

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8528-8600 BURNET ROAD AND 8647 ROCKWOOD LANE FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY (MF-6-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 general commercial services (CS) district to multifamily residence highest density-conditional overlay (MF-6-CO) combining district on the property (the "Property") described in Zoning Case No. C14-2014-0157, on file at the Planning and Zoning Department, as follows:

1.314 acre tract of land, more or less, out of the George W. Davis Survey No. 15, abstract No. 217 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and;

1.490 acre tract of land, more or less, out of the George W. Davis Survey No. 15, abstract No. 217 the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,

locally known as 8528-8600 Burnet Road and 8647 Rockwood Lane in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

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

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The maximum height, as defined by City Code, of a building or structure on the Property may not exceed 60 feet.
- C. Development of the Property may not exceed 225 residential units.

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2 D. Development of the Property may not exceed 80.65 residential units per acre.

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4 E. Development of the Property may not exceed a floor to area ratio (F.A.R.) of
5 2:1.
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7 Except as specifically restricted under this ordinance, the Property may be developed and
8 used in accordance with the regulations established for the multifamily residence highest
9 density (MF-6) base district and other applicable requirements of the City Code.

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11 **PART 3.** This ordinance takes effect on _____, 2015.
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14 **PASSED AND APPROVED**

15
16 §
17 §
18 _____, 2015 §
19 Steve Adler
20 Mayor
21

22
23 **APPROVED:** _____ **ATTEST:** _____
24 Anne L. Morgan Jannette S. Goodall
25 Interim City Attorney City Clerk

FIELD NOTES DESCRIPTION

DESCRIPTION OF 1.314 ACRES OF LAND SITUATED IN THE GEORGE W. DAVIS SURVEY NO. 15, ABSTRACT NO. 217, TRAVIS COUNTY, TEXAS; BEING ALL OF LOT 1-B, SECOND RESUB. TRACT 2, GRAMERCY PARK, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN VOLUME 77, PAGE 36, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1-B CONVEYED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO ROBERT L. CRUMP, D/B/A CRUMP PLUMBING SUPPLY, A SOLE PROPRIETORSHIP, OF RECORD IN VOLUME 9451, PAGE 570, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING ALL OF LOT 2, RESUBDIVISION OF TRACT TWO OF GRAMERCY PARK, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN VOLUME 62, PAGE 2, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 2 CONVEYED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO ROBERT L. CRUMP, D/B/A CRUMP PLUMBING SUPPLY, OF RECORD IN VOLUME 9451, PAGE 558, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1-B AND SAID LOT 2 ALSO BEING CONVEYED IN THE SPECIAL WARRANTY DEED TO ROBERT LEE CRUMP, OF RECORD IN DOCUMENT NO. 2004029342, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.314 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in the south right-of-way line of Rockwood Lane (60' R.O.W.), being the common north corner of said Lot 1-B and Lot 1-A of said Second Resub. Tract 2, Gramercy Park, for the **POINT OF BEGINNING** and the northwest corner of the tract described herein, from which another 1/2-inch iron rod found at a point of curvature in the south right-of-way line of said Rockwood Lane and the north line of said Lot 1-A, bears N 63°23'34" W, a distance of 144.02 feet;

THENCE with the south right-of-way line of said Rockwood Lane and the north lines of said Lot 1-B and said Lot 2, Resubdivision of Tract Two of Gramercy Park, with the north line of the tract described herein, the following two (2) courses and distances:

1. S 63°23'34" E, passing at a distance of 99.95 feet a 1/2-inch iron rod found for the common north corner of said Lot 1-B and said Lot 2, Resubdivision of Tract Two of Gramercy Park, and continuing for a total distance of 189.86 feet to a calculated point of curvature in the north line of said Lot 2, Resubdivision of Tract Two of Gramercy Park, from which a 1/2-inch iron rod found in the right-of-way of said Rockwood Lane, bears N 50°58'04" E, a distance of 0.29 feet, and
2. with the arc of a curve to the left, having a radius of 407.63 feet, an arc distance of 20.01 feet, and a chord which bears S 64°48'26" E, a distance of 20.01 feet to a 1/2-inch iron rod found for the common north corner of said Lot 2 and Lot 3, both of said Resubdivision of Tract Two of Gramercy Park, for the northeast corner of the tract described herein, from which another 1/2-inch iron rod found at a point of tangency in the south right-of-way line of said Rockwood Lane and the north line of said Lot 3, bears a chord bearing and distance of S 72°08'56" E, 84.31 feet;

