

ORDINANCE NO. 20190425-058

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"),

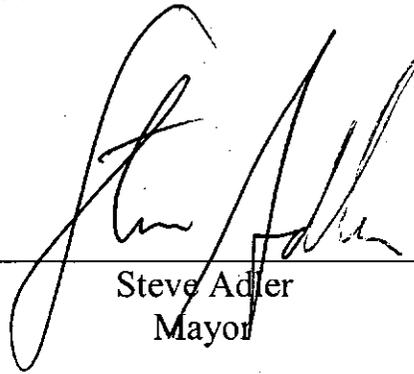
locally known as 2100, 2102, 2104, 2106, 2108, 2110, 2200, 2202, 2204, 2206, 2208 and 2210 Arborside Drive and 10611 Tildon Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on May 6, 2019.

PASSED AND APPROVED

April 25, 2019

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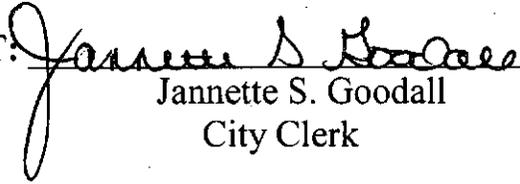
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

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. 2006037361 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°44'29", 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. 2006037363 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;

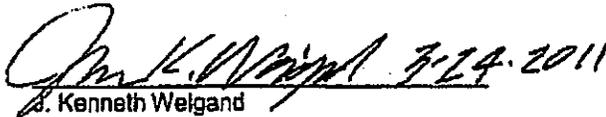
THENCE across the said 54.57 Acre Tract the following six courses:

EXHIBIT "A"

16.85 ACRES – Description for Zoning

1. Northeasterly, along the arc of said curve to the right, 180.65 feet, said curve having a radius of 150.00 feet, a central angle of $69^{\circ}00'10''$, and a chord bearing $N.33^{\circ}03'12''E.$, 169.93 feet;
2. $N.67^{\circ}33'17''E.$, 436.41 feet;
3. $S.22^{\circ}26'43''E.$, 178.05 feet to a point of curvature of a curve to the right;
4. Southerly, along the arc of said curve to the right a distance of 69.08 feet, said curve having a radius of 188.50 feet, a central angle of $20^{\circ}59'50''$, and a chord bearing $S.11^{\circ}56'48''E.$, 68.69 feet;
5. $S.01^{\circ}26'53''E.$, 1132.00 feet;
6. $S.88^{\circ}33'07''W.$, at 28.00 feet pass the common line of the 54.57 Acre Tract and the East Line of the 10.81 Acre Tract, in all 580.00 feet to the said Point of Beginning.

Containing 16.85 acres, more or less.

 7-24-2011

John Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas



RJ Surveying & Associates, Inc.
1212 East Braker Lane
Austin, Texas 78753

This document was prepared under 22TAC 683.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

HANNAH JONES & ASSOCIATES ENGINEERS, INC.
 1000 N. W. 10th St.
 Fort Lauderdale, Fla. 33304
 Phone: 561-551-1111
 FAX: 561-551-1112

