

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 4805 HARMON AVENUE IN THE NORTH LOOP
3 NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-CONDITIONAL
4 OVERLAY-NEIGHBORHOOD PLAN (LO-CO-NP) COMBINING DISTRICT TO
5 SINGLE FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY-
6 NEIGHBORHOOD PLAN (SF-4A-CO-NP) COMBINING DISTRICT.
7

8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from limited office-conditional overlay-neighborhood plan (LO-
12 CO-NP) combining district to single family residence small lot-conditional overlay-
13 neighborhood plan (SF-4A-CO-NP) combining district on the property described in Zoning
14 Case No. C14-2013-0013, on file at the Planning and Development Review Department, as
15 follows:
16

17 A 0.49 acre tract of land, more or less, being a portion of Lot 1, Oscar Snowden
18 Subdivision, the tract of land being more particularly described by metes and
19 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),
20

21 locally known as 4805 Harmon Avenue in the City of Austin, Travis County, Texas, and
22 generally identified in the map attached as Exhibit "A".
23

24 PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the
25 Property may be developed and used in accordance with the regulations established for the
26 single family residence small lot (SF-4A) base district and other applicable requirements of
27 the City Code.
28

29 PART 3. The Property within the boundaries of the conditional overlay combining district
30 established by this ordinance is subject to the following conditions:
31

- 32 A. A site plan or building permit for the Property may not be approved, released,
33 or issued, if the completed development or uses of the Property, considered
34 cumulatively with all existing or previously authorized development and uses,
35 generate traffic that exceeds 2,000 trips per day.
36

1 Except as specifically restricted under this ordinance, the Property may be developed and
2 used in accordance with the regulations established for the single family residence small lot
3 (SF-4A) base district and other applicable requirements of the City Code.
4

5 **PART 4.** The Property is subject to Ordinance No. 020523-31 that established the North
6 Loop neighborhood plan combining district.
7

8 **PART 5.** This ordinance takes effect on _____, 2013.
9

10 **PASSED AND APPROVED**
11

12
13 _____, 2013
14

§
§
§

15
16 Lee Leffingwell
17 Mayor
18

19
20 **APPROVED:** _____

21 Karen M. Kennard
22 City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**0.491 ACRES
ZONING DESCRIPTION
OSCAR SNOWDEN SUBDIVISION
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.491 ACRES (APPROXIMATELY 21,403 SQ. FT.), BEING A PORTION OF LOT 1, OSCAR SNOWDEN SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN BOOK 86, PAGE 164A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.491 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the east right-of-way line of Harmon Avenue (50' right-of-way), for the southwest corner of said Lot 1, same being the northwest corner of Lot 10, Block V, Ridgetop Fourth Addition, a subdivision recorded in Book 3, Page 46 of the Plat Records of Travis County, Texas;

THENCE North 27°17'34" East, with the east right-of-way line of Harmon Avenue same being the west line of said Lot 1, a distance of 149.83 feet to a 1/2" rebar found for the northwest corner of said Lot 1, same being the southwest corner of Lot 6, I. A. Williams Subdivision, a subdivision recorded in Book 5, Page 60 of the Plat Records of Travis County, Texas;

THENCE South 62°34'58" East, with the north line of said Lot 1 same being the south line of said Lot 6, a distance of 143.11 feet to a 1/2" rebar with "Chaparral" cap set, from which a 1/2" rebar found for an angle point in the common line of said Lots 1 and 6 bears South 62°34'58" East, a distance of 48.83 feet;

THENCE South 27°17'34" West, crossing said Lot 1, a distance of 149.27 feet to a 1/2" rebar with "Chaparral" cