

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7603 COOPER LANE FROM DEVELOPMENT RESERVE (DR) 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 to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-2022-0033, on file at the Housing and Planning Department, as follows:

1.24 acre tract of land situated in the William Cannon Survey No. 19, Block 19, Abstract No. 6, Travis County, Texas, being all of the 0.149 acre tract of land described in Deed recorded in Volume 12223, Page 947, Official Public Records of Travis County, Texas, said 1.24 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 7603 Copper 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:

Short-term rental use is a prohibited use on the Property.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2022.

PASSED AND APPROVED

_____, 2022 § _____
 § _____
 § _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

LEGAL DESCRIPTION

BEING a 1.24 acre tract of land situated in the WILLIAM CANNON SURVEY No. 19, BLOCK 19, ABSTRACT No. 6, Travis County, Texas, and being all of the 0.411 acre tract and all of the 0.648 acre tract described in Probate filed in Cause No. C-1-PB-16-000373 and C-1-PB-16-000374, by Michael Anthony Perez, Et. al. in Travis County, Texas, also being all of the 0.149 acre tract described in deed to Jose Esquivel, a single man, as recorded in Volume 12223, Page 947, of the Official Public Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the East Right-of-Way line Cooper Lane for the North corner of a called 2.48 Acre tract of land described in a deed to Thomas S. Roudebush as recorded in Volume 13326, Page 934 of said Official Public Records, and being the Southwest corner of a said 0.441 Acre tract, same being the Southwest corner of this herein described tract;

THENCE North 01° 42' 22" West, along the East line of said Cooper Lane, a distance of 179.00 feet to the to a to a 1/2 inch capped iron rod (DATAPOINT 10194585) set in the East Right-of-Way line of Cooper Road for the Southwest corner of Lot 1, Block A, The Greens on Cooper Lane as recorded in Document No. 201900028 of said Official Public Records and the Northwest corner of this tract;

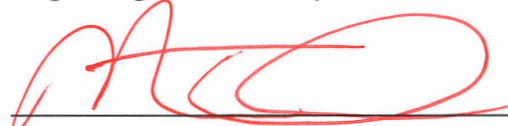
THENCE North 87° 27' 27" East, along the common line of said Lot 1, a distance of 299.95 feet to a 1/2 inch iron rod found for an "ell" corner of said Lot 1 and the Northeast corner of this tract;

THENCE SOUTH 02° 41' 54" East, continuing along said common line, a distance of 178.98 feet to a point for corner from which a 1/2 inch iron rod found in the North line of said 2.48 acre tract and for the Southeast corner bears South 88° 27' 41" West, a distance of 0.22 feet;

THENCE South 87° 27' 27" West, along the North line of said 2.48 acre tract, a distance of 303.05 feet to the **POINT OF BEGINNING**, in all containing 1.24 acres of land, more or less.

I, Matthew Tomerlin, Registered Professional Land Surveyor No. 6503 of the State of Texas, do hereby certify this plat shows the results of an on the ground survey made under my direction.

Original signed and stamped in red ink.