DESCRIPTIONS FOR ZONING
 DISTRICTS TO ACCOMPANY



1978 P.L. 95-600
 PLANNING ACT

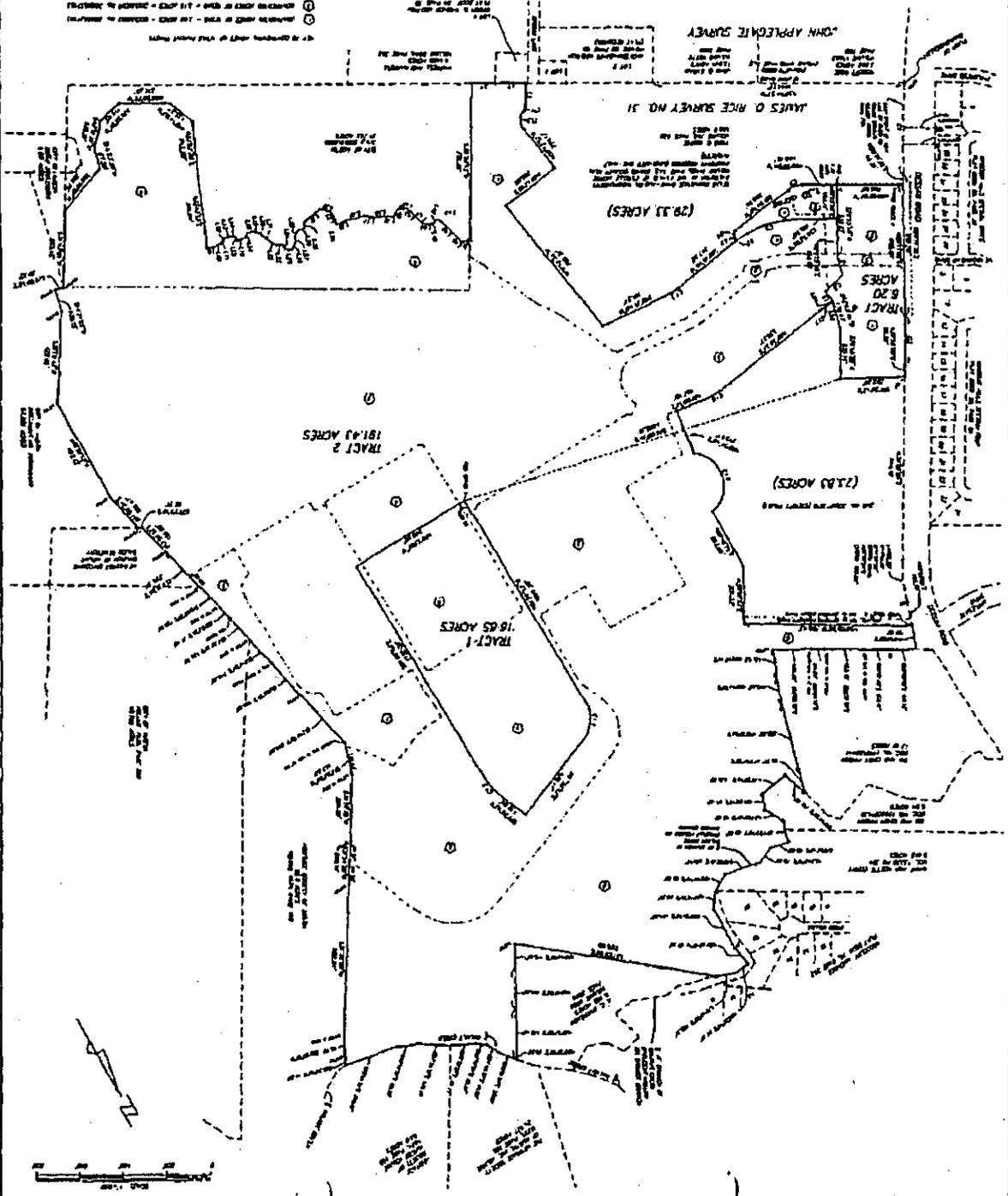
This map is a plan of a proposed zoning district and is intended to be used in conjunction with the zoning ordinance of the City of Fort Lauderdale, Florida, and shall not be construed as a guarantee of any kind.

