

ORDINANCE NO. _____

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**
2 **PROPERTY LOCATED AT 3215 EXPOSITION BOULEVARD AND CHANGING**
3 **THE ZONING MAP FROM UNZONED AND FAMILY RESIDENCE (SF-3)**
4 **DISTRICT TO TOWNHOUSE & CONDOMINIUM RESIDENCE-CONDITIONAL**
5 **OVERLAY (SF-6-CO) 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 on the property (the "Property") described in Zoning Case No.
11 C14-2013-0136, on file at the Planning and Development Review Department, as follows:

12
13 **PARCEL 1**

14 From unzoned and family residence (SF-3) district to townhouse & condominium
15 residence-conditional overlay (SF-6-CO) combining district.

16
17 A 1.08 acre tract of land, more or less, out of the Daniel J. Gilbert Survey No. 8,
18 the tract of land being more particularly described by metes and bounds in Exhibit
19 "A" incorporated into this ordinance.

20
21 **PARCEL 2**

22 From unzoned to townhouse & condominium residence-conditional overlay (SF-6-
23 CO) combining district.

24
25 A 1.10 acre tract of land, more or less, out of the Daniel J. Gilbert Survey No. 8,
26 the tract of land being more particularly described by metes and bounds in Exhibit
27 "B" incorporated into this ordinance

28
29 locally known as 3215 Exposition Boulevard in the City of Austin, Travis County, Texas,
30 and generally identified in the map attached as Exhibit "C".

31
32 **PART 2.** The Property within the boundaries of the conditional overlay combining district
33 established by this ordinance is subject to the following conditions:

34
35 A. Development of the Property shall not exceed 27 residential units.

36
37 B. Development of the Property shall not exceed 12.37 residential units per acre.

C. Within 65 feet of the property line along Exposition Boulevard, the following applies:

1. The maximum height of a building or structure may not exceed two stories;
2. The maximum height of a building or structure may not exceed 32 feet;
3. Development shall comply with Subchapter F, Article 2, Section 2.7 (*Side Wall Articulation*) of the City Code, along the western façade of a building.

D. A thirty-five foot wide vegetative buffer shall be provided and maintained along and adjacent to the eastern edge of the sidewalk along Exposition Boulevard. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements, a driveway or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

E. A fence is prohibited along the property line adjacent to Exposition Boulevard.

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 _____, 2014.

PASSED AND APPROVED

§
§
§

_____, 2014

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____

Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk

**FIELD NOTES DESCRIPTION
(PARCEL 1)**

DESCRIPTION OF 1.082 ACRES (47,143 SQUARE FEET) OF LAND IN THE DANIEL J. GILBERT SURVEY NO. 8, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 96.92 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS, DATED JULY 26, 1916, OF RECORD IN VOLUME 286, PAGE 330, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOT 5, SECOND RESUBDIVISION OF LOT 5 MAR-GLENN, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN PLAT BOOK/VOLUME 29, PAGE 49, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 5, ACCORDING TO A SURVEY PLAT PREPARED BY HOMER BROWN, REGISTERED PUBLIC SURVEYOR NO. 386, DATED OCTOBER 1970, IS A PORTION OF THE PROPERTY CONVEYED FROM U. OF T. (PRESUMABLY THE UNIVERSITY OF TEXAS) TO T.D.M.H. & M.R. (TEXAS DEPARTMENT OF MENTAL HEALTH AND MENTAL RETARDATION) BY EXCHANGE DEED DATED JANUARY 26, 1970 (A SEARCH OF THE TRAVIS COUNTY DEED RECORDS FOR THE EXCHANGE DEED WAS UNSUCCESSFUL); SAID TRACTS OF LAND BEING PART OF THE AUSTIN STATE SCHOOL PROPERTY SITUATED ALONG EXPOSITION BOULEVARD AND SOUTH OF WEST 35TH STREET; SAID 1.082 ACRE TRACT, AS SHOWN ON LOOMIS AUSTIN, INC. PLAN NO. 3117, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point in the east right-of-way line of said Exposition Boulevard for an angle point in the west line of said 96.92 acre State of Texas tract of land, from which a 3-inch brass cap stamped "AUSTIN STATE SCHOOL RM 22 ELEV 610.04" in concrete bears N 56° 06' 00" W a distance of 0.50 feet, said brass cap set as a reference monument to the tract corner by Homer Brown, Registered Public Surveyor No. 386, in his survey of the Austin State School property for the State of Texas as noted on his plat dated October 1970;

