

ORDINANCE NO. 841129-L

AN ORDINANCE AMENDING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 BY PERMITTING ROCKCLIFF ESTATES, LOCALLY KNOWN AS 1405 ROCK CLIFF ROAD TO BE USED FOR A PLANNED UNIT DEVELOPMENT; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1981 is hereby amended to permit the property described in File C814-82-005.02(83) to be used for a Planned Unit Development, to-wit:

A 11.60 acre tract of land out of the William Brown Survey No. 2, Travis County, Texas, being comprised of those certain tracts of land referred to as: 0.37 acre (Tract 2), 2.109 acres (Tract 3) and a portion of that certain 32.207 acres (Tract 1), conveyed to Doerring & Associates, Inc. as recorded in Volume 8114, Page 312 of the Travis County Deed Records; said 11.60 acre tract of land, being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod found in the north right-of-way line of Westlake Drive (based on a 60 foot width), being the southwesterly corner of the remainder of that certain 167.35 acre tract of land conveyed to Joe B. Mitchell as recorded in Volume 1304, Page 259 of the Travis County Deed Records, said point being also at the southeast corner of said 32.207 acre "Tract 1", and also being the most southerly corner of said "Tract 1";

THENCE, N 30° 04' 00" E, with the westerly line of the remainder of said 167.35 acre tract of land and the easterly line of said "Tract 1" a distance of 974.95 feet to an iron rod found for an angle point;

THENCE, N 30° 05' 00" E, continuing with the westerly line of the remainder of said 167.35 acre tract of land and the easterly line of said "Tract 1", a distance of 313.37 feet to an iron rod set for the POINT OF BEGINNING of the herein described tract;

THENCE, leaving the easterly line and crossing the interior of said "Tract 1" the following five (5) courses and distances:

1. N 45° 23' 09" W, a distance of 361.28 feet to an iron rod set,
2. N 27° 07' 14" W, a distance of 129.82 feet to an iron rod set,

3. N 42° 18' 38" W, a distance of 163.69 feet to an iron rod set,
4. N 28° 19' 59" W, a distance of 101.82 feet to an iron rod set, and
5. N 41° 58' 45" W, a distance of 68.23 feet to an iron rod set in the westerly line of said "Tract 1" and the easterly line of that certain tract of land conveyed to John E. Musselman, Jr. as recorded in Volume 6957, Page 1421 of the Travis County Deed Records;

THENCE, N 30° 05' 00" E, with the easterly line of said John E. Musselman, Jr. tract of land and the westerly line of said "Tract 1", a distance of 607.46 feet to an iron rod found in the south line of said "Tract 3" and also being the most northerly corner of said "Tract 2";

THENCE, with the westerly line of said "Tract 3" the following two (2) courses and distances:

1. N 39° 23' 00" W, a distance of 32.20 feet to an iron rod found for corner, and
2. N 50° 19' 00" E, a distance of 292.53 feet to an iron rod found for corner;

THENCE, N 83° 42' 00" E, with the northerly line of said "Tract 3", a distance of 191.17 feet to an iron rod found at the south waters edge of Lake Austin;

THENCE, S 59° 32' 00" E, with the south water's edge of Lake Austin, a distance of 35.02 feet to an "X" cut found in a concrete retaining wall for the northwest corner of that certain 1.12 acre tract of land conveyed to J. K. Lyles as recorded in Volume 1484, Page 270 of the Travis County Deed Records;

THENCE, S 31° 09' 57" W, with the westerly line of said 1.12 acre tract of land and the easterly line of said "Tract 3", a distance of 492.20 feet to an iron rod found for the most southerly corner of said "Tract 3", and also being the most easterly corner of said "Tract 2";

THENCE, S 30° 53' 00" W, continuing with a westerly line of said 1.12 acre tract of land and the easterly line of said "Tract 2", a distance of 82.76 feet to an iron rod found in the north line of said "Tract 1";

THENCE, with the north line of said "Tract 1" the following six (6) courses and distances:

1. S 24° 40' 00" E, a distance of 102.16 feet to an iron rod found for corner,
2. S 42° 17' 00" E, a distance of 88.26 feet to an iron rod found for corner,
3. S 34° 04' 00" E, a distance of 88.26 feet to an iron rod found for corner,

4. S 35° 19' 00" E, a distance of 92.01 feet to an iron rod found for corner,
5. S 17° 50' 00" E, a distance of 111.64 feet to an iron rod found for corner,
6. S 52° 34' 00" E, a distance of 100.89 feet to an iron rod found for corner in the westerly line of the remainder of said 167.35 acre tract of land and also being the most southerly corner of that certain 1.14 acre tract of land conveyed to S.F. Bailey as recorded in Volume 1790, Page 383 of the Travis County Deed Records;

THENCE, S 30° 05' 00" W, with the westerly line of the remainder of said 167.35 acre tract of land and the easterly line of said "Tract 1", a distance of 463.74 feet to the POINT OF BEGINNING and containing 11.60 acres of land, more or less, locally known as 1405 Rock Cliff Road in the City of Austin, Travis County, Texas.

PART 2. That the development of the property herein described shall be accomplished in accordance with the site plan submitted and approved by both the City Planning Commission and the City Council, which is on file in the Planning Department of the City of Austin.

PART 3. That except to the extent the site plan referred to herein is inconsistent therewith, the development and use of the property described herein shall be in accordance with the ordinance of the City of Austin governing the development and use of property zoned Interim "IA" Lake Austin and "A" Residence, First Height and Area District.

PART 4. It is hereby ordered that the zoning maps accompanying Chapter 13-2 of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 5. The rule requiring the reading of ordinances on three separate days is hereby suspended and this ordinance shall become effective ten (10) days following the date of its passage as provided by the Charter of the City of Austin.

PASSED AND APPROVED


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November 29, 1983




Ron Mullen
Mayor

APPROVED:


Paul C. Isham
City Attorney

ATTEST:


James E. Aldridge
City Clerk

WMC:saf

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Lorna Couture

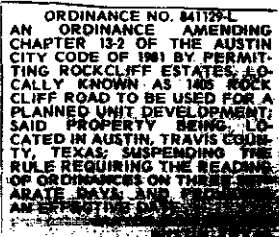
Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

February 15th, 1985

and that the attached is a true copy of said advertisement.

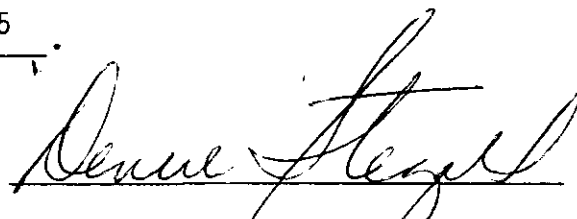
SWORN AND SUBSCRIBED TO BEFORE ME, this the 15th

Day of February A.D. 198⁵.



Denise Stegall

(Type or Print Name of Notary)


Notary Public in and for
TRAVIS COUNTY, TEXAS

3/3/86

(My Commission Expires:)