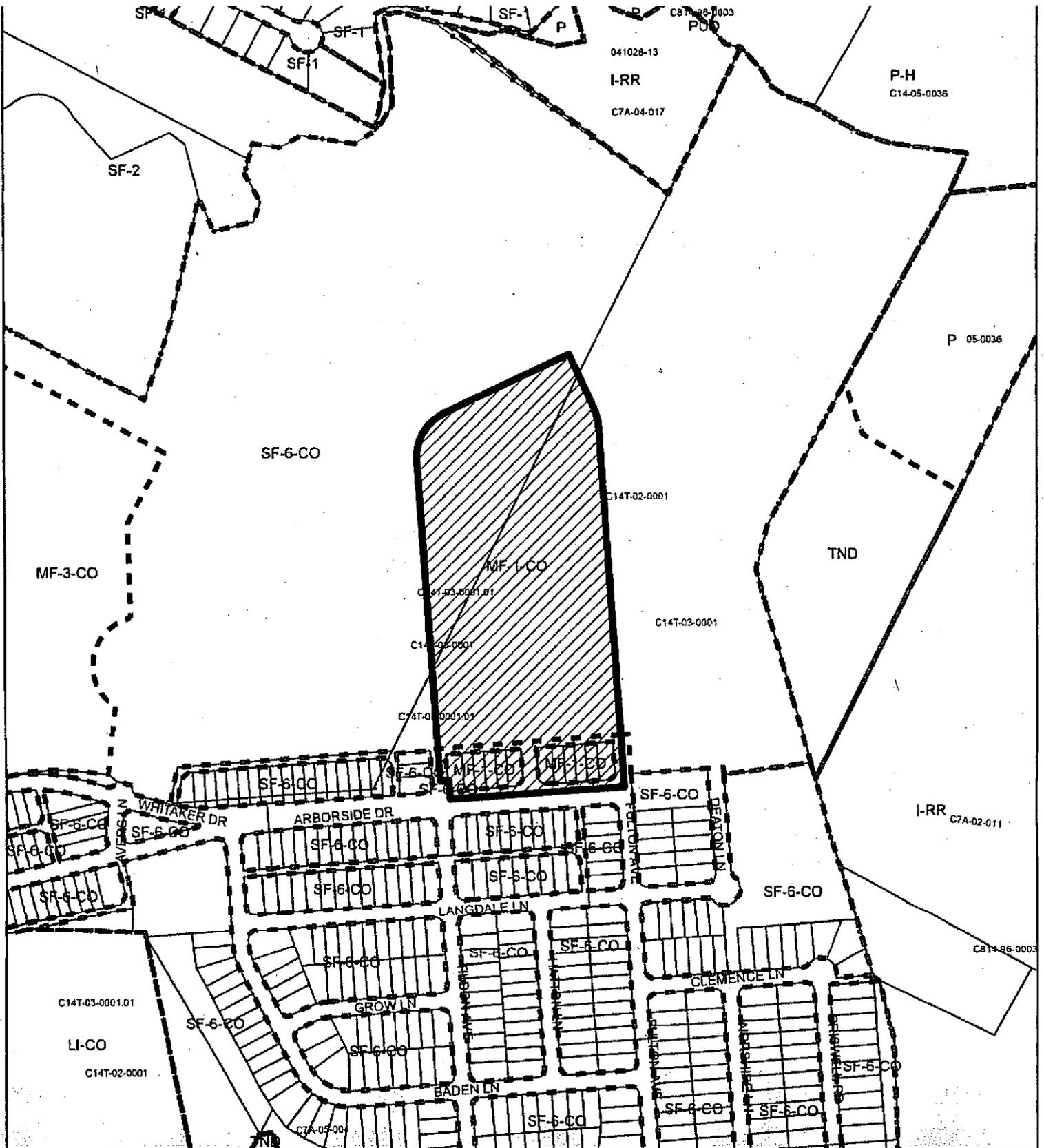
Tract No.	Area	Area (Acres)	Proposed Zoning	Current Zoning
1	Tract 1	16.65	RS-1	RS-1
2	Tract 2	181.43	RS-1	RS-1
3	Tract 3	29.13	RS-1	RS-1
4	Tract 4	8.20	RS-1	RS-1
5	Tract 5	27.80	RS-1	RS-1

Tract No.	Area	Area (Acres)	Proposed Zoning	Current Zoning
6	Tract 6	1.50	RS-1	RS-1
7	Tract 7	1.50	RS-1	RS-1
8	Tract 8	1.50	RS-1	RS-1
9	Tract 9	1.50	RS-1	RS-1
10	Tract 10	1.50	RS-1	RS-1

Tract No.	Area	Area (Acres)	Proposed Zoning	Current Zoning
11	Tract 11	1.50	RS-1	RS-1
12	Tract 12	1.50	RS-1	RS-1
13	Tract 13	1.50	RS-1	RS-1
14	Tract 14	1.50	RS-1	RS-1
15	Tract 15	1.50	RS-1	RS-1

- ① - 100' WIDE SIDEWALK
- ② - 10' WIDE SIDEWALK
- ③ - 5' WIDE SIDEWALK
- ④ - 10' WIDE SIDEWALK
- ⑤ - 5' WIDE SIDEWALK
- ⑥ - 10' WIDE SIDEWALK
- ⑦ - 5' WIDE SIDEWALK
- ⑧ - 10' WIDE SIDEWALK
- ⑨ - 5' WIDE SIDEWALK
- ⑩ - 10' WIDE SIDEWALK
- ⑪ - 5' WIDE SIDEWALK
- ⑫ - 10' WIDE SIDEWALK
- ⑬ - 5' WIDE SIDEWALK
- ⑭ - 10' WIDE SIDEWALK
- ⑮ - 5' WIDE SIDEWALK





ZONING

ZONING CASE#: C14-2018-0102
EXHIBIT "B"

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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.

1" = 400'

Created: 1/17/2019