THENCE S 27°26'19" W, leaving the south right-of-way line of said Rockwood Lane, with the common line of said Lots 2 and 3, both of Resubdivision of Tract Two of Gramercy Park, with the east line of the tract described herein, a distance of 150.50 feet to a 1/2-inch iron rod found for the common south corner of said Lots 2 and 3, both of Resubdivision of Tract Two of Gramercy Park, being in the north line of Lot 2, Sam Robinson Subdivision, a subdivision according to the plat of record in Volume 76, Page 104, Plat Records of Travis County, Texas, for the easterly southeast corner of the tract described herein, from which a 1/2-inch iron pipe found for the common north corner of said Lot 2, Sam Robinson Subdivision and Lot A, Sam Robinson Subdivision No. 2 – Amended, a subdivision according to the plat of record in Volume 83, Page 90B, Plat Records of Travis County, Texas, being in the south line of said Lot 3, bears S 63°23'26" E, a distance of 40.06 feet;

THENCE N 63°23'26" W, with the south line of said Lot 2, Resubdivision of Tract Two of Gramercy Park and a portion of the north line of said Lot 2, Sam Robinson Subdivision, with an interior line of the tract described herein, a distance of 109.97 feet to a calculated angle point for the common west corner of said Lot 2, Resubdivision of Tract Two of Gramercy Park and said Lot 2, Sam Robinson Subdivision, being in the east line of said Lot 1-B, for an interior corner of the tract described herein;

1.314 Acres
George W. Davis Survey No. 15, A-217
Travis County, Texas

Job No. 070008-01-001
FN1633(clw)
Page 2 of 2

THENCE S 27°27'43" W, with a portion of the east line of said Lot 1-B and all of the west line of said Lot 2, Sam Robinson Subdivision, with an interior line of the tract described herein, a distance of 258.71 feet to a 3/4-inch iron pipe found for the common south corner of said Lot 1-B and said Lot 2, Sam Robinson Subdivision, being in the north line of Lot 2, Block A, Woodchase Section One, a subdivision according to the plat of record in Volume 83, Page 58A, Plat Records of Travis County, Texas, for the southerly southeast corner of the tract described herein;

THENCE N 62°02'42" W, with the south line of said Lot 1-B and a portion of the north line of said Lot 2, Block A, Woodchase Section One, with the south line of the tract described herein, a distance of 99.94 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set for the common south corner of said Lots 1-A and 1-B, for the southwest corner of the tract described herein;

THENCE N 27°27'43" E, leaving the north line of said Lot 2, Block A, Woodchase Section One, with the common line of said Lots 1-A and 1-B, with the west line of the tract described herein, a distance of 406.34 feet to the **POINT OF BEGINNING** and containing 1.314 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

BOWMAN WORD FILE: FN1633(clw) BOWMAN PLAN No. 3444.1

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

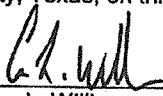
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KNOW ALL MEN BY THESE PRESENTS

That I, Cara L. Williams, 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 surveys made on the ground during June 2014, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 20th day of August 2014 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746



Cara L. Williams
Registered Professional Land Surveyor
No. 6336 – State of Texas



FIELD NOTES DESCRIPTION

DESCRIPTION OF 1.490 ACRES OF LAND SITUATED IN THE GEORGE W. DAVIS SURVEY NO. 15, ABSTRACT NO. 217, TRAVIS COUNTY, TEXAS; BEING ALL OF LOT 2, SAM ROBINSON SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN VOLUME 76, PAGE 104, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING ALL OF LOT B, SAM ROBINSON SUBDIVISION NO. 2 – AMENDED, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN VOLUME 83, PAGE 90B, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 2 DESIGNATED AS "TRACT ONE" AND SAID LOT B DESIGNATED AS "TRACT TWO" IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO CHARLES MICHAEL GORDON, A SINGLE MAN, OF RECORD IN DOCUMENT NO. 2004191181, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.490 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in the west right-of-way line of Burnet Road (a/k/a State Highway No. 29) (R.O.W. varies) for the common east corner of said Lot 2, Sam Robinson Subdivision and Lot 2, Block A, Woodchase Section One, a subdivision according to the plat of record in Volume 83, Page 58A, Plat Records of Travis County, Texas, for the **POINT OF BEGINNING** and the southeast corner of the tract described herein, from which another 1/2-inch iron rod found in the west right-of-way line of said Burnet Road, being an angle point in the east line of said Lot 2, Block A, Woodchase Section One, bears N 81°36'36" W, a distance of 3.96 feet;

THENCE leaving the west right-of-way line of said Burnet Road, with the south line of said Lot 2, Sam Robinson Subdivision and a portion of the north line of said Lot 2, Block A, Woodchase Section One, with the south line of the tract described herein, the following three (3) courses and distances:

1. N 59°39'52" W, a distance of 4.25 feet to a 1/2-inch iron pipe found for an angle point in the common line of said Lot 2, Sam Robinson Subdivision and said Lot 2, Block A, Woodchase Section One,
2. N 64°25'50" W, a distance of 120.78 feet to a calculated angle point in the common line of said Lot 2, Sam Robinson Subdivision and said Lot 2, Block A, Woodchase Section One, from which a 1/2-inch iron rod found in the interior of said Lot 2, Block A, Woodchase Section One, bears S 46°33'08" W, a distance of 0.27 feet, and
3. N 61°32'50" W, a distance of 233.95 feet to a 3/4-inch iron pipe found for the common south corner of said Lot 2, Sam Robinson Subdivision and Lot 1-B, Second Resub. Tract 2, Gramercy Park, a subdivision according to the plat of record in Volume 77, Page 36, Plat Records of Travis County, Texas, for the southwest corner of the tract described herein, from which a 1/2-inch iron rod with plastic cap stamped "BCG" set for the common south corner of said Lot 1-B and Lot 1-A of said Second Resub. Tract 2, Gramercy Park, bears N 62°02'42" W, a distance of 99.94 feet;

THENCE N 27°27'43" E, leaving the north line of said Lot 2, Block A, Woodchase Section One, with the west line of said Lot 2, Sam Robinson Subdivision and a portion of the east line of said Lot 1-B, with the west line of the tract described herein, a distance of 258.71 feet to a calculated point for the common west corner of said Lot 2, Sam Robinson Subdivision and Lot 2, Resubdivision of Tract Two of Gramercy Park, a subdivision according to the plat of record in Volume 62, Page 2, Plat Records of Travis County, Texas, for the northwest corner of the tract described herein, from which a 1/2-inch iron rod found in the south right-of-way line of Rockwood Lane (60' R.O.W.), being the common north corner of said Lot 2, Resubdivision of Tract Two of Gramercy Park and said Lot 1-B, bears N 27°27'43" E, a distance of 150.00 feet;

THENCE S 63°23'26" E, leaving the east line of said Lot 1-B, with the north line of said Lot 2, Sam Robinson Subdivision, the south line of said Lot 2, Resubdivision of Tract Two of Gramercy Park, and a portion of the south line of Lot 3 of said Resubdivision of Tract Two of Gramercy Park, with the north line of the tract described herein, passing at a distance of 109.97 feet a 1/2-inch iron rod found for the common south corner of said Lots 2 and 3, both of Resubdivision of Tract Two of Gramercy Park, and continuing for a total distance of 150.03 feet to a 1/2-inch iron pipe found in the south line of said Lot 3, for the common north corner of said Lot 2, Sam Robinson Subdivision and Lot A of said Sam Robinson Subdivision No. 2 – Amended, for the northerly northeast corner of the tract described herein, from which a 2-inch iron pipe found with a nail in the center in the west right-of-way line of said Burnet Road, being the common east corner of said Lot A and said Lot 3, bears S 63°23'26" E, a distance of 132.49 feet;

1.490 Acres
George W. Davis Survey No. 15, A-217
Travis County, Texas

Job No. 070008-01-001
FN1632(ciw)
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THENCE S 27°29'22" W, leaving the south line of said Lot 3, with a portion of an interior line of said Lot 2, Sam Robinson Subdivision and the west line of said Lot A, with an interior line of the tract described herein, a distance of 144.66 feet to a 60D nail found for the common west corner of said Lots A and B, for an interior corner of the tract described herein, from which a 1/2-inch iron pipe found for an interior corner of said Lot 2, Sam Robinson Subdivision, being the southwest corner of said Lot B, bears S 27°29'22" W, a distance of 88.90 feet;

THENCE S 73°11'52" E, leaving an interior line of said Lot 2, Sam Robinson Subdivision, with the south line of said Lot A and a portion of the north line of said Lot B, with an interior line of the tract described herein, a distance of 167.20 feet to a 1/2-inch iron pipe found in the west right-of-way line of said Burnet Road, being the southeast corner of said Lot A and an angle point in the north line of said Lot B, for an interior corner of the tract described herein, from which a 2-inch iron pipe found with a nail in the center in the west right-of-way line of said Burnet Road, being the common east corner of said Lot A and said Lot 3, bears N 12°06'28" E, a distance of 119.99 feet;

THENCE S 77°31'43" E, with the west right-of-way line of said Burnet Road and a portion of the north line of said Lot B, with an interior line of the tract described herein, a distance of 3.95 feet to a 1/2-inch iron rod found for the northeast corner of said Lot B and the easterly northeast corner of the tract described herein;

THENCE S 12°06'05" W, continuing with the west right-of-way line of said Burnet Road, also with the east lines of said Lot B and said Lot 2, Sam Robinson Subdivision, with the east line of the tract described herein, passing at a distance of 118.99 feet a 1/2-inch iron pipe found for the common east corner of said Lot 2, Sam Robinson Subdivision and said Lot B, continuing for a total distance of 154.01 feet to the **POINT OF BEGINNING** and containing 1.490 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

BOWMAN WORD FILE: FN1632(ciw) BOWMAN PLAN No. 3443.1

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

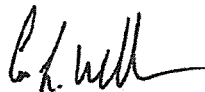
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KNOW ALL MEN BY THESE PRESENTS

That I, Cara L. Williams, 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 surveys made on the ground during June 2014, under my direction and supervision.

