

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT THE TERMINUS OF SOUTH CHISHOLM TRAIL,
3 4,800 FEET SOUTH OF ITS INTERSECTION WITH WEST SLAUGHTER LANE
4 AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-
5 RR) DISTRICT TO TOWNHOUSE & CONDOMINIUM RESIDENCE-
6 CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT.
7

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

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from interim-rural residence (I-RR) district to townhouse &
12 condominium residence-conditional overlay (SF-6-CO) combining district on the property
13 described in Zoning Case No. C14-2013-0061, on file at the Planning and Development
14 Review Department, as follows:
15

16 a 9.97 acre tract of land, more or less, out of the S.F. Slaughter League No. 1, the
17 tract of land being more particularly described by metes and bounds in Exhibit "A"
18 incorporated into this ordinance (the "Property"),
19

20 locally known as the terminus of South Chisholm Trail, 4,800 feet south of its intersection
21 with West Slaughter Lane in the City of Austin, Travis County, Texas, and generally
22 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 condition:
26

27 Vehicular access from the Property to South Chisholm Trail is prohibited. All
28 vehicular access to the Property shall be from other adjacent public streets or through
29 other adjacent property.
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31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the townhouse & condominium
33 residence (SF-6) base district and other applicable requirements of the City Code.
34
35

1 **PART 3.** This ordinance takes effect on _____, 2013.
2
3

4 **PASSED AND APPROVED**
5

6 _____, 2013
7

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§
§

Lee Leffingwell
Mayor
10
11

12
13 **APPROVED:** _____ **ATTEST:** _____
14

15 Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk

FIELDNOTE DESCRIPTION: SIMPSON TRACT

OF 9.978 ACRES OF LAND OUT OF THE S.F. SLAUGHTER LEAGUE NO. 1, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 10.00 ACRE TRACT OF LAND CONVEYED TO A.H. SIMPSON BY DEED OF RECORD IN VOLUME 6656, PAGE 1708 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 9.978 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN IRON PIPE FOUND IN THE EASTERLY LINE OF CHISOLM TRAIL SOUTH (60' R.O.W.), BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN 13.089 ACRE TRACT OF LAND CONVEYED TO BOBBY AND BETTY STONE BY DEED OF RECORD IN VOLUME 13332, PAGE 260 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND THE NORTHWESTERLY CORNER OF SAID 10.00 ACRE TRACT, FOR THE NORTHWESTERLY CORNER HEREOF;

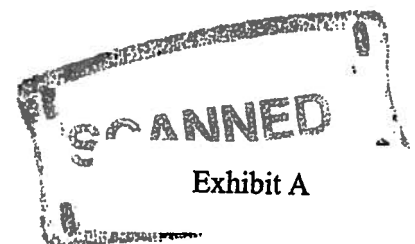
THENCE, S82°35'36"E, LEAVING THE EASTERLY LINE OF CHISOLM TRAIL SOUTH, ALONG THE SOUTHERLY LINE OF SAID 13.089 ACRE TRACT, BEING THE NORTHERLY LINE OF SAID 10.00 ACRE TRACT, FOR THE NORTHERLY LINE HEREOF, A DISTANCE OF 844.89 FEET TO AN IRON PIPE FOUND IN THE WESTERLY LINE OF THAT CERTAIN 95.743 ACRE TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD IN VOLUME 11427, PAGE 1721 OF SAID REAL PROPERTY RECORDS, BEING THE SOUTHEASTERLY CORNER OF SAID 13.089 ACRE TRACT AND THE NORTHEASTERLY CORNER OF SAID 10.00 ACRE TRACT, FOR THE NORTHEASTERLY CORNER HEREOF;

