

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 8100 BURNET ROAD FROM GENERAL**  
3 **COMMERCIAL SERVICES (CS) DISTRICT TO MULTIFAMILY RESIDENCE**  
4 **HIGHEST DENSITY-CONDITIONAL OVERLAY (MF-6-CO) COMBINING**  
5 **DISTRICT.**

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8  
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from general commercial services (CS) district to multifamily  
11 residence highest density-conditional overlay (MF-6-CO) combining district on the  
12 property described in Zoning Case No. C14-2011-0167, on file at the Planning and  
13 Development Review Department, as follows:

14  
15 A 4.014 acre tract of land, more or less, being out of a part of the George W. Davis  
16 Survey Number 15, the tract of land being more particularly described by metes  
17 and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

18  
19 locally known as 8100 Burnet Road, in the City of Austin, Travis County, Texas, and  
20 generally identified in the map attached as Exhibit "B".

21  
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
23 established by this ordinance is subject to the following conditions:

- 24  
25 A. The maximum height of a building or structure on the Property is 60 feet from  
26 ground level.  
27  
28 B. Development of the Property may not exceed 300 residential units.

29  
30 Except as specifically restricted under this ordinance, the Property may be developed and  
31 used in accordance with the regulations established for the multifamily residence highest  
32 density (MF-6) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2012.

**PASSED AND APPROVED**

\_\_\_\_\_, 2012      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_  
   Lee Leffingwell  
   Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
                         Karen M. Kennard                           Shirley A. Gentry  
                         City Attorney                                   City Clerk



STATE OF TEXAS  
COUNTY OF TRAVIS

Job No. 948-01-02

**PARCEL DESCRIPTION**

LEGAL DESCRIPTION OF A 4.014-ACRE (174,846 SQUARE FOOT) PARCEL OF LAND OUT OF LOT 2, DAVIS AND HOMER'S SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 80, PAGE 283 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE GEORGE W. DAVIS SURVEY NUMBER 15 IN SAID TRAVIS COUNTY, TEXAS; SAID LOT 2 HAVING BEEN CONVEYED TO BONIUK INTERESTS, LTD. BY THAT CERTAIN SPECIAL WARRANTY DEED WHICH WAS EXECUTED ON JANUARY 1, 1997 RECORDED IN VOLUME 13088, PAGE 1530, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.014-ACRE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod with a yellow plastic cap stamped "Landmark Surveying" set coincident with the northeasterly right-of-way line of said Ashdale Drive, same being the southwesterly boundary line of said Lot 2, monumenting a southerly corner and **POINT OF BEGINNING** of this survey, from which a 5/8 inch iron rod found (controlling monument for this survey) at the northwesterly right-of-way intersection of Burnet Road, having a right-of-way width that varies, and Ashdale Drive, having a right-of-way width of sixty (60') feet monumenting the most southerly corner of said Lot 2 and **POINT OF REFERENCE** of this survey, bears South 60° 04' 00" East a distance of 208.00 feet,

**THENCE, North 60° 04' 00" West** (basis of bearing for this survey), coincident with the northeasterly right-of-way line of said Ashdale Drive, same being the southwesterly boundary line of said Lot 2, a distance of 324.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Landmark Surveying" previously set, monumenting the most southerly corner of Lot 1, said Davis and Homer's Subdivision, also monumenting the westerly corner of said Lot 2 for the westerly corner of this survey from which said survey corner, a 1/2 inch iron rod found (controlling monument for this survey) on said northeasterly right-of-way line of Ashdale Drive, monumenting the most southerly corner of Lot 32-A, Block N, Allandale Place Sec. 1, recorded in Plat Book 21, Page 37, Plat Records of Travis County, Texas, also monumenting the most westerly corner of said Lot 1, Davis and Homer's Subdivision bears North 60° 04' 00" West, a distance of 222.00 feet;

**THENCE**, leaving the northeasterly right-of-way line of Ashdale Drive, **North 29° 38' 00" East**, coincident with the common boundary line of Lots 1 and 2, Davis and Homer's



