

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 2440 WICKERSHAM LANE FROM MULTI FAMILY  
3 RESIDENCE LOW DENSITY (MF-2) DISTRICT TO COMMUNITY  
4 COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO)  
5 COMBINING DISTRICT.  
6  
7

8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
9  
10

11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from multi family residence low density (MF-2) district to  
13 community commercial-mixed use-conditional overlay (GR-MU-CO) combining district  
14 on the property described in Zoning Case No. C14-2012-0114, on file at the Planning and  
15 Development Review Department, as follows:  
16

17 A 1.960 acre tract of land, more or less, out of the Santiago Del Valle Grant the  
18 tract of land being more particularly described by metes and bounds in Exhibit "A"  
19 incorporated into this ordinance (the "Property"),  
20

21 locally known as 2440 Wickersham Lane in the City of Austin, Travis County, Texas, and  
22 generally identified in the map attached as Exhibit "B".  
23

24 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
25 established by this ordinance is subject to the following conditions:  
26

- 27 A. Drive-in service use is prohibited as an accessory use to commercial uses.  
28  
29 B. Development of the Property may not exceed 36 residential units per acre.  
30

C. The following uses are prohibited uses of the Property:

Automotive repair services	Commercial off-street parking
Automotive sales	Community recreation (public)
Congregate living	Drop-off recycling collection facility
Exterminating services	Hospital services-general
Hotel-motel	Indoor sports and recreation
Off-site accessory parking	Outdoor entertainment
Pawn shop services	Private primary educational services
Private secondary educational services	Residential treatment
Service station	Theater

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, the mixed use combining district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2013.

**PASSED AND APPROVED**

_____	§	_____
_____	§	_____
_____, 2013	§	_____
		Lee Leffingwell
		Mayor

<b>APPROVED:</b> _____	<b>ATTEST:</b> _____
Karen M. Kennard	Jannette S. Goodall
City Attorney	City Clerk



## Landesign Services, Inc.

555 Round Rock West Drive  
Bldg. D, Suite 170  
Round Rock, Texas 78681  
512-238-7901 office  
512-238-7902 fax

EXHIBIT " "

### METES AND BOUNDS DESCRIPTION

BEING 1.960 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF LOT 4 CHEVY CHASE SOUTH PHASE SIX RECORDED IN BOOK 85, PAGE 127B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), A PORTION OF LOT 1, BLOCK A, MONACO SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200200348 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING A PORTION OF A 2.04 ACRE TRACT DESCRIBED IN VOLUME 12345, PAGE 718 OF THE REAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron rod found at the southeast corner of said Lot 1, the southeast corner of Lot 2, Chevy Chase South, Phase 2 a subdivision of record in Cabinet 78, Slide 138 of the P.R.T.C.T. and in the west right-of-way line of Wickersham Lane (70' R.O.W.)

THENCE South 70°28'35" West with the east line of said Lot 1 and the existing west right-of-way line of said Wickersham Lane a distance of 34.90 feet to an iron rod found;

THENCE continuing along with the east line of said Lot 1 and the existing west right-of-way line of said Wickersham Lane along a curve to the left, having a radius of 841.63 feet, a delta angle of 22°04'49", a length of 324.34 feet and a chord which bears South 59°16'54" West a distance of 322.34 feet to an iron rod found;

THENCE continuing along with the east line of said Lot 1 and the existing west right-of-way line of said Wickersham Lane along a curve to the right, having a radius of 15.00 feet, a delta angle of 86°40'52", a length of 22.69 feet and a chord which bears North 88°25'05" West a distance of 20.59 feet to an 1/2" iron rod with cap marked "LANDESIGN" found;

THENCE along with the south line of said Lot 1 and the existing north right-of-way line of East Oltorf Street (90' R.O.W.) along a curve to the left, having a radius of 2036.28.00 feet, a delta angle of 05°48'49", a length of 206.61 feet and a chord which bears North 47°59'03" West a distance of 206.52 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

THENCE North 39°56'04" East crossing through said Remainder Lot 4 a distance of 33.78 feet to a 1/2" iron rod with cap marked "LANDESIGN" set in the south line of said Lot 1;