THENCE with the west line of said 96.92 acre tract, being the east right-of-way line of said Exposition Boulevard, the following four (4) courses and distances:

- 1) N 38° 10' 39" E a distance of 307.07 feet to a 3-inch brass cap stamped "AUSTIN STATE SCHOOL NO 23 ELEV 592.62" in concrete found for an angle point,
- 2) N 28° 11' 44" E a distance of 59.45 feet to a 3-inch brass cap stamped "AUSTIN STATE SCHOOL NO 24 ELEV 588.22" in concrete found for an angle point,
- 3) N 20° 49' 19" E, at a distance of 140.29 feet pass a mag nail with washer driven into a drilled hole in a concrete rip-rap set for the southwest corner of Parcel 2, a 1.100 acre portion of said 96.92 acre State of Texas tract also surveyed this date, continuing for a total distance of 366.39 feet to a 3-inch brass cap stamped "AUSTIN STATE SCHOOL NO. 25 ELEV 594.45" in concrete found at a point of curvature, and
- 4) with the arc of a curve to the left, having a radius of 270.00 feet, an arc distance of 1.30 feet and a chord bearing N 20° 40' 59" E a distance of 1.30 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set in a chain link fence running east-west approximately 2.3 feet east of a chain link fence corner post to mark the northwest corner of said Parcel 2 and being the southwest corner and **POINT OF BEGINNING** of the tract described herein; N 10,085,235.45-ft, E 3,107,633.45-ft

THENCE continuing with the west line of said 96.92 acre State of Texas tract, same being the east right-of-way line of said Exposition Boulevard and the west line of the tract described herein, the following two (2) courses and distances:

- 1) continuing with the arc of said curve to the left, having a radius of 270.00 feet, an arc distance of 75.89 feet and a chord bearing N 12° 29' 36" E a distance of 75.64 feet to 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set to mark the end of said curve, and
- 2) N 04° 30' 49" E a distance of 114.83 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set to mark an angle point, same being the northwest corner of said 96.92 acre State of Texas tract;

THENCE N 70° 58' 28" E, continuing with the east right-of-way line of Exposition Boulevard, same being the north line of said 96.92 acre State of Texas tract, a distance of 21.68 feet to one-inch rounded bolt found (said bolt the type of marker often set by the City of Austin survey crews to mark right-of-way corners) driven into the ground for an angle point in said right-of-way line, same being the southwest corner of said Lot 5, Second Resubdivision of Lot 5 Mar-Glenn and an angle point in the west line of the tract described herein;

THENCE N 04° 47' 04" E, leaving the north line of said 96.92 acre State of Texas tract and continuing with the east right-of-way line of said Exposition Boulevard, same being the west line of said Lot 5 Second Resubdivision of Lot 5 Mar-Glenn, a distance of 16.74 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set under a chain link fence running north-south approximately 0.4-ft north of its intersection with another chain link fence running east-west to mark the most northern northwest corner of the tract described herein;

THENCE S 88° 47' 35" E, leaving said Exposition Boulevard right-of-way line, same being the west line of said Lot 5, at a distance of approximately 45 feet cross the south line of said Lot 5, same being the north line of said 96.92 acre State of Texas tract, continuing across said 96.92 acre tract for a total distance of 192.78 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set approximately 0.5-ft northeast of a metal chain link fence post to mark the northeast corner of the tract described herein; N 10,085,443.45-ft, E 3,107,873.46-ft

THENCE S 08° 45' 36" W, continuing across said 96.92 acre tract, a distance of 250.58 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set approximately 0.5-ft southeast of a metal chain link fence post to mark the southeast corner of the tract described herein, and being the northeast corner of said Parcel 2; N 10,085,195.81-ft, E 3,107,835.30-ft

THENCE N 78° 53' 25" W, continuing across said 96.92 acre tract, a distance of 205.72 feet to the **POINT OF BEGINNING** and containing 1.082 acres (47,143 square feet) of land, more or less.