Subdivision, a distance of 471.78 feet to a 1/2 inch iron rod with a survey cap stamped "ALL POINTS" found on the southwesterly boundary line of Lot 1, Texas Electric Cooperatives, Inc., Subdivision, recorded in Volume 80, Page 375, Plat Records of Travis County, Texas, monumenting the most easterly corner of said Lot 1, Davis and Homer's Subdivision, also monumenting the most northerly corner of said Lot 2, for the most northerly corner of this survey, from which said survey corner, a 1/2 inch iron rod found on the southeasterly subdivision line of said Allandale Place Sec. 1, monumenting the most northerly corner of said Lot 1, Davis and Homer's Subdivision bears North 60° 51' 08" West, a distance of 219.98 feet;

**THENCE, South 60° 51' 08" East**, coincident with the southwesterly boundary line of said Lot 1, Texas Electric Cooperatives, Inc., Subdivision and the northeasterly boundary line of said Lot 2, Davis and Homer's Subdivision, a distance of 387.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Landmark Surveying" previously set on the aforementioned westerly right-of-way line of the Burnet Road, monumenting the most easterly corner of said Lot 2 for the most easterly corner of this survey, from which said survey corner, a 1 inch iron pipe found on said westerly right-of-way line of Burnet Road, monumenting the most southerly corner of said Lot 1, Texas Electric Cooperatives, Inc., Subdivision bears South 60° 51' 08" East, a distance of 2.75 feet;

**THENCE, South 12° 41' 00" West**, coincident with the westerly right-of-way line of Burnet Road, same being the easterly boundary line of said Lot 2, a distance of 208.19 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Landmark Surveying" set, monumenting an easterly corner of this survey, from which said survey corner, a 5/8 inch iron rod found (controlling monument for this survey) at the northwesterly right-of-way intersection of said Burnet Road, and said Ashdale Drive, monumenting the most southerly corner of said Lot 2 and POINT OF REFERENCE of this survey bears South 12° 41' 00" West a distance of 291.36 feet;

**THENCE**, leaving the westerly right-of-way line of Burnet Road and traversing through the interior of said Lot 2 the following (2) two courses;

- 1) **North 77° 19' 00" West**, a distance of 127.33 feet to a cotton spindle set in asphalt parking area of said Lot 2, for a corner of this survey;
- 2) **South 29° 56' 00" West**, a distance of 240.50 feet to the **POINT OF BEGINNING** and containing 4.014-acre (174,846 square feet) of land.



**BEARING BASIS NOTE**

The bearings described herein are based on the monumented southwesterly boundary line of Lots 1 and 2, Davis and Homer's Subdivision, same being the northeasterly right-of-way line of Ashdale Drive.

**CERTIFICATION:**

I do hereby certify that this survey description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

As Prepared by  
Landmark Surveying, LP  
Firm Registration No. 100727-00

*Juan M. Canales, Jr.*

Juan M. Canales, Jr.

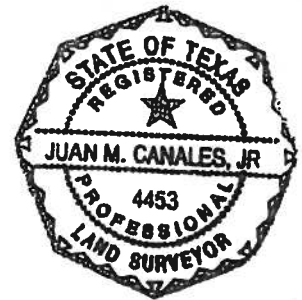
Registered Professional Land Surveyor No. 4453  
Senior Project Manager

*12-14-11*

Date

**REFERENCES**

MAPSCO 2009, 525-F, GRID NO. J-30  
TCAD PARCEL ID NO. 02-3906-01-07  
Lot 2, Davis and Homer's.docx



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LOT 1  
[TEXAS ELECTRIC COOPERATIVES, INC., SUBDIVISION]  
VOLUME 80, PAGE 375 P.R.T.C.T.  
PARKING GARAGE

CS ZONING  
(GENERAL COMMERCIAL SERVICES)  
HARDEN FAMILY JOINT VENTURE LTD.  
DOC. NO. 2007182851  
O.P.R.T.C.T.  
TCAD No. 0238060101  
POND #2  
[S80°51'00"E 608.94']

PARKING  
(35' DRAINAGE ESM'T)  
BOOK 80, PAGE 283, P.R.T.C.T.  
REGULAR PARKING SPACES  
[S80°51'00"E 608.94']

