

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2100, 2102, 2104, 2106, 2108, 2110, 2200, 2202, 2204, 2206, 2208 AND 2210 ARBORSIDE DRIVE AND 10611 TILDON AVENUE FROM MULTIFAMILY RESIDENCE LIMITED DENSITY-CONDITIONAL OVERLAY (MF-1-CO) COMBINING DISTRICT TO SINGLE-FAMILY RESIDENCE SMALL LOT (SF-4A) 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 multifamily residence limited density-conditional overlay (MF-1-CO) combining district to single-family residence small lot (SF-4A) district on the property described in Zoning Case No. C14-2018-0102, on file at the Planning and Zoning Department, as follows:

16.85 acres being a part of the James O. Rice Survey No. 31, being a part of that 54.57 acre tract conveyed to Continental Homes of Texas, L.P., by deed recorded in Doc. No. 2007176864 of the Official Public Records of Travis County, Texas, said 16.85 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 2100, 2102, 2104, 2106, 2108, 2110, 2200, 2202, 2204, 2206, 2208 and 2210 Arborside Drive and 10611 Tildon Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

(TRACT #1)

16.85 ACRES – Description for Zoning EXHIBIT A

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE JAMES O. RICE SURVEY No. 31, BEING A PART OF THAT 54.57 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2007176864 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A PART OF THAT 10.81 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2008131886 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A PART OF THAT 56.33 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2008037361 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

COMMENCE at a 1/2" Iron rod found in the South Line of that 160.0 Acre Tract conveyed to Fred C. Morse by deed recorded in Volume 765, Page 684, Deed Records of Travis County, Texas, at the Northwest Corner of a tract of land described as 3.203 acres in a deed to Robert Rose, recorded in Volume 11583, Page 700, of the Real Property Records of Travis County, Texas, same being the most Southerly Corner of that 61,546 square foot tract of land conveyed to Travis County by deed recorded in Volume 10978, Page 776 of the Real Property Records of Travis County, Texas;

THENCE along the East Line of Dessau Road as described in Volume 10978, Page 776, the following four courses:

1. Northerly, 425.54 feet along the arc of a curve to the left, said curve having a radius of 7699.43 feet, a central angle of 3°10'00", and a chord bearing N.30°46'39"E., 425.48 feet to a 1/2" Iron rod set;
2. N.29°11'39"E., 651.20 feet to a 1/2" Iron rod set;
3. Northerly, 230.36 feet along the arc of a curve to the right, said curve having a radius of 7579.43 feet, a central angle of 1°44'28", and a chord bearing N.30°03'54"E., 230.35 feet to a 1/2" Iron rod set;
4. N.30°56'08"E., 50.39 feet to cross cut found at the Northwest Corner of that 3.68 Acre Tract conveyed to Continental Homes of Texas, L. P., by deed recorded in Document No. 2008037363 of the Official Public Records of Travis County, Texas

THENCE S.61°28'42"E., along the North Line of the said 3.68 Acre Tract, 292.28 feet to a 1/2" Iron rod set at the Northeast Corner of said 3.68 Acre Tract;

THENCE S.78°00'34"E., 1809.31 feet to the Point of Beginning;

THENCE N.01°26'53"W. at 59.00 feet pass the North Line of the said 56.33 Acre Tract and the South Line of the said 54.57 Acre Tract, in all 1089.35 feet to a point of curvature of a curve to the right;

THENCE across the said 54.57 Acre Tract the following six courses:

EXHIBIT "A"