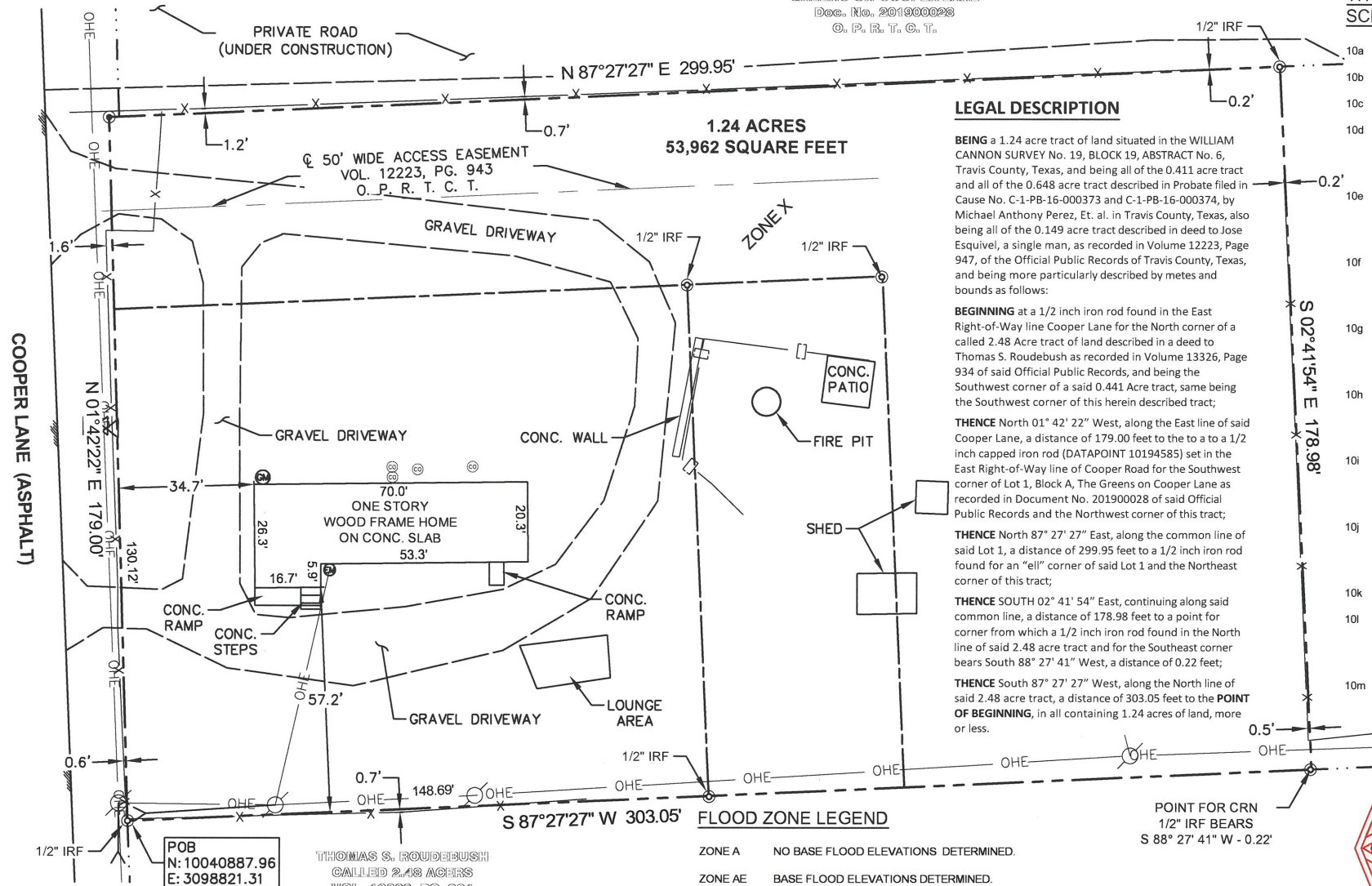
Date of Signature: February 03, 2022

MATTHEW TOMERLIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503
FIRM REGISTRATION/LICENSE NO. 10194585
FOR DATAPOINT SURVEYING AND MAPPING
12450 NETWORK BLVD, SUITE 300
SAN ANTONIO, TX. 78249
(777) 726-4240 OFFICE
(777) 726-4241 FAX



Exhibit A

LOT 1, BLOCK A
GREENS ON COOPER LANE
Doc. No. 201900028
O. P. R. T. C. T.



LEGAL DESCRIPTION

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FLOOD ZONE LEGEND

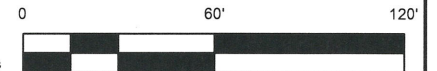
- ZONE A NO BASE FLOOD ELEVATIONS DETERMINED.
- ZONE AE BASE FLOOD ELEVATIONS DETERMINED.
- ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL (SHADED) CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTES

- ALL DISTANCES CONTAINED HEREIN ARE GROUND, BASED UPON AN ON THE GROUND SURVEY PERFORMED DURING MARCH, 2021.
- ALL COORDINATES AND BEARINGS CONTAINED HEREIN GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, SOUTH CENTRAL ZONE (4204), NAVD88.
- ELEVATIONS MSL, DERIVED FROM G.N.S.S. OBSERVATION AND DERIVED FROM SAID ON-THE-GROUND SURVEY.
- A METES AND BOUNDS DESCRIPTION OF ALL TRACTS ACCOMPANIES THIS PLAT.