SCANNED

1.082-ac. ~ 47,143 Sq. Ft.
Daniel J. Gilbert Sur. No. 8
Travis County, Texas

LAI Job No. 070423
FN0432R2(wdo)
Page 3 of 3

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83. The coordinates shown hereon are grid; the distances are surface. To convert the distances to grid multiply by the project combined scale factor of 0.999929.

LAI WORD FILE: FN0432R2(wdo)

THE STATE OF TEXAS

COUNTY OF TRAVIS

§
§
§


KNOW ALL MEN BY THESE PRESENTS

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of April 2007 under my direction and supervision.

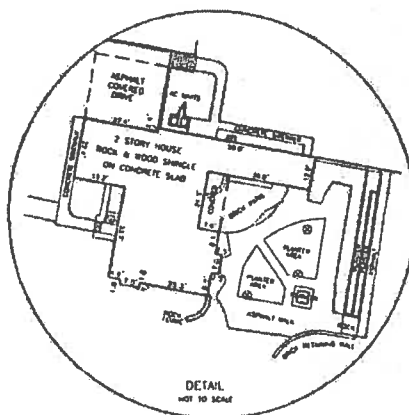
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 23rd of April, 2007 A.D.

Loomis Austin, Inc
Austin, Texas 78746




John D. Barnard
Registered Professional Land Surveyor No. 5749
State of Texas

SCANNED

[illegible]

Variable	Actual	2000 Projection	2000s Base Case	2000s Scenario
C1	220.00	1.20	to 220.00	1.20
C2	220.00	1.00	to 220.00	1.00
C3	220.00	1.00	to 220.00	1.00
C4	220.00	1.00	to 220.00	1.00
C5	220.00	1.00	to 220.00	1.00
C6	220.00	1.00	to 220.00	1.00
C7	220.00	1.00	to 220.00	1.00
C8	220.00	1.00	to 220.00	1.00
C9	220.00	1.00	to 220.00	1.00
C10	220.00	1.00	to 220.00	1.00
C11	220.00	1.00	to 220.00	1.00
C12	220.00	1.00	to 220.00	1.00
C13	220.00	1.00	to 220.00	1.00
C14	220.00	1.00	to 220.00	1.00
C15	220.00	1.00	to 220.00	1.00
C16	220.00	1.00	to 220.00	1.00
C17	220.00	1.00	to 220.00	1.00
C18	220.00	1.00	to 220.00	1.00
C19	220.00	1.00	to 220.00	1.00
C20	220.00	1.00	to 220.00	1.00
C21	220.00	1.00	to 220.00	1.00
C22	220.00	1.00	to 220.00	1.00
C23	220.00	1.00	to 220.00	1.00
C24	220.00	1.00	to 220.00	1.00
C25	220.00	1.00	to 220.00	1.00
C26	220.00	1.00	to 220.00	1.00
C27	220.00	1.00	to 220.00	1.00
C28	220.00	1.00	to 220.00	1.00
C29	220.00	1.00	to 220.00	1.00
C30	220.00	1.00	to 220.00	1.00
C31	220.00	1.00	to 220.00	1.00
C32	220.00	1.00	to 220.00	1.00
C33	220.00	1.00	to 220.00	1.00
C34	220.00	1.00	to 220.00	1.00
C35	220.00	1.00	to 220.00	1.00
C36	220.00	1.00	to 220.00	1.00
C37	220.00	1.00	to 220.00	1.00
C38	220.00	1.00	to 220.00	1.00
C39	220.00	1.00	to 220.00	1.00
C40	220.00	1.00	to 220.00	1.00
C41	220.00	1.00	to 220.00	1.00
C42	220.00	1.00	to 220.00	1.00
C43	220.00	1.00	to 220.00	1.00
C44	220.00	1.00	to 220.00	1.00
C45	220.00	1.00	to 220.00	1.00
C46	220.00	1.00	to 220.00	1.00
C47	220.00	1.00	to 220.00	1.00
C48	220.00	1.00	to 220.00	1.00
C49	220.00	1.00	to 220.00	1.00
C50	220.00	1.00	to 220.00	1.00
C51	220.00	1.00	to 220.00	1.00
C52	220.00	1.00	to 220.00	1.00
C53	220.00	1.00	to 220.00	1.00
C54	220.00	1.00	to 220.00	1.00
C55	220.00	1.00	to 220.00	1.00
C56	220.00	1.00	to 220.00	1.00
C57	220.00	1.00	to 220.00	1.00
C58	220.00	1.00	to 220.00	1.00
C59	220.00	1.00	to 220.00	1.00
C60	220.00	1.00	to 220.00	1.00
C61	220.00	1.00	to 220.00	1.00
C62	220.00	1.00	to 220.00	1.00
C63	220.00	1.00	to 220.00	1.00
C64	220.00	1.00	to 220.00	1.00
C65	220.00	1.00	to 220.00	1.00
C66	220.00	1.00	to 220.00	1.00

