLS" found, and
2. S 62° 04' 15" E, a distance of 681.89 feet to a ½ inch iron rod found monumenting the northeast corner of said 67.93 acre tract, and said south line of said Lot 2, Block H;

THENCE, S 07° 17' 36" W, departing said south line of said Lot 2, Block H, with the east line of said 67.93 acre tract, a distance of 36.04 feet to a 60D nail in concrete at the base of a fence post, found monumenting an angle point for the east line of said 67.93 acre tract, and the west line of Lot 3, Block A, Fort Dessau Condominiums, of record as Document No. 201500205, Official Public Records, Travis County, Texas;

THENCE, S 27° 36' 31" W, continuing with said east line of said 67.93 acre tract, said west line of said Lot 3, Block A, the west line of that certain tract or parcel of land described as containing 27.872 acres of land in a Special Warranty Deed (Parkland) recorded March 31, 2015, from John Colbert Fish and Dana H. Fish to City of Austin, of record as Document No. 2015047634, Official Public Records, Travis County,

Travis County, Texas  
Alexander Walters Survey No. 67, Abstract No. 791

57.72 Acres

Texas, the west line of Fort Dessau, Phase Three, a subdivision of record as Document No. 201600082, Official Public Records, Travis County, Texas, the west line of said Fort Dessau, Phase Two, and the west line of said Fort Dessau, Phase One, a passing distance of 1305.89 feet, an iron rod with cap stamped "BASELINE" found monumenting the southwest corner of said 27.872 acre tract, and the northwest corner of Lot 29, Block A, of said Fort Dessau, Phase Three, another passing distance of 1804.13 feet, 0.26 feet east of line, an iron rod with cap stamped "BASELINE" found monumenting the northwest corner of Lot 13, Block H, of said Fort Dessau, Phase Three and the south right of way of Maier Drive, a 50 foot wide public right of way, another passing distance of 2550.05 feet, 0.20 feet east of line, a 1/2 inch iron rod found monumenting the southwest corner of Lot 1, Block H, of said Fort Dessau, Phase Two, and the north right of way of Klee Street, a 50 foot wide public right of way, another passing distance of 2599.78 feet, an iron rod with cap stamped "BASELINE" found monumenting the south right of way of said Klee Street and the northwest corner of said Lot 8, Block F, of said Fort Dessau, Phase Two, in all a total distance of 2723.84 feet to the POINT OF BEGINNING of the herein described tract and containing 57.72 acres of land, more or less.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

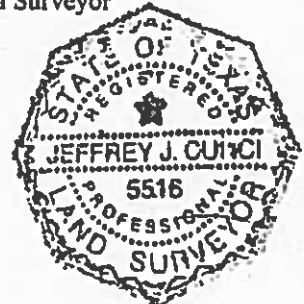
COUNTY OF TRAVIS

That I, Jeffrey J. Curci, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the month of May 2018.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 12<sup>th</sup> day of May 2018 A.D.

GEOMATICS SURVEYING AND MAPPING  
10415 Old Manchaca Road #202  
Austin, Texas 78748

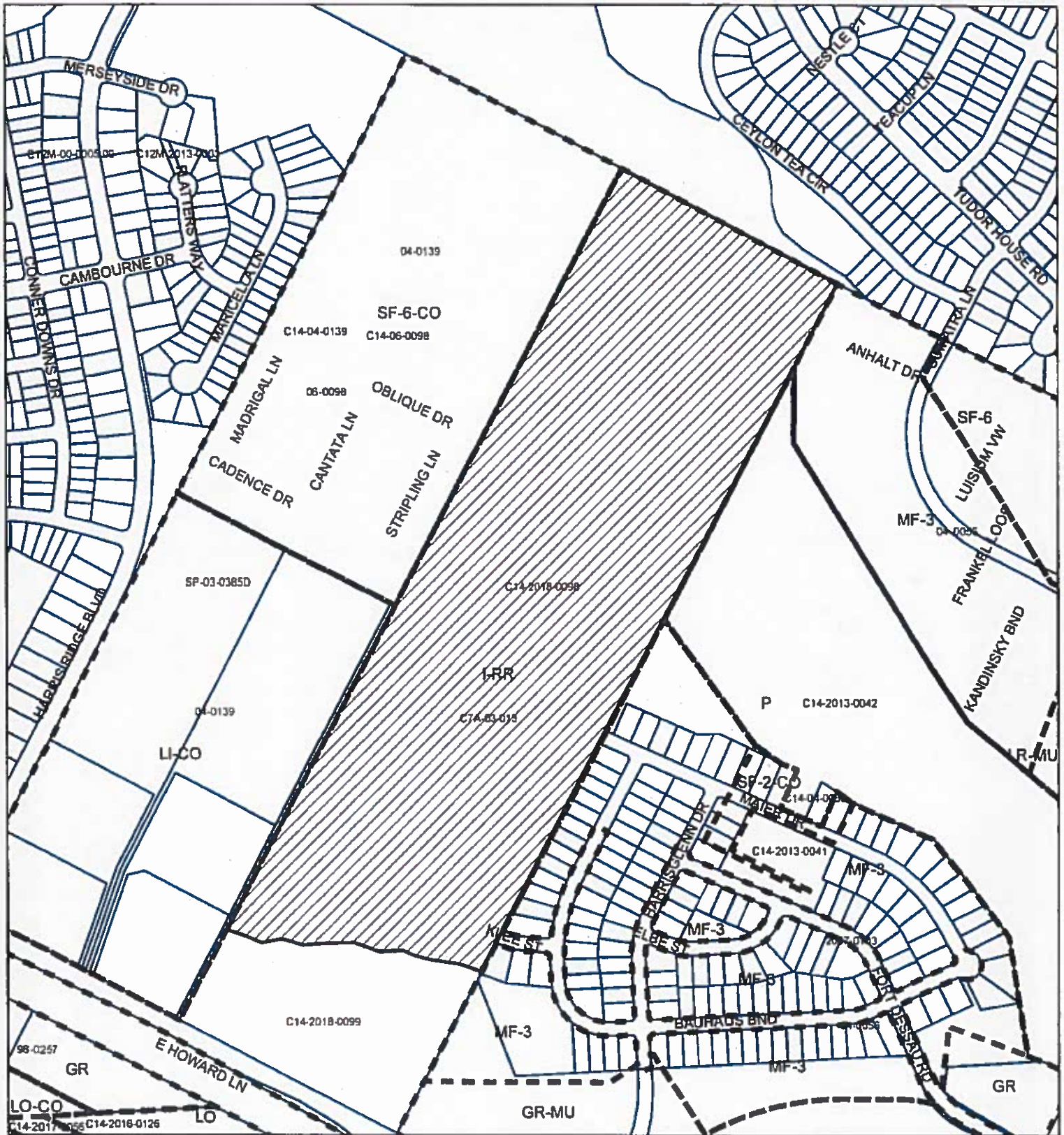
  
Jeffrey J. Curci  
Registered Professional Land Surveyor  
No. 5516 - State of Texas



Bearing Basis: Texas State Plane Coordinates, Central Zone (4203), NAD 83(2011)  
Coordinates shown hereon are grid values, distances shown hereon have been scaled to surface values by dividing the grid values by a Combined Scale Factor of 0.99990017










**Zoning**

**Exhibit B**

Zoning Case: C14-2018-0098

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 458'

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.