TITLE COMMITMENT GF. NO. 20201257 SCHEDULE B ITEMS:

- NON-SURVEY ITEM
- AS SHOWN
- NON-SURVEY ITEM
- Easement granted in Shell Pipe Line Corporation as recorded in Volume 430, Page 153, of the Deed Records Travis County, Tx. (DOES NOT AFFECT)
- Easement granted in Shell Pipe Line Corporation as recorded in Volume 1256, Page 70, of the Deed Records Travis County, Tx. (DOES NOT AFFECT)
- Easement granted in Phillips Pipe Line Company as recorded in Volume 1359, Page 264, of the Deed Records Travis County, Tx. (DOES NOT AFFECT)
- Easement granted to Travis County as recorded in Volume 1639, Page 378, of the Deed Records Travis County, Tx. (DOES NOT AFFECT)
- Easement granted to Travis County as recorded in Volume 1639, Page 382, of the Deed Records Travis County, Tx. (DOES NOT AFFECT)
- Easement granted to the City of Austin as recorded in Volume 8860, Page 938, of the Deed Records Travis County, Tx. (DOES NOT AFFECT)
- Access Easement as recorded and described in Volume 12223, Page 943, of the Deed Records Travis County, Tx. (AFFECTS THIS TRACT, shown hereon)
- INTENTIONALLY DELETED
- Terms, conditions and stipulations in that certain Multi Service Contract as recorded in Volume 430, Page 153, of the Deed Records Travis County, Tx. (AFFECTS THIS TRACT)
- NON-SURVEY ITEM



SCALE: 1" = 60'

LEGEND

- | | |
|-----------|--|
| --- | SUBJECT TRACT BOUNDARY |
| - - - - - | ADJOINER TRACT BOUNDARY |
| --- | BUILDING SETBACK |
| --- | EXISTING EASEMENT |
| --- | CENTERLINE ROAD |
| R/W | RIGHT OF WAY (R.O.W.) |
| --- | UNDER GROUND TELEPHONE |
| OHE | OVERHEAD ELECTRIC |
| X | BARBED WIRE FENCE |
| --- | CHAIN LINK FENCE |
| --- | PIPE FENCE |
| --- | WOOD FENCE |
| --- | CENTERLINE CREEK/DITCH |
| ⊙ | FOUND MONUMENT |
| ⊙ | FOUND FENCE POST |
| ⊙ | SET 1/2" CAPPED IRON ROD STAMPED "DATAPOINT 10194585" UNLESS OTHERWISE NOTED |
| ⊙ | POWER POLE |
| ⊙ | WATER METER |
| ⊙ | WATER VALVE |
| ⊙ | GAS METER |
| ⊙ | ELECTRIC METER |
| ⊙ | MANHOLE |
| ⊙ | CLEANOUT |



LAND TITLE SURVEY
7603 COOPER LANE

BEING 1.24 ACRES situated in the WILLIAM CANNON SURVEY No. 19, BLOCK 19, ABSTRACT No. 6, Travis County, Texas, ALL of the 0.411 acre tract and ALL of the 0.648 acre tract described in Probate Cause No. C-1-PB-16-000373 and C-1-PB-16-000374, Travis County, Texas, and ALL of the 0.149 acre as recorded in Volume 12223, Page 947, Official Public Records of Travis County, Texas

SURVEYOR'S CERTIFICATION

The undersigned hereby state that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. I have examined the Flood Insurance Rate Map for Travis County, Texas and Incorporated Area Map No. 48453C0595K, Effective Date January 22, 2020 and it appears that the property lies within Zone X, and is NOT located within a 100-year flood zone. The Reference to the 100-year flood plain or flood hazard zones, are an estimate based on the data shown on the Flood Insurance Rate Map and should not be interpreted as a study or determination of the flooding propensities of this property.