LINE	DATE	TIME
1	10/10/70	11:00
2	10/10/70	12:00
3	10/10/70	13:00

[illegible]

REVIEWS' CONTRIBUTION

I, WILLIAM B. STORRA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING THE MONTHS OF DECEMBER 2003 AND JANUARY 2004, UNDER MY DIRECTION AND SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jan. 8, 2004

WILLIAM D. O'HARA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1879 STATE OF TEXAS

[illegible]

LOOMIS
AUSTIN

LAND • WATER • PROPERTY

3183 Bee Cove Road, Suite 375, Austin Texas 78746 (512) 327-1180
Faxes: (512) 327-1180; (512) 327-8062; www.loomispc.com

SURVEY PLAT

2.882 ACRES (PARCEL 1: 1.083 ACRES & PARCEL 2: 1.100 ACRES) IN THE DANIEL J. CLEMENT SURVEY, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF AUSTIN STATE SCHOOL PROPERTY

John Board - James K. Boardman PLAN 7: 3117

**FIELD NOTES DESCRIPTION
(PARCEL 2)**

DESCRIPTION OF 1.100 ACRES (47,896 SQUARE FEET) OF LAND IN THE DANIEL J. GILBERT SURVEY NO. 8, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 96.92 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS, DATED JULY 26, 1916, OF RECORD IN VOLUME 286, PAGE 330, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE TRACTS MAKING UP THE AUSTIN STATE SCHOOL PROPERTY SITUATED ALONG EXPOSITION BOULEVARD AND SOUTH OF WEST 35TH STREET; SAID 1.100 ACRE TRACT, AS SHOWN ON LOOMIS AUSTIN, INC. PLAN NO. 3117, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point in the east right-of-way line of said Exposition Boulevard for an angle point in the west line of said 96.92 acre State of Texas tract of land, from which a 3-inch brass cap stamped "AUSTIN STATE SCHOOL RM 22 ELEV 610.04" in concrete found bears N 56° 06' 00" W a distance of 0.50 feet, said brass cap set as a reference monument to the tract corner by Homer Brown, Registered Public Surveyor No. 386, in his survey of the Austin State School property for the State of Texas as noted on his plat dated October 1970;

THENCE with the west line of said 96.92 acre tract, being the east right-of-way line of said Exposition Boulevard, the following three (3) courses and distances:

- 0) N 38° 10' 39" E a distance of 307.07 feet to a 3-inch brass cap stamped "AUSTIN STATE SCHOOL NO 23 ELEV 592.62" in concrete found for an angle point,
- 0) N 28° 11' 44" E a distance of 59.45 feet to a 3-inch brass cap stamped "AUSTIN STATE SCHOOL NO 24 ELEV 588.22" in concrete found for an angle point, and
- 0) N 20° 49' 19" E, a distance of 140.29 feet to a mag nail with washer driven into a drilled hole in a concrete rip-rap set for the southwest corner and **POINT OF BEGINNING** of the tract described herein; N 10,085,022.92-ft, E 3,170,552.63-ft

THENCE N 20° 49' 19" E, continuing with the west line of said 96.92 acre tract, same being the east right-of-way line of said Exposition Boulevard, a distance of 226.10 feet to a 3-inch brass cap stamped "AUSTIN STATE SCHOOL NO. 25 ELEV 594.45" in concrete found at a point of curvature;

THENCE continuing with the west line of said 96.92 acre tract, same being the east right-of-way line of said Exposition Boulevard, being an arc of a curve to the left, having a radius of 270.00 feet, an arc distance of 1.30 feet and a chord bearing N 20° 40' 59" E a distance of 1.30 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set in a chain link fence running east-west approximately 2.3 feet east of a chain link fence corner post to mark the northwest corner of the tract described herein, same being the southwest corner of Parcel 1, a 1.082 acre tract of said 96.92 acre State of Texas tract also surveyed this date;
N 10,085,235.45-ft, E 3,107,633.45-ft