THENCE North 25°37'48" West with the south line of said Lot 1 a distance of 27.06 feet to a 1/2" iron rod with cap marked "LANDESIGN" set in the west line of said 2.04 acre tract;

THENCE North 38°29'26" East with the west line of said 2.04 acre tract and crossing through said Lot 1 a distance of 90.62 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

THENCE with the west line of said Lot 1 and the east line of said Remainder of Lot 4 the following two (2) courses:

1. South 79°12'56" East a distance of 1.29 feet to a iron rod found;
2. North 42°18'22" East a distance of 66.49 feet to 1/2" iron rod with cap marked "LANDESIGN" set;

THENCE crossing through said Lot 1 the following two (2) courses:

1. South 53°29'40" East a distance of 74.09 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. North 84°20'44" East a distance of 39.13 feet to a 1/2" iron rod with cap marked "LANDESIGN" set in the west line of said Lot 1 and the east line of said Remainder of Lot 4 and the west line of said 2.04 acre tract;

THENCE with the west line of said 2.04 acre tract and crossing through said Lot 1 the following two(2) courses:


1. South 67°24'08" East a distance of 46.23 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. North 59°57'23" East a distance of 52.99 feet to a 1/2" iron rod with cap marked "LANDESIGN" set in the west line of said Lot 1 and the east line of said Remainder of Lot 4;

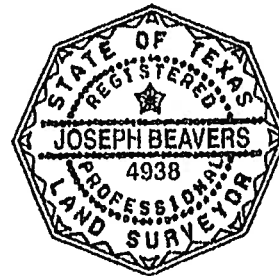
THENCE along the west line of said Lot 1 and the east line of said Remainder of Lot 4 the following three (3) courses:

1. North 84°20'44" East a distance of 11.49 feet to an iron rod found;
2. South 86°27'46" East a distance of 8.26 feet to an iron rod found;
3. North 63°07'55" East a distance of 91.86 feet to an iron rod found in the north line of said Lot 1 and the south line of said Lot 2;

THENCE South 30°03'52" East with the north line of said Lot 1 and the south line of said Lot 2 a distance of 165.60 feet to the POINT OF BEGINNING.

