

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7513 AND 7603 COOPER LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT AND SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-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 development reserve (DR) district and single-family residence standard lot (SF-2) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-2015-0061, on file at the Planning and Zoning Department, as follows:

2.25 acres of land out of the William Cannon League Abstract No. 6 in Travis County, Texas and being a portion of that certain (3.497 acre) tract of land as conveyed to Ygnacio Perez and wife, Rosa Perez by deed recorded in Volume 1654 Page 132 of the Deed Records of Travis County, Texas and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and;

Lots 1 and 2, Resubdivision of Tract 1, Willie C. Garcia Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book Volume 60, Page 11 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 7513 and 7603 Cooper Lane in the City of Austin, Travis County, Texas, 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:

- 1) Development of the Property may not exceed 30 units (6.43 units per acre).
- 2) Development of the Property may not exceed 1 unit per building.

- 3) A 10-foot wide, undisturbed vegetative buffer shall be provided and maintained along the southernmost property line. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements, or those improvements that may be otherwise required by the City of Austin.
  - a. Any non-native tree within the vegetative buffer that requires removal shall be replaced at a rate of 50% with a new native hardwood tree planted at 25 foot on center.
  - b. Any native tree within the vegetative buffer that requires removal shall be replaced at a rate of 100% with a new native hardwood tree planted at 25 foot on center.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2015.

\_\_\_\_\_, 2015

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Steve Adler  
Mayor

**HOLT CARSON, INC.**  
**PROFESSIONAL LAND SURVEYORS**  
1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
TELEPHONE: (512) 442-0990  
www.hciaustin.com

FIELD NOTE DESCRIPTION OF 2.25 ACRES OF LAND OUT OF THE WILLIAM CANNON LEAGUE ABSTRACT No. 6 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (3.497 ACRE) TRACT OF LAND AS CONVEYED TO YGNACIO PEREZ AND WIFE, ROSA PEREZ BY DEED RECORDED IN VOLUME 1654 PAGE 134 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pipe found for the Northeast corner of that certain (3.497 acre) tract of land as conveyed to Ygnacio Perez and wife, Rosa Perez by deed recorded in Volume 1654 Page 134 of the Deed Records of Travis County, Texas, and for the Southeast corner of Lot 2, Resubdivision of Tract 1, Willie C. Garcia Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 60 Page 11 of the Plat Records of Travis County, Texas, and being the Northeast corner and **PLACE OF BEGINNING** of the herein described tract of land, and from which a ½" iron pipe found for the Northeast corner of said Lot 2 bears N 02 deg. 48' 33" E 122.94 ft.;

THENCE with the East line of said Perez (3.497 acre) tract, S 02 deg. 48' 33" W 179.21 ft. to a ½" iron pipe found for the Southeast corner of said Perez (3.497 acre) tract and for the Northeast corner of that certain (4.709 acre) tract of land as conveyed to David Vera by deed recorded in Volume 12651 Page 544 of the Real Property Records of Travis County, Texas, and being the Southeast corner of this tract of land, and from which a ½" iron pipe found in the East line of said Vera (4.709 acre) bears S 02 deg. 39' 34" W 208.10 ft.;

THENCE with the South line of said Perez (3.497 acre), N 89 deg. 54' 33" W at 329.21 ft. passing a ½" iron pipe found for the Northwest corner of said Vera (4.709 acre) tract, and continuing with the same bearing for a total distance of 543.48 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Southwest corner of this tract;

THENCE crossing the interior of said Perez (3.497 acre) tract with the West line of this tract, N deg. 05' 00" E 178.90 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the North line of said Perez (3.497 acre) tract and in the South line of said Lot 2, Resubdivision of Tract 1, Willie C. Garcia Subdivision, for the Northwest corner of this tract, and from which a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the East right-of-way line of Cooper Lane for the Southwest corner of said Lot 2 bears N 89 deg. 55' 12" W 297.35 ft.;

end of Page 1

Exhibit A

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2.25 ACRES

THENCE common line of said Perez (3.497 acre) tract and said Lot 2, S 89 deg. 55' 12" E  
552.00 ft. to the **PLACE OF BEGINNING**, containing 2.25 acres of land.

