

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2311 WESTROCK DRIVE FROM URBAN FAMILY
3 RESIDENCE-CONDITIONAL OVERLAY (SF-5-CO) COMBINING DISTRICT
4 AND RURAL RESIDENCE (RR) DISTRICT TO URBAN FAMILY RESIDENCE-
5 CONDITIONAL OVERLAY (SF-5-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 C14-2014-0050, on file at the Planning and Development Review Department, as follows:
12

13 from urban family residence-conditional overlay (SF-5-CO) combining district to
14 urban family residence-conditional overlay (SF-5-CO) combining district
15

16 3.37 acre tract of land, more or less, out of the Henry P. Hill League Abstract No.
17 14 the tract of land being more particularly described by metes and bounds in
18 Exhibit "A" incorporated into this ordinance,
19

20 from rural residence (RR) district to urban family residence-conditional overlay
21 (SF-5-CO) combining district
22

23 2.06 acre tract of land, more or less, out of the Henry P. Hill League Abstract No.
24 14 the tract of land being more particularly described by metes and bounds in
25 Exhibit "B" incorporated into this ordinance
26

27 locally known as 2311 Westrock Drive in the City of Austin, Travis County, Texas, and
28 generally identified in the map attached as Exhibit "C".
29

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

33 A. Development of the Property may not exceed 1.086 residential units per acre.
34

35 B. Development of the Property may not exceed 5 residential units.
36
37

1 C. The following uses are prohibited uses of the Property:
2

3 Bed and breakfast (group 1)
4 Duplex residential
5 Retirement housing (large site)
6 Small lot single-family residential
7 Two-family residential
8 Club or lodge
9 Communication service facilities
10 Community recreation (private)
11 Cultural services
12 Day care services (general)
13 Group home, Class I (general)
14 Local utility services

15 Private secondary educational
16 facilities
17 Public secondary educational
18 facilities

19 Bed and breakfast (group 2)
20 Retirement housing (small site)
21 Single-family attached residential
22 Townhouse residential
Short term rental
College and university facilities
Community events
Community recreation (public)
Day care services (commercial)
Day care services (limited)
Group home, Class II (limited)
Private primary educational
facilities
Public primary educational facilities
Safety services

23 Except as specifically restricted under this ordinance, the Property may be developed and
24 used in accordance with the regulations established for the urban family residence (SF-5)
25 base district and other applicable requirements of the City Code.

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

27 **PASSED AND APPROVED**

28 §
29 §
30 §

31 _____, 2014

32 Lee Leffingwell
33 Mayor

34 **APPROVED:** _____ **ATTEST:** _____

35 Karen M. Kennard
36 City Attorney

37 Jannette S. Goodall
38 City Clerk

EXHIBIT "A"
HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (812) 442-0990
www.hciaustin.com

FIELD NOTE DESCRIPTION OF 3.37 ACRES OF LAND OUT OF THE HENRY P. HILL LEAGUE ABSTRACT No. 14 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (3.37 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 1" AND CONVEYED TO ARTHUR D. STONE BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2013202979 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found for an angle corner in the Southwesterly line of Lot 16, West Park Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 7 Page 44 of the Plat Records of Travis County, Texas, and in the Southeasterly line of that certain (2.63 acre) tract of land described as "Tract 2" and as conveyed to Arthur D. Stone by Special Warranty Deed recorded in Document No. 2013202979 of the Official Public Records of Travis County, Texas, for the most Northerly corner of that certain (3.37 acre) tract of land described as "Tract 1" and as conveyed to Arthur D. Stone by said Special Warranty Deed recorded in Document No. 2013202979 of the Official Public Records of Travis County, Texas, and being the most Northerly corner and **PLACE OF BEGINNING** of the herein described tract of land, and from which a ½" iron rod found for a Westerly common corner of Lot 15 and Lot 16 of said West Park Addition, and for the most Easterly corner of said Stone (2.63 acre) tract bears N 51 deg. 30' 08" E 15.13 ft.;

THENCE with the common line of said Stone (3.37 acre) tract and said West Park Addition, the following two (2) courses;

- 1) S 38 deg. 37' 31" E 379.32 ft. to a ½" iron pipe found;
- 2) N 87 deg. 53' 29" E 8.75 ft. to a ½" iron pipe found in the curving West right-of-way line of Westrock Drive for a Southeasterly angle corner of Lot 19 of said West Park Addition, and for an Easterly angle corner of said Stone (3.37 acre) tract, and being an Easterly angle corner of this tract;

THENCE with the curving West right-of-way line of Westrock Drive, the following two (2) courses;

