

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 8107 PEACEFUL HILL LANE AND 501 HUBACH  
3 LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO TOWNHOUSE &  
4 CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO)  
5 COMBINING 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 development reserve (DR) district to townhouse &  
11 condominium residence-conditional overlay (SF-6-CO) combining district on the property  
12 (the "Property") described in Zoning Case No. C14-2011-0141, on file at the Planning and  
13 Development Review Department, as follows:  
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15 a 7.50 acre tract of land, more or less, out of the William Cannon League, Abstract  
16 No. 6 the tract of land being more particularly described by metes and bounds in  
17 Exhibit "A" incorporated into this ordinance, and;  
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19 Tract 2, Hattie M. Marx Subdivision, a subdivision in the City of Austin, Travis  
20 County, Texas, according to the map or plat of record in Plat Book 55, Page 24 of  
21 the Plat Records of Travis County, Texas  
22

23 locally known as 8107 Peaceful Hill Lane and 501 Hubach Lane in the City of Austin,  
24 Travis County, Texas, and generally identified in the map attached as Exhibit "B".  
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26 PART 2. The Property within the boundaries of the conditional overlay combining district  
27 established by this ordinance is subject to the following conditions:  
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- 29 A. Development of the Property may not exceed 60 residential units.  
30  
31 B. Development of the Property may not exceed 6.309 residential units per acre.  
32  
33 C. Development of the Property may not exceed an impervious coverage of 45  
34 percent.  
35  
36

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

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

**PASSED AND APPROVED**

\_\_\_\_\_, 2013

§  
§  
§

\_\_\_\_\_  
Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
 Karen M. Kennard Jannette S. Goodall  
 City Attorney City Clerk

**HOLT CARSON INCORPORATED  
PROFESSIONAL LAND SURVEYORS**

1904 FORTVIEW ROAD  
AUSTIN, TEXAS 787074  
TELEPHONE: (512) 442-0990  
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September 09, 2010

**FIELD NOTE DESCRIPTION OF 7.50 ACRES OF LAND OUT OF THE WILLIAM CANNON LEAGUE, ABSTRACT NO. 6, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (7.51 ACRE) TRACT OF LAND AS CONVEYED TO HENRY A. HUBACH BY DEED RECORDED IN VOLUME 6605, PAGE 2194 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** 1/2" iron found in concrete at the East corner of that certain (7.51 acre) tract of land as conveyed to Henry A. Hubach by deed recorded in Volume 6605, Page 2194 of the Deed Records of Travis County, Texas, same being the North corner of that certain (1.667 acre) tract of land as conveyed to Chris Clark and Roni Clark by deed recorded in Document No. 2007180704 of the Official Public Records of Travis County, Texas, also being the North corner of that certain (7.495 acre) tract of land as conveyed to Southside Storage, Inc. by deed recorded in Document No. 2007178969 of the Official Public Records of Travis County, Texas and the East corner and **PLACE OF BEGINNING** of the herein described tract;

**THENCE** with the Southeast line of said Hubach (7.51 acre) tract and the Northwest lines of said Clark (1.667 acre) and Southside Storage (7.495 acre) tracts, **S 45 deg. 26'00" W**, at 399.03 ft. passing a 1/2" iron rod found with a plastic cap imprinted "LAI" at the West corner of said Clark (1.667 acre) tract, continuing along said bearing for a total distance of **635.66 ft.** to a 1/2" iron rod found with a plastic cap imprinted "LAI" at the most Westerly corner of said Southside Storage (7.495 acre) tract, same being a point in the North line of Lot 36, Block A, Parkridge Gardens, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200600394 of the Official Public Records of Travis County, Texas, also being the South corner of said Hubach (7.51 acre) tract and the South corner of the herein described tract, from which a 1/2" iron rod found with a plastic cap imprinted "LAI" at an interior angle corner of said Southside Storage (7.495 acre) tract, same being the Northeast corner of said Lot 36 bears, **S 61 deg. 30'25" E 271.28 ft.**;