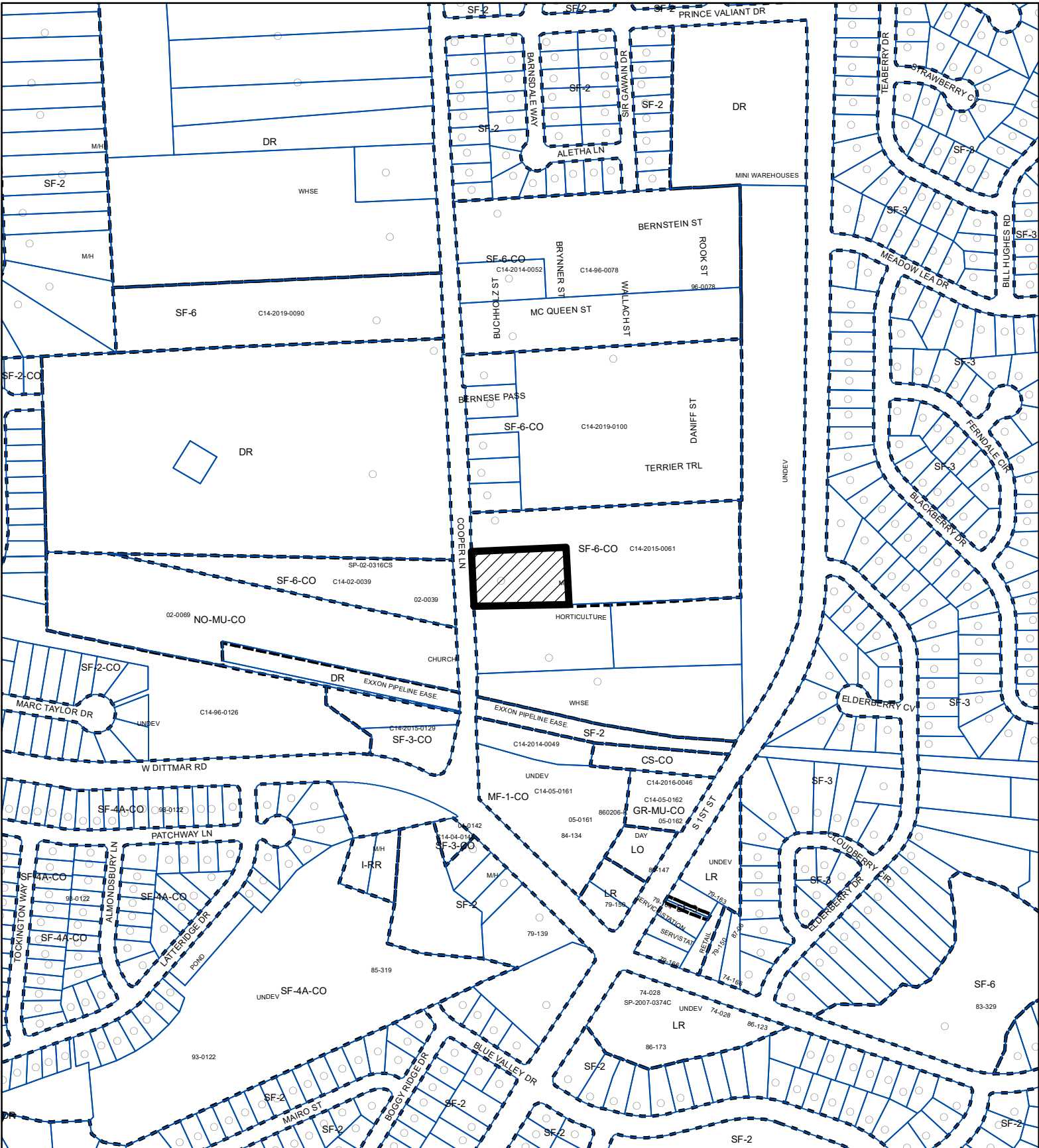
Datapoint Surveying & Mapping

MATTHEW TOMERLIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503

MARCH 5, 2021

DATAPOINT
SURVEYING & MAPPING

12450 Network Blvd. - Suite 300
San Antonio, TX 78249
Phone: 726-777-4240
Firm No. 10194585



ZONING

ZONING CASE#: C14-2022-0033

Exhibit B



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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

Created: 3/23/2022