LOT 2  
[S80°51'00"E 608.94']  
[S80°51'00"E 608.94']  
[S80°51'00"E 608.94']

LOT 1  
[S80°51'00"E 608.94']  
[S80°51'00"E 608.94']  
[S80°51'00"E 608.94']

LOT 2  
[S80°51'00"E 608.94']  
[S80°51'00"E 608.94']  
[S80°51'00"E 608.94']

LOT 1  
[S80°51'00"E 608.94']  
[S80°51'00"E 608.94']  
[S80°51'00"E 608.94']

SCALE: 1"=100'

ALLENDALE PLACE SEC. 1  
BOOK 21, PAGE 37 P.R.T.C.T.  
[N29°53'00"E 468.75']  
[N29°53'00"E 468.80']  
[N29°53'00"E 471.78']  
[N29°53'00"E 471.45']

2-STORY BUILDING  
DAVIS AND HOMER'S SUBDIVISION  
VOLUME 80, PAGE 283 P.R.T.C.T.  
5.014 ACRE  
218,406 SQ. FT.  
(218,123 SQ. FT.)  
BONJUK INTEREST LTD & SHOMBIZ PIZZA PLACE INC.  
VOLUME 13088, PAGE 1530 R.P.R.T.C.T.  
TCAD No. 0239060107  
GEORGE W. DAVIS SURVEY  
1-STORY CONCRETE BUILDING  
8100 SQ. FT. COAC

LOT 2  
DAVIS AND HOMER'S SUBDIVISION  
VOLUME 80, PAGE 283 P.R.T.C.T.  
5.014 ACRE  
218,406 SQ. FT.  
(218,123 SQ. FT.)  
BONJUK INTEREST LTD & SHOMBIZ PIZZA PLACE INC.  
VOLUME 13088, PAGE 1530 R.P.R.T.C.T.  
TCAD No. 0239060107  
GEORGE W. DAVIS SURVEY  
1-STORY CONCRETE BUILDING  
8100 SQ. FT. COAC

LOT 1  
[S80°51'00"E 608.94']  
[S80°51'00"E 608.94']  
[S80°51'00"E 608.94']

LOT 2  
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## LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- COTTON SPINDLE SET
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LANDMARK SURVEYING"
- CONCRETE IMPROVEMENTS
- OVERHEAD ELECTRIC/TELEPHONE LINE
- POWER POLE WITH GUY WIRE AND ANCHOR
- STREET/TRAFFIC SIGN (UNLESS OTHERWISE NOTED)
- LIGHT POLE
- ELECTRICAL MANHOLE
- BOLLARD
- TELEPHONE/CABLE JUNCTION BOX
- ROW RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- DOC. NO. DOCUMENT NUMBER
- E. PROPERTY LINE
- SQ. FT. SQUARE FEET
- ( ) REDDOR INFORMATION
- ( ) REDDOR INFORMATION PER ADJACENT PLATS
- T.O.D. TRANS COUNTY APPRAISAL DISTRICT
- P.A.R.T.C.T. PLAT RECORDS TRANS COUNTY, TEXAS
- P.A.R.T.C.T. REAL PROPERTY RECORDS
- TRANS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS
- O.P.R.T.C.T. TRANS COUNTY, TEXAS

BURNET ROAD (R.O.W. VARIES)