**THENCE** with the Northeast line of said Parkridge Gardens Subdivision and the Southwest line of said Hubach (7.51 acre) tract, **N 61 deg. 38'01" W** at 154.95 ft. passing a cotton gin spindle found at the terminus of the East right-of-way line of Shallot Way (a 50') fifty foot wide dedicated road, at 208.25 ft. passing a cotton gin spindle found at the terminus of the West right-of-way line of Shallot Way, continuing along said bearing for a total distance of **426.17 ft.** to a 1/2" iron pipe found at the West corner of said Hubach (7.51 acre) tract, same being an angle corner in the North line of Lot 42, Block C, Parkridge Gardens, also being an angle corner in a Southerly line of that certain (1.858 acre) tract of land as conveyed to John F. Taylor by deed recorded in Volume 12827, Page 1551 of the Real Property Records of Travis County, Texas and the West corner of the herein described tract;

**THENCE** with the Northwest line of said Hubach (7.51 acre) tract, **N 45 deg. 34'10" E**, at 184.58 ft. passing a 60D nail with a washer imprinted "Arpenteur" found in the top of a wooden fence post at the East corner of said Taylor (1.858 acre) tract, continuing along said bearing for a total distance of **365.02 ft.** to a 1/2" iron pipe found at the South corner of Trt. 2, Hattie M. Marx Subd., a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 55, Page 24 of the Plat Records of Travis County, Texas;

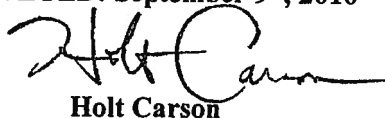
**THENCE** with the Southeast line of Trt. 2, Hattie M. Marx Subd. and continuing with the Northwest line of said Hubach (7.51 acre) tract, **N 46 deg. 07'29" E 252.42 ft.** to a 1/2" iron pipe found at the East corner of Trt. 2, same being the South corner of Tr. 1, Hattie M. Marx Subd., from which a 1/2" iron rod found in the Southeast right-of-way line of Peaceful Hill Lane at the West corner of Trt. 1, same being the North corner of Trt. 2, Hattie M. Marx Subd. bears, **N 52 deg. 09'57" W 367.01 ft.**;

**THENCE** with the Southeast line of Trt. 1, Hattie M. Marx Subd. and continuing with the Northwest line of said Hubach (7.51 acre) tract, **N 45 deg. 55'01" E 308.65 ft.** to a 1/2" iron pipe found at the West corner of Trt. 1, Hattie M. Marx Subd, same being the most Southerly corner of that certain (6.98 acre) tract of land as conveyed to Agape Christian Ministries, Inc. by deed recorded in Document No. 2002132796 of the Official Public Records of Travis County, Texas, from which a 1/2" iron rod found in the Southeast right-of-way line of Peaceful Hill Lane at the North corner of Trt. 1, Hattie M. Marx Subd. bears, **N 52 deg. 05'57" W 410.86 ft.**;

**THENCE** continuing with the Northwest line of said Hubach (7.51 acre) tract, which deviates from the Southeast line of said Agape Christian Ministries (6.98 acre) tract, **N 45 deg. 02'27" E 52.52 ft.** to a 1/2" iron rod found for the North corner of said Hubach (7.51 acre) tract, same being the North corner of the herein described tract;

**THENCE** with the Northeast line of said Hubach (7.51 acre) tract, **S 16 deg. 04'02" E** at 14.00 ft. passing a 1/2" iron pipe found at the most Westerly corner of that certain (3.84 acre) tract of land as conveyed to Rob Ormand by deed recorded in Document No. 2010057618 of the Official Public Records of Travis County, Texas, at 46.22 ft. passing a 1/2" iron rod found at the Southwest corner of said Ormand (3.84 acre) tract, same being the Northwest corner of that certain (2.546 acre) tract of land as conveyed to Rob Ormand by deed recorded in Volume 11090, Page 1465 of the Real Property Records of Travis County, Texas, at 358.67 ft. passing a 1/2" iron rod found at the Southwest corner of said Ormand (2.546 acre) tract, same being the Northwest corner of that certain (2.891 acre) tract of land as conveyed to Asset Reverse Exchange, Inc. by deed recorded in Document No. 2007039286 of the Official Public Records of Travis County, Texas, continuing along said bearing for a total distance of **456.57 ft.** to the **PLACE OF BEGINNING** and containing **7.50 acres** of land.

**SURVEYED: September 9<sup>th</sup>, 2010**

  
Holt Carson

**Registered Professional Land Surveyor No. 5166**

**reference map no. B 863046**