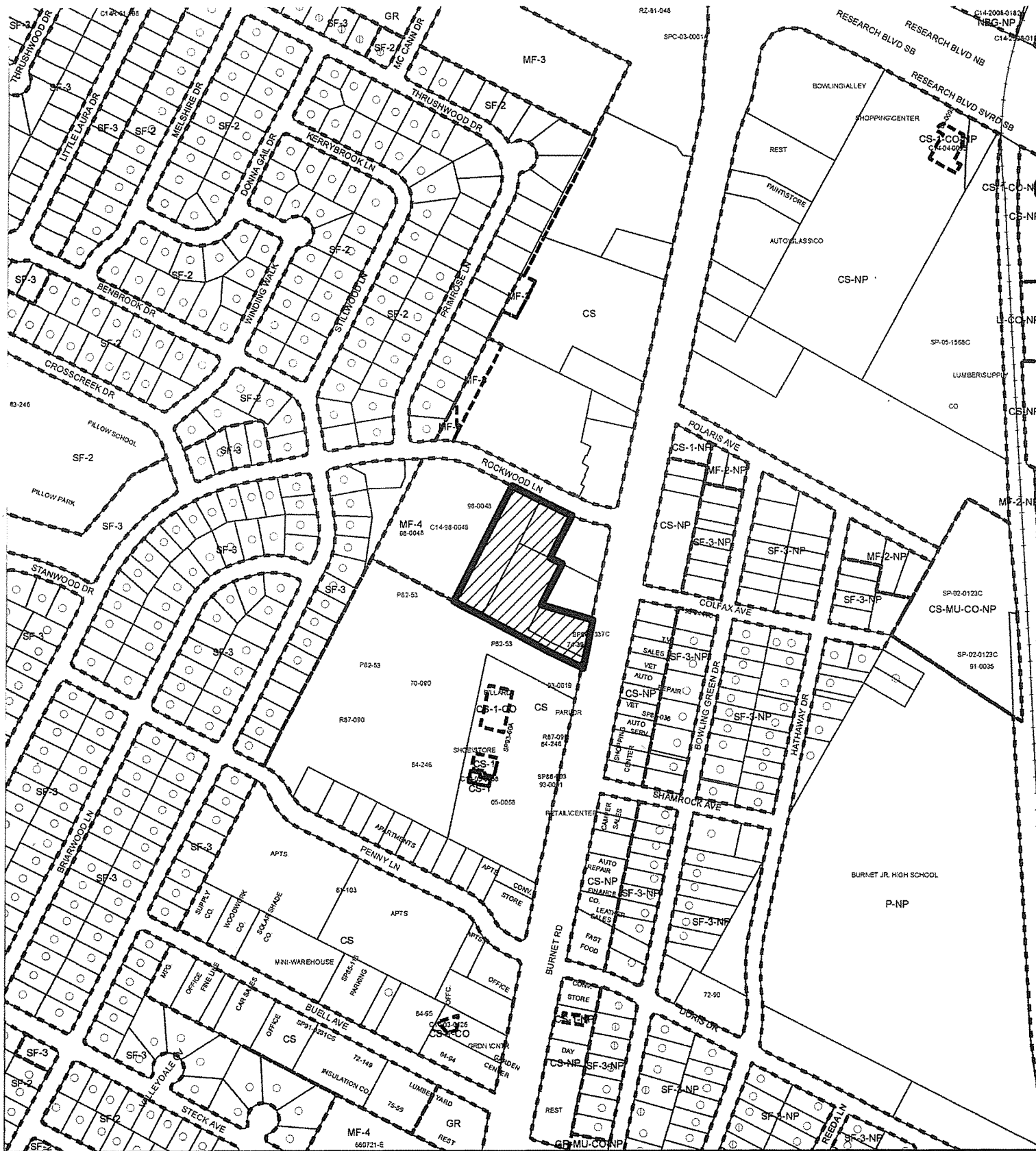
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 20th day of August 2014 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746



Cara L. Williams
Registered Professional Land Surveyor
No. 6336 – State of Texas





ZONING

ZONING CASE#: C14-2014-0157



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

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

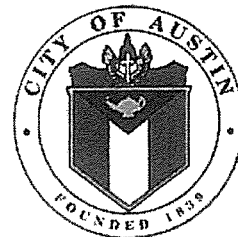


Exhibit C