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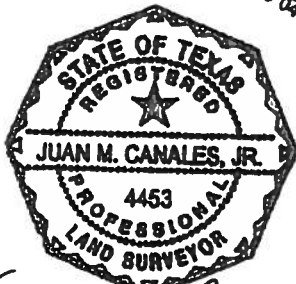
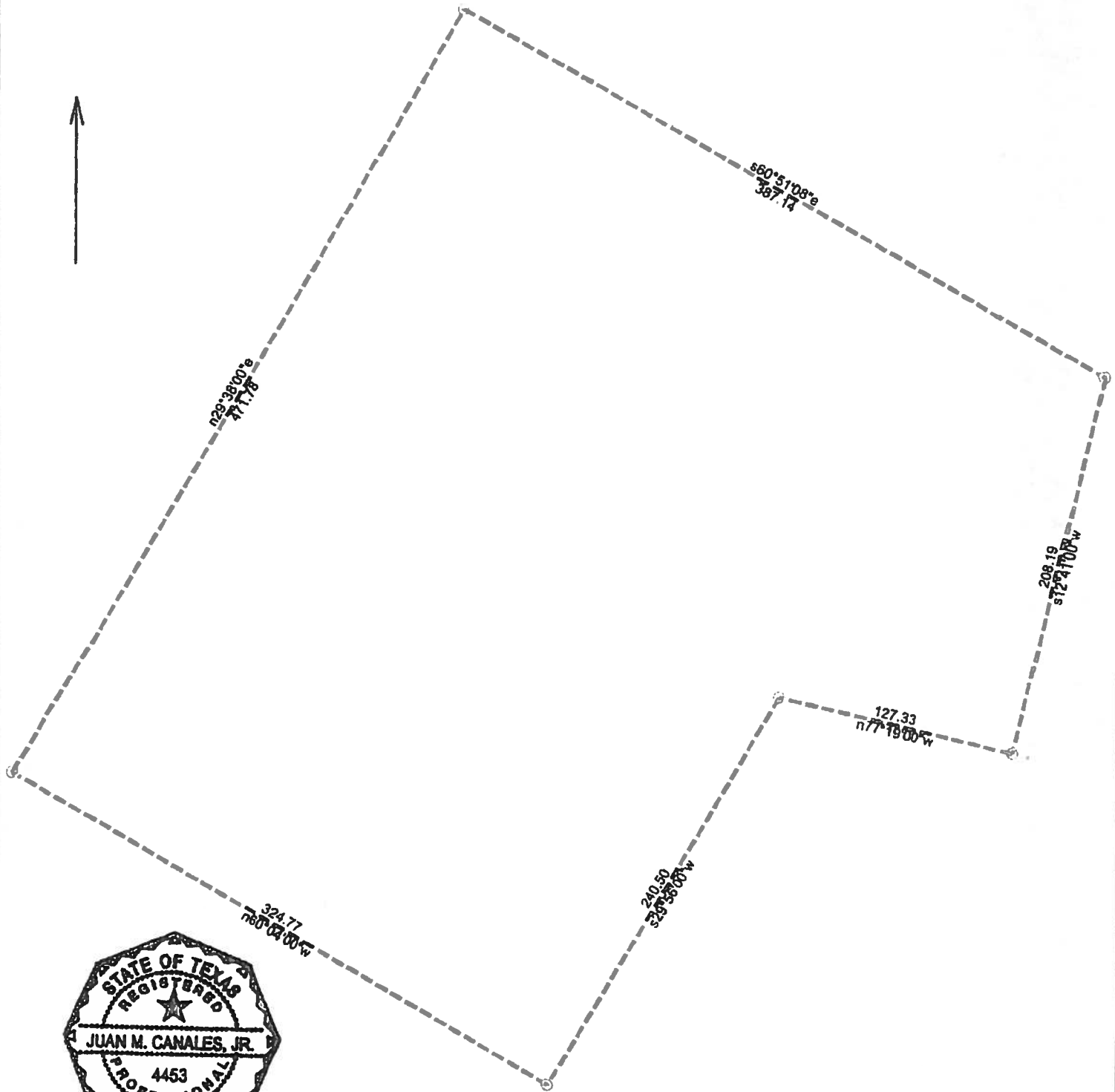
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*Juan M. Canales, Jr. 12-14-11*