1.100-ac. ~ 47,896 Sq. Ft.
Daniel J. Gilbert Sur. No. 8
Travis County, Texas

LAI Job No. 070423
FN0433R1(wdo)
Page 2 of 2

THENCE S 78° 53' 25" E, leaving said Exposition Boulevard right-of-way line and crossing said 96.92 acre State of Texas tract, a distance of 205.72 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set approximately 0.5-ft southeast of a metal chain link fence post to mark the northeast corner of the tract described herein, and being the southeast corner of said Parcel 1; N 10,085,195.81-ft, E 3,107,835.30-ft

THENCE S 19° 31' 08" W, continuing across said 96.92 acre tract, a distance of 238.08 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set in a field to mark the southeast corner of the tract described herein; N 10,084,971.43-ft, E 3,107,755.76-ft

THENCE N 75° 46' 34" W, continuing across said 96.92 acre tract, a distance of 209.57 feet to the **POINT OF BEGINNING** and containing 1.100 acres (47,896 square feet) of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83. The coordinates shown hereon are grid; the distances are surface. To convert the distances to grid multiply by the project combined scale factor of 0.999929.

LAI WORD FILE: FN0433(wdo)

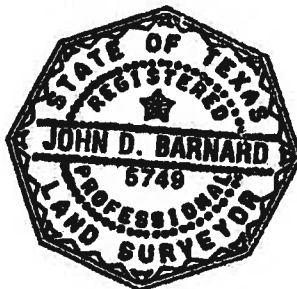
THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §


KNOW ALL MEN BY THESE PRESENTS

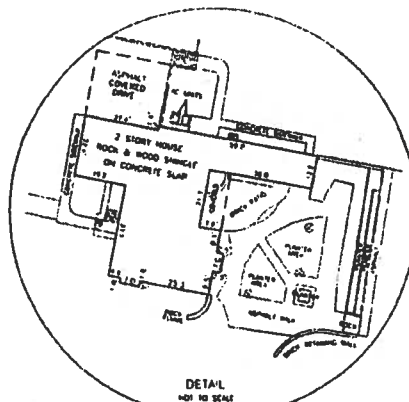
That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of April 2007 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 23rd of April, 2007 A.D.

Loomis Austin, Inc
Austin, Texas 78746




John D. Barnard
Registered Professional Land Surveyor No. 5749
State of Texas

[illegible]

NUMBER	CLIQUE	NO. LINES	GROUP SELECTED	CLIQUE LINES
1	12345	100	1 2 3 4 5	100
2	12345	100	1 2 3 4 5	100
3	12345	100	1 2 3 4 5	100
4	12345	100	1 2 3 4 5	100
5	12345	100	1 2 3 4 5	100
6	12345	100	1 2 3 4 5	100
7	12345	100	1 2 3 4 5	100
8	12345	100	1 2 3 4 5	100
9	12345	100	1 2 3 4 5	100
10	12345	100	1 2 3 4 5	100

Sample #	Distance	Altitude
1	0.0000	21.00
2	0.0000	21.00
3	0.0000	21.00

[illegible]**RESEARCH CONTRIBUTION**

I WILLIAM D. DUNN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE ON THE CORNERS OF THE PROPERTY DESCRIBED HEREIN DURING THE MONTHS OF DECEMBER 2001 AND JANUARY 2002, UNDER MY SUPERVISION AND SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Jan. 9, 1904.

Will D. Dill
44100 D. DILL
REPUTABLE PROFESSIONAL AND BUSINESS
404 4870 9747 OF 7146

[illegible]