**PREPARED:** January 9, 2015



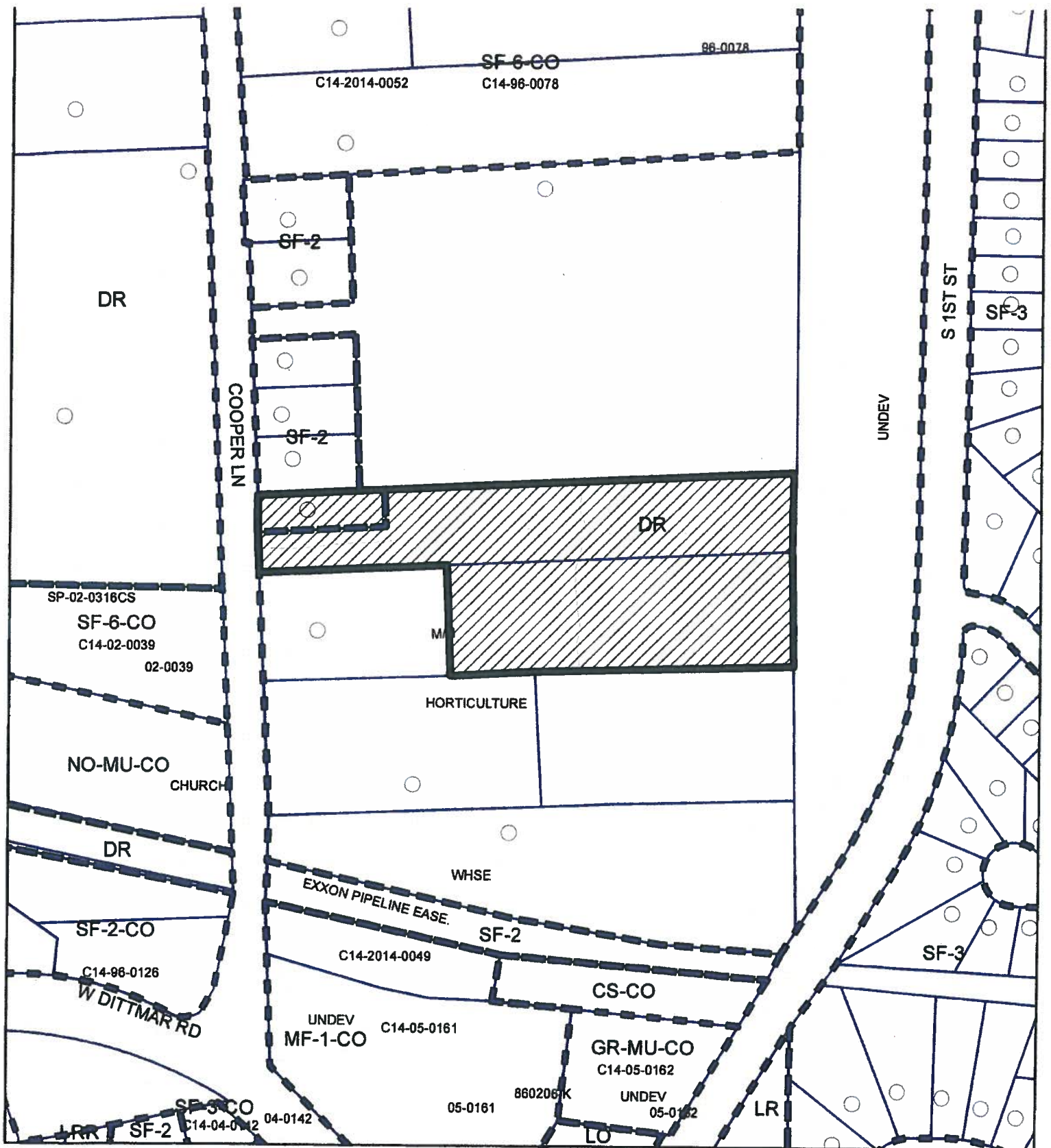
Holt Carson  
Registered Professional Land Surveyor No. 5166

see accompanying map: B 941012









SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

Zoning Case: C14-2015-0061

1" = 200'

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 reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