- 1) along a curve to the left with a radius of 218.20 ft. for an arc length of 12.40 ft. and which chord bears S 04 deg. 22' 46" E 12.39 ft. to a ½" iron pipe found;
- 2) continuing along said curve to the left with a radius of 218.20 ft. for an arc length of 37.19 ft. and which chord bears S 09 deg. 51' 59" E 37.15 ft. to a ½" iron pipe found for the most Northerly corner of Lot 20 of said West Park Addition for an Easterly angle corner of said Stone (3.37 acre) tract, and being an Easterly angle corner of this tract;

Page 2 of 2
3.37 ACRES

THENCE leaving the curving West right-of-way line of Westrock Drive with the common line of said Stone (3.37 acre) tract and said West Park Addition, S 51 deg. 22' 00" W 317.19 ft. to a ½" iron pipe found for the most Westerly corner of Lot 23 of said West Park Addition, and being in the Northeast line of that certain (6.194 acre) tract of land as conveyed to Robert M. Schmidt by Warranty Deed recorded in Volume 12914 Page 673 of the Real Property Records of Travis County, Texas, and further described in Volume 12537 Page 411 of the Real Property Records of Travis County, Texas, and being the most Southerly corner of said Stone (3.37 acre) tract, same being the most Southerly corner of this tract;

THENCE with the common line of said Stone (3.37 acre) tract and said Schmidt (6.194 acre) tract, N 38 deg. 40' 50" W 450.15 ft. to a 5/8" square rod found in the Southeast line of said Stone (2.63 acre) tract for the most Westerly corner of said Stone (3.37 acre) tract and for the most Northerly corner of said Schmidt (6.194 acre) tract and being the most Westerly corner of this tract, and from which a ½" iron rod found for the most Southerly corner of said Stone (2.63 acre) tract and for the most Westerly corner of said Schmidt (6.194 acre) tract bears S 52 deg. 30' 13" W 299.81 ft.;

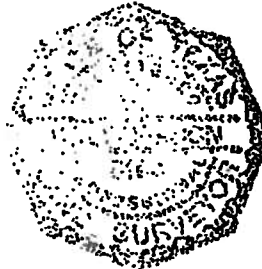
THENCE with the common line of said Stone (3.37 acre) tract and said Stone (2.63 acre) tract, N 55 deg. 15' 30" E 336.21 ft. to the PLACE OF BEGINNING, containing 3.37 acres of land.

SURVEYED: April 8, 2014


Holt Carson

Registered Professional Land Surveyor No. 5166

see accompanying map: B 937048



SCALE: 1" = 80'



THE DESCRIBED OR PORTION OF GRASS

BARBARA STONE, TRACT
CLARK ACRES
Document No. 201227720
Volume 12222 Page 127

Legend
- 1/4 Section
- 1/2 Section
- 3/4 Section
- 1/8 Section
- 1/16 Section
- 1/32 Section
- 1/64 Section
- 1/128 Section
- 1/256 Section
- 1/512 Section
- 1/1024 Section
- 1/2048 Section
- 1/4096 Section
- 1/8192 Section
- 1/16384 Section
- 1/32768 Section
- 1/65536 Section
- 1/131072 Section
- 1/262144 Section
- 1/524288 Section
- 1/1048576 Section
- 1/2097152 Section
- 1/4194304 Section
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- 1/11857109937700036435807318687864467092894445351208182667015501507031492096 Section
- 1/23714219875400072871614637375728934185788890702416365334030003014078416192 Section
- 1/47428439750800145743229274751457868371577781404832730668060006028156832384 Section
- 1/94856879501600291486458549502915736743155562809665461336120012056313664768 Section
- 1/1897137590032005829729170

EXHIBIT "B"

HOLT CARSON, INC.

PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0880
www.holaustin.com

FIELD NOTE DESCRIPTION OF 2.06 ACRES OF LAND OUT OF THE HENRY P. HILL LEAGUE ABSTRACT No. 14 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (2.63 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 2" AND CONVEYED TO ARTHUR D. STONE BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2013202979 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/4" iron rod found for an angle corner in the Southwesterly line of Lot 16, West Park Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 7 Page 44 of the Plat Records of Travis County, Texas, and in the Southeasterly line of that certain (2.63 acre) tract of land described as "Tract 2" and as conveyed to Arthur D. Stone by Special Warranty Deed recorded in Document No. 2013202979 of the Official Public Records of Travis County, Texas, for the most Northerly corner of that certain (3.37 acre) tract of land described as "Tract 1" and as conveyed to Arthur D. Stone by said Special Warranty Deed recorded in Document No. 2013202979 of the Official Public Records of Travis County, Texas, and being in the Southeast line of that certain (0.57 acre) tract of land as conveyed to James Cannon and Victoria Cannon by General Warranty Deed recorded in Document No. 2004222963 of the Official Public Records of Travis County, Texas, and from which a 1/4" iron pipe found for an angle corner in the common line of said Stone (3.37 acre) tract and said West Park Addition, bears S 38 deg. 37' 31" E 379.32 ft.;

