

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2507 MITCHELL LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-CO) COMBINING 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 single family residence standard lot-conditional overlay (SF-2-CO) combining district to single family residence standard lot-conditional overlay (SF-2-CO) combining district on the property described in Zoning Case No. C14-2014-0007, on file at the Planning and Development Review Department, as follows:

3.78 acre tract of land, more or less, out of the Walker Wilson Survey No. 2, Abstract No. 27, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2507 Mitchell Lane in the City of Austin, Travis County, Texas, and 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. Development of the Property shall not exceed 16 residential units.
- B. Development of the Property shall not exceed 4.2228 units per acre.

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 (SF-2) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

_____, 2014 § _____
 § _____
 § _____

Lee Leffingwell
Mayor

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

**FIELD NOTE DESCRIPTION TO ACCOMPANY MAP OF SURVEY
3.789 ACRES
WALKER WILSON SURVEY NO. 2, A-27
TRAVIS COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 3.789 ACRES OF LAND OUT OF THE WALKER WILSON SURVEY NO. 2, ABSTRACT NO. 27, TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN 4.789 ACRE TRACT DESCRIBED IN A DEED TO JOHN BRIAN WINTEROWD RECORDED IN DOCUMENT NUMBER 2005003138 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 3.789 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch diameter steel pin found on the north line of Drew Lane at the southeast corner of the said 4.789 acre Winterowd tract, the same being the southwest corner of Lot 3, Jack Galbreath Subdivision, a subdivision of record in Book 40, Page 12 of the Plat Records of Travis County, Texas for the southeast corner of the herein described tract;

THENCE, S 87°46'04" W, a distance of 400.97 feet along the north line of Drew Lane to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc at the southeast corner of Lot 25, Block S, Bauerle Ranch, a subdivision of record in Document Number 200100379 of the Official Public Records of Travis County, Texas, from which a ½ inch diameter steel pin found bears S 87°46'04" W, 0.71 feet and from which another ½ inch diameter steel pin found bears S 02°09'00" E, 49.86 feet;

THENCE, N 02°09'00" W, along the east line of the said Bauerle Ranch subdivision, at 515.99 feet passing a ½ inch diameter steel pin found with cap stamped Carter Burgess, and continuing a **total distance of 521.14** feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc at the southwest corner of Lot 28, Ford Oaks Annex, a subdivision of record in Book 7, Page 5 of the Plat Records of Travis County, Texas;


THENCE, N 87°21'59" E, a distance of 189.07 feet along the south line of the said Lot 28 to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc, from which a ½ inch diameter steel pin found at the southeast corner of the said Lot 28 bears N 87°21'59" E, 176.03 feet;

THENCE, traversing the interior of the said 4.789 acre Winterowd tract, the following two (2) courses and distances:

- 1) S 02°38'01" E, 209.64 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 2) N 87°42'19" E, 209.34 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc on the east line of the said 4.789 acre Winterowd tract, the same being the west line of Lot 29 of the said Ford Oaks Annex subdivision, from which a ½ inch diameter steel pin found at the northwest corner of the said Lot 29 bears N 02°17'41" W, 185.17 feet;

3.789 Acres
Page 2 of 2

THENCE, S 02°17'41" E, a distance of 313.06 feet along the west line of the said Lot 29 and west line of the said Lot 3, Jack Galbreath Subdivision to the **PLACE OF BEGINNING**, containing 3.789 acres of land, more or less.

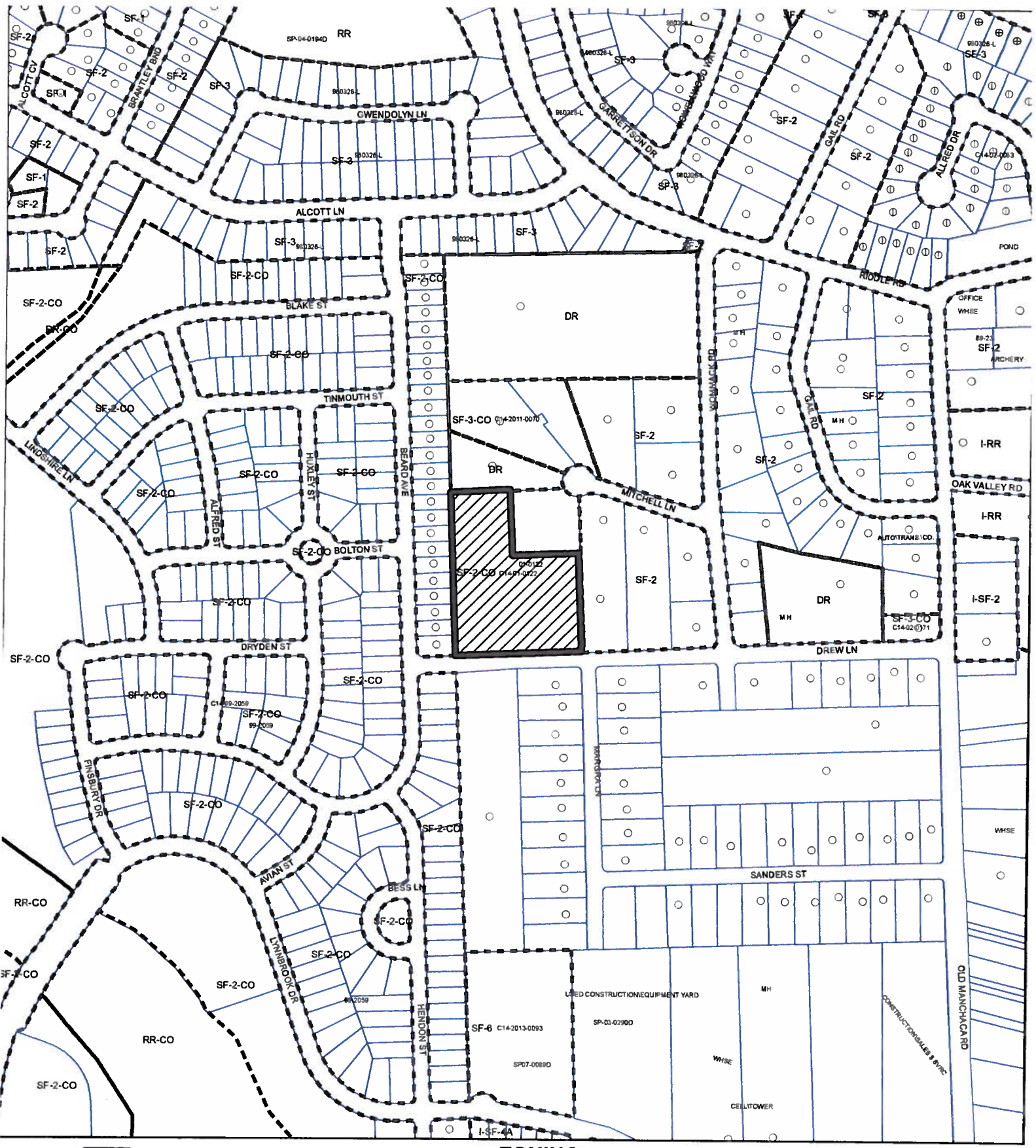

Timothy A. Lenz, R.P.L.S. No. 4393 *11-18-2013*

Lenz & Associates, Inc.
Firm No. 100290-00
4303 Russell Drive
Austin, Texas 78704
(512) 443-1174



(2013-0621.doc)

SCANNED



1" = 400'

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2014-0007

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 geograph by the City of Austin regarding specific accuracy or completeness.

Exhibit B