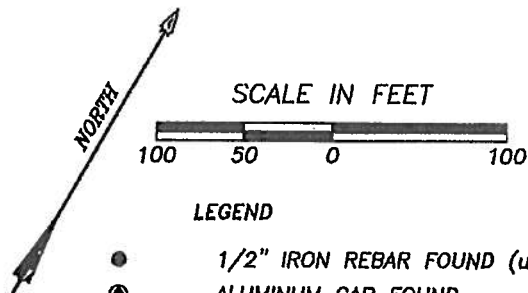
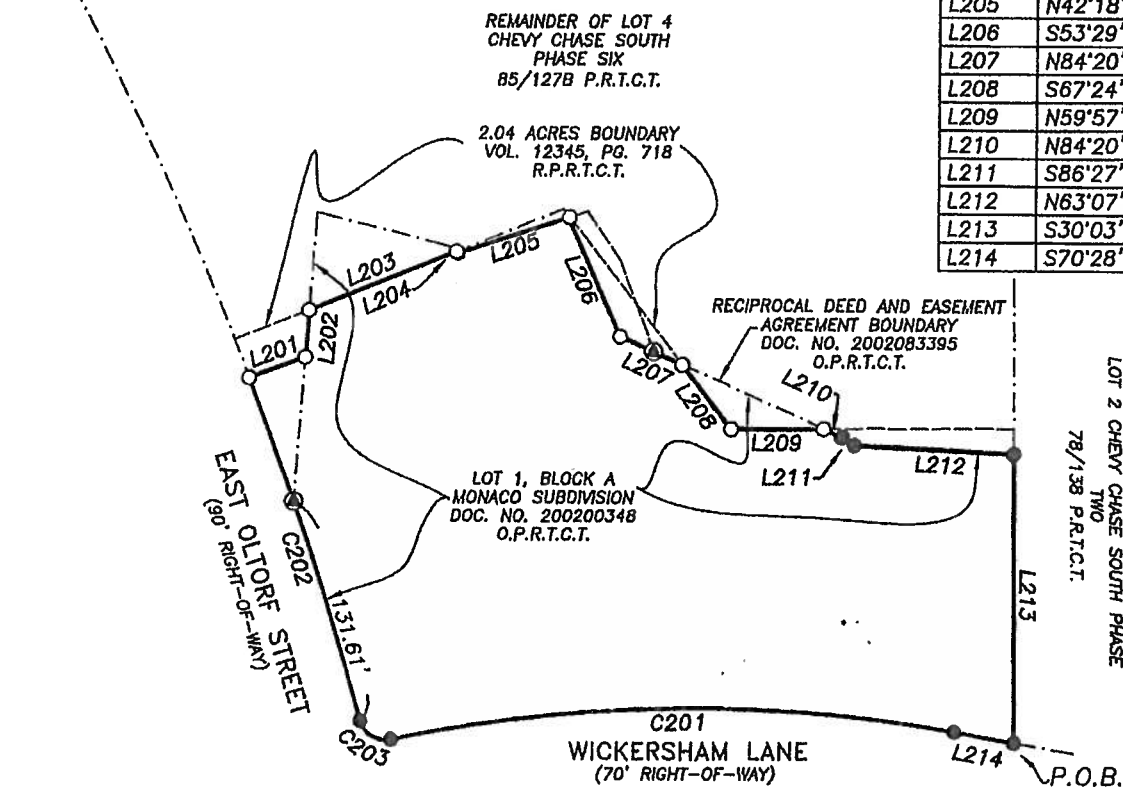
This parcel contains 1.960 of an acre of land, out of the Santiago Del Valle Grant, in Travis County, Texas. Description prepared from an on-the-ground survey made during September, 2012. All bearings are based on the north right-of-way line of Wickersham Lane as shown on the Monaco subdivision of record in Doc. No. 200200348 of the Official Public Records of Travis County, Texas.

 15 Nov 12  
\_\_\_\_\_  
Joseph Beavers                      Date  
Registered Professional Land Surveyor  
State of Texas No. 4938



NO.	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C201	841.63	22°04'49"	324.34	S59°16'54"W	322.34
C202	2036.28	05°48'49"	206.61	N47°59'03"W	206.52
C203	15.00	86°40'52"	22.69	N88°25'05"W	20.59

NUMBER	DIRECTION	DISTANCE
L201	N39°56'04"E	33.78'
L202	N25°37'48"W	27.06'
L203	N38°29'26"E	90.62'
L204	S79°12'56"E	1.29'
L205	N42°18'22"E	66.49'
L206	S53°29'40"E	74.09'
L207	N84°20'44"E	39.13'
L208	S67°24'08"E	46.23'
L209	N59°57'23"E	52.99'
L210	N84°20'44"E	11.49'
L211	S86°27'46"E	8.26'
L212	N63°07'55"E	91.86'
L213	S30°03'52"E	165.60'
L214	S70°28'35"W	34.90'



#### LEGEND

- 1/2" IRON REBAR FOUND (unless noted otherwise)
- ⊙ ALUMINUM CAP FOUND
- ⊗ PUNCH/DRILL/"X" FOUND
- 1/2" IRON REBAR W/ORANGE PLASTIC CAP STAMPED "LANDESIGN" SET
- P.O.C POINT OF COMMENCEMENT
- P.O.B POINT OF BEGINNING

15 Nov 12



JOB NUMBER: 220-09-02	DATE: 09/10/2012
PROJECT NAME: 2440 WICKERSHAM	
DRAWING NAME: 2200903 ZONNING	
DRAWING FILE PATH: L:\2240 WICKERSHAM\DWG\2200202METES_SWAP	
FIELDNOTE FILE PATH:	
RPLS: JB	TECH: JCA
PARTYCHIEF: PC	CHK BY: JB
SHEET 1 of 1	FIELDBOOKS:
	SCALE: 1" = 100'