# 4.014-AC Zoning Parcel\_Closure Report-Fieldnote Desc

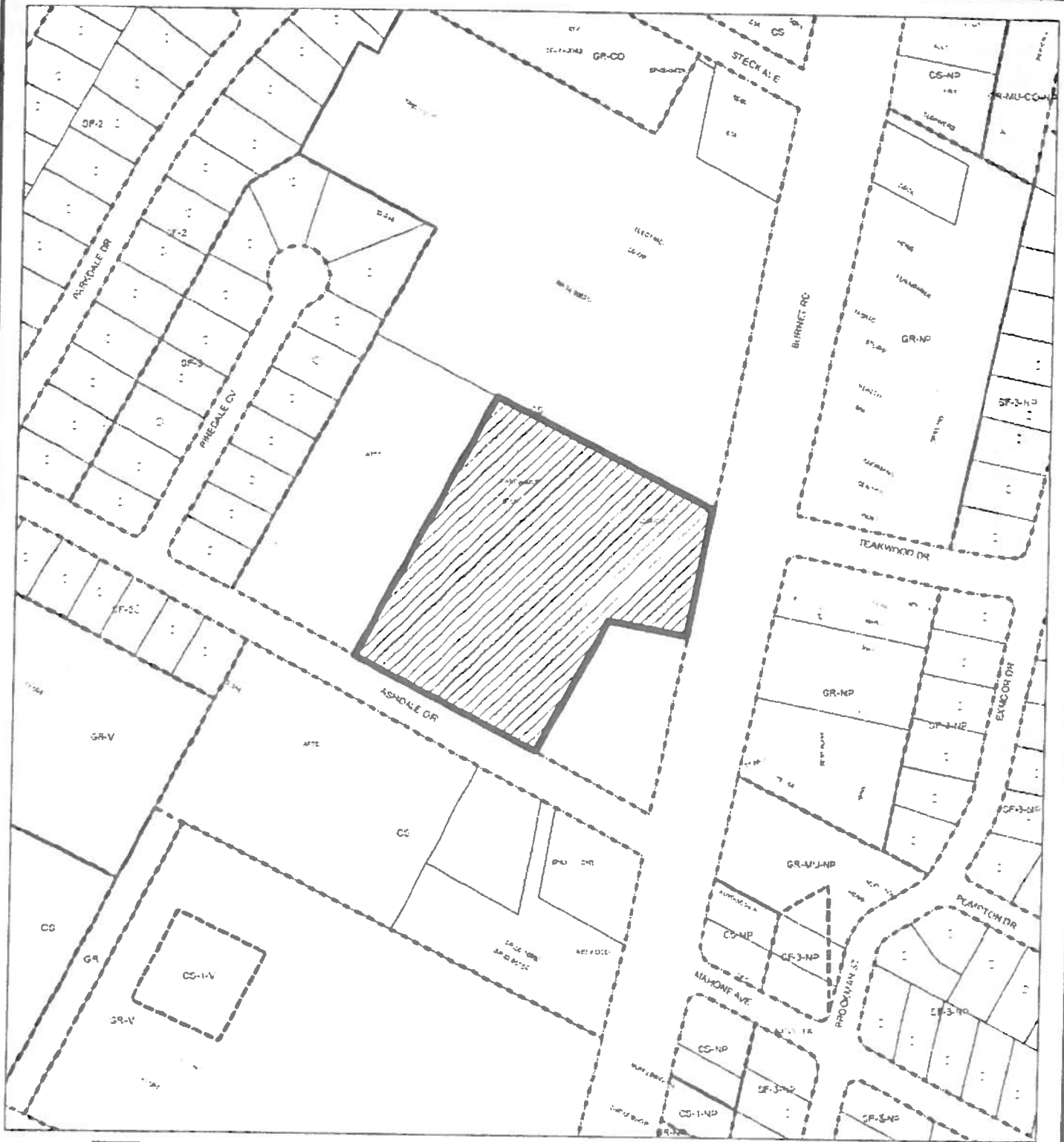
12/14/2011

Scale: 1 inch= 74 feet




File: 4.014-AC Zoning Parcel\_Closure Report-Fieldnote Desc.ndp

Tract 1: 4.0139 Acres (174846 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/466757), Perimeter=1760 ft.

01 n60.0400w 324.77  
02 n29.3800e 471.78  
03 s60.5108e 387.14  
04 s12.4100w 208.19  
05 n77.1900w 127.33  
06 s29.5800w 240.50



1" = 200'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### ZONING

ZONING CASE#: C14-2011-0167

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.