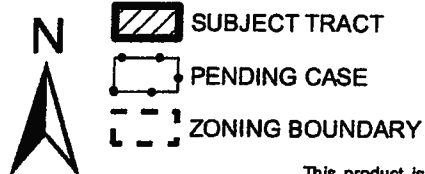
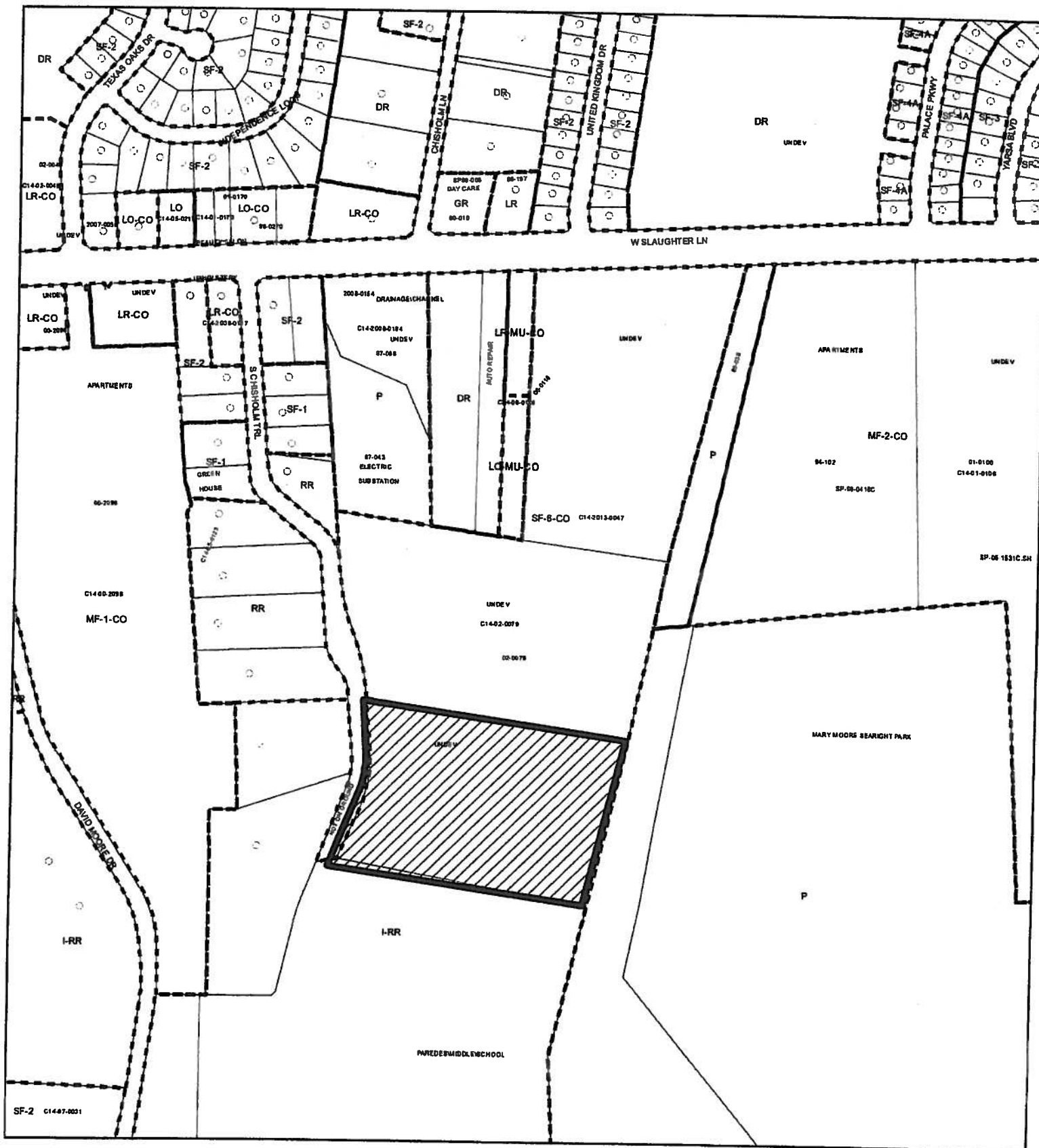
THENCE, S13°13'47"W, ALONG THE WESTERLY LINE OF SAID 95.743 ACRE TRACT, BEING THE EASTERLY LINE OF SAID 10.00 ACRE TRACT, FOR THE EASTERLY LINE HEREOF, A DISTANCE OF 544.60 FEET TO AN IRON PIPE FOUND AT THE NORTHEASTERLY CORNER OF THAT CERTAIN 54.597 ACRE TRACT OF LAND CONVEYED TO AUSTIN INDEPENDENT SCHOOL DISTRICT BY DEED OF RECORD IN VOLUME 13085, PAGE 1508 OF SAID REAL PROPERTY RECORDS, BEING THE SOUTHEASTERLY CORNER OF SAID 10.00 ACRE TRACT, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, N82°37'04"W, LEAVING THE WESTERLY LINE OF SAID 95.743 ACRE TRACT, ALONG THE NORTHERLY LINE OF SAID 54.597 ACRE TRACT, BEING THE SOUTHERLY LINE OF SAID 10.00 ACRE TRACT, FOR THE SOUTHERLY LINE HEREOF, A DISTANCE OF 819.06 FEET TO A CUT "X" SET IN THE BASE OF A FENCE POST BEING IN THE EASTERLY LINE OF CHISOLM TRAIL SOUTH, SAME BEING THE NORTHWESTERLY CORNER OF SAID 54.597 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF SAID 10.00 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, ALONG THE EASTERLY LINE OF CHISOLM TRAIL SOUTH, BEING THE WESTERLY LINE OF SAID 10.00 ACRE TRACT, FOR THE WESTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N21°27'20"E, A DISTANCE OF 257.23 FEET TO AN IRON PIPE FOUND FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
- 2) ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 276.86 FEET, A CENTRAL ANGLE OF 25°58'08", AN ARC LENGTH OF 125.48 FEET AND A CHORD WHICH BEARS N08°31'35"E, A DISTANCE OF 124.41 FEET TO AN IRON PIPE FOUND FOR THE END OF SAID CURVE;
- 3) N04°29'40"W, A DISTANCE OF 171.91 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 9.978 ACRES (434,642 SQ. FT.) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.





ZONING

ZONING CASE#: C14-2013-0061

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 CTM for the sole purpose of geograp
by the City of Austin regarding specific accuracy or completeness.

Exhibit B