**LANDESIGN  
SERVICES, INC.**

512-288-7901  
555 ROUND ROCK WEST DR.  
BUILDING D, SUITE 170  
ROUND ROCK, TEXAS 78081

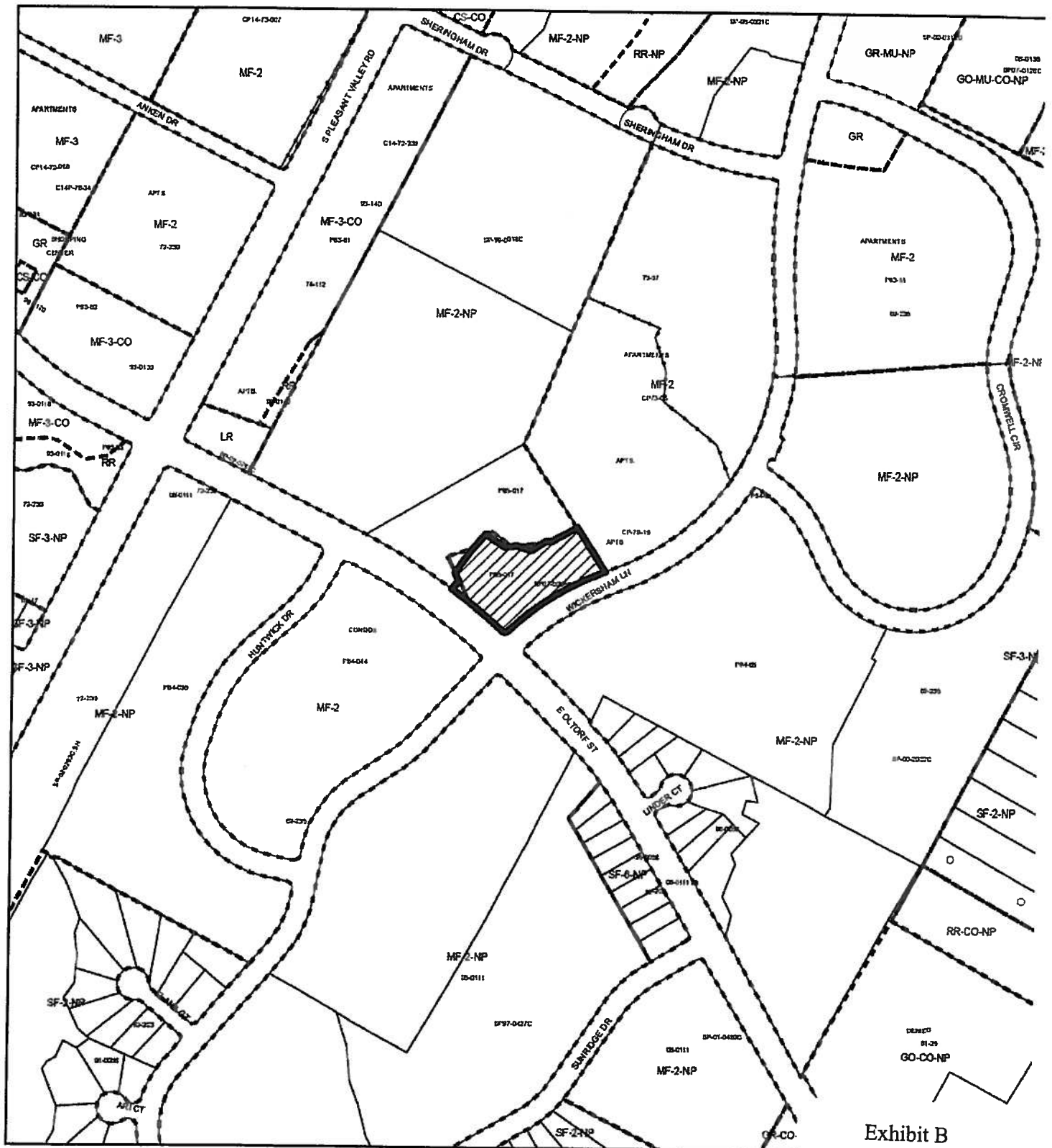


Exhibit B



**ZONING**  
**ZONING CASE#: C14-2012-0114**



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

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.

Exhibit A