**LOOMIS
AUSTIN**

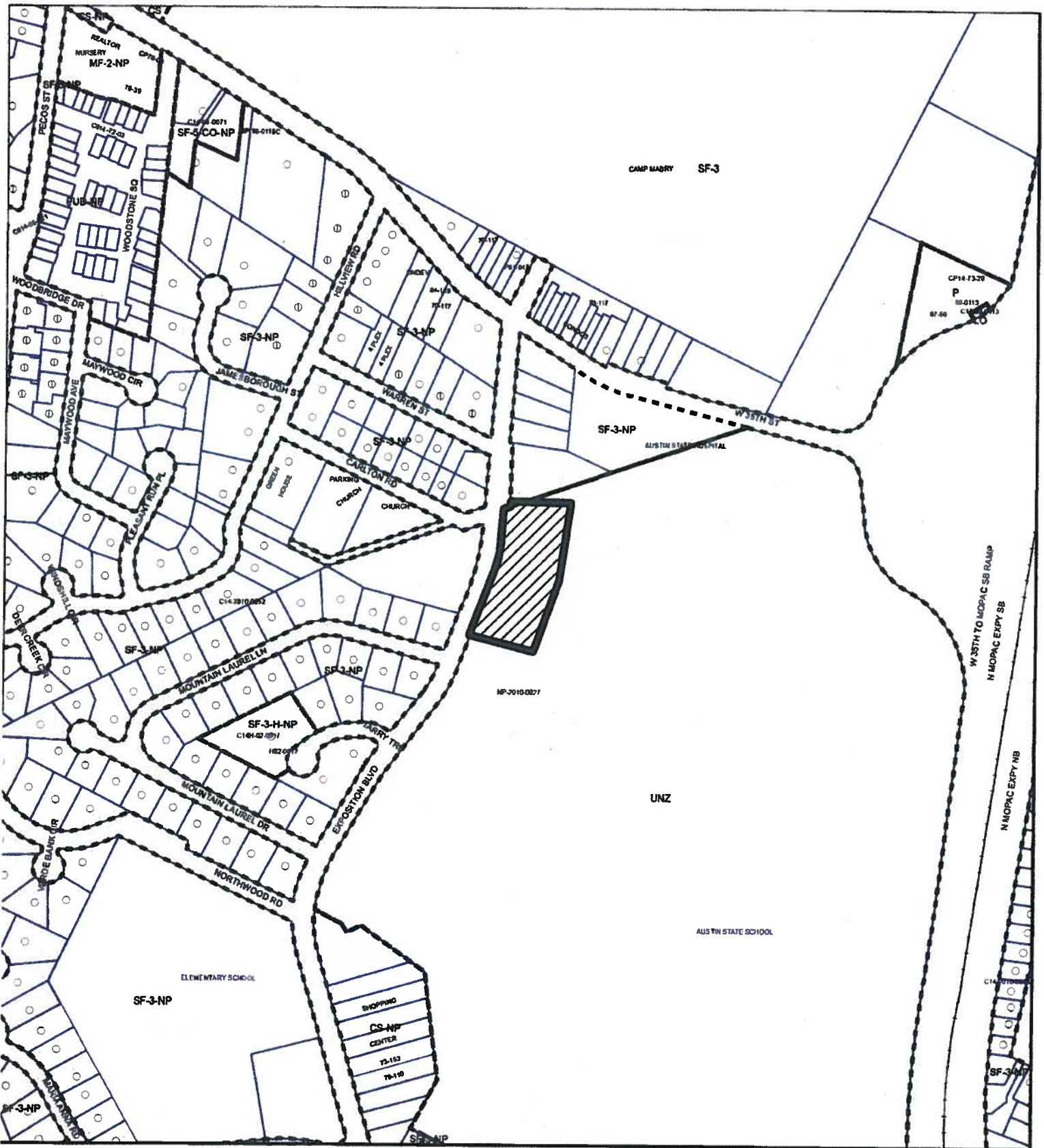
LAND • WATER • PROPERTY

3103 Oak Cove Road, Suite 220, Austin, Texas 78748 (512) 327-1100
 Fax: (512) 327-1100. E-mail: info@barndominium.com

SURVEY PLAT

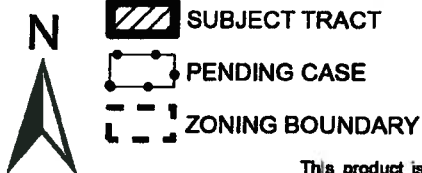
2.162 ACRES (PARCEL 1, 1.062 ACRES & PARCEL 2, 1.100 ACRES) OF THE DANIEL J. CLARK SURVEY, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF AUSTIN STATE SCHOOL PROPERTY.

John Bernard - barack@clow.com PLAN 7: 3117



ZONING

ZONING CASE#: C14-2013-0136



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 geographic information by the City of Austin regarding specific accuracy or completeness.

Exhibit C