THENCE with the common line of said Stone (3.37 acre) tract and said Stone (2.63 acre) tract and with the Southeasterly line of said Cannon (0.57 acre) tract, S 55 deg. 15' 30" W 254.97 ft. to a 1/4" iron rod found for the South corner of said Cannon (0.57 acre) tract and being the East corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE continuing with the common line of said Stone (3.37 acre) tract and said Stone (2.63 acre) tract, S 55 deg. 15' 30" W 81.24 ft. to a 5/8" square rod found for the most Westerly corner of said Stone (3.37 acre) tract and for the most Northerly corner of that certain (6.194 acre) tract of land as conveyed to Robert M. Schmidt by Warranty Deed recorded in Volume 12914 Page 673 of the Real Property Records of Travis County, Texas, and further described in Volume 12537 Page 411 of the Real Property Records of Travis County, Texas, and being an angle corner in the Southeast line of this tract, and from which a 1/4" iron pipe found for the most Southerly corner of said Stone (3.37 acre) tract bears S 38 deg. 40' 50" E 450.15 ft.;

THENCE with the common line of said Stone (2.63 acre) tract and said Schmidt (6.194 acre) tract, S 52 deg. 30' 13" W at 99.32 ft. passing a 60D nail found, and continuing with the same bearing for a total distance of 299.81 ft. to a 1/4" iron rod found for the most Southerly corner of said Stone (2.63 acre) tract and being the most Southerly corner of this tract;

Page 2 of 2
2.06 ACRES

THENCE with the Southwesterly line of said Stone (2.63 acre) tract, N 38 deg. 12' 52" W at 100.84 ft. passing a 3/4" iron pipe found, and continuing with the same bearing for a total distance of 160.22 ft. to a calculated point below the West side of a bluff for the most Westerly corner of said Stone (2.63 acre) tract and for the most Southerly corner of that certain (1.10 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 5029 Page 206 of the Deed Records of Travis County, Texas;

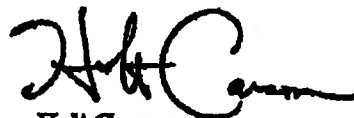
THENCE with the common line of said Stone (2.63 acre) tract and said City of Austin (1.10 acre) tract, the following two (2) courses;

- 1) N 37 deg. 56' 47" E 73.15 ft. to a calculated point below the West side of a bluff;
- 2) N 22 deg. 50' 33" E 254.96 ft. to a calculated point below the West side of a bluff for the most Northerly or Northwest corner of said Stone (2.63 acre) tract and for the Southwest corner of that certain (1.802 acre) tract of land as conveyed to Barbara Stone Sleek, Trustee, by Warranty Deed recorded in Document No. 2010187638 of the Official Public Records of Travis County, Texas, and further described in Volume 12340 Page 137 of the Real Property Records of Travis County, Texas, and being the most Northerly corner of this tract;

THENCE with the common line of said Stone (2.63 acre) tract and said Sleek (1.802 acre) tract, S 80 deg. 30' 30" E 147.57 ft. to a 1/2" iron rod found for the Northwest corner of said Cannon (0.57 acre) tract and being a Northeastly corner of this tract, and from which a 1/2" iron rod found for the Southeast corner of said Sleek (1.802 acre) tract and for an angle corner in the North line of said Cannon (0.57 acre) tract and for the Southwest corner of that certain (0.53 acre) tract of land as conveyed to James Cannon and Victoria Cannon by General Warranty Deed recorded in Document No. 2004222963 of the Official Public Records of Travis County, Texas, bears S 80 deg. 30' 30" E 99.23 ft.;

THENCE crossing the interior of said Stone (2.63 acre) tract with the Southwest line of said Cannon (0.57 acre) tract, S 34 deg. 37' 41" E 201.03 ft. to the PLACE OF BEGINNING, containing 2.06 acres of land.

SURVEYED: April 8, 2014



Holt Carson

Registered Professional Land Surveyor No. 5166

see accompanying map: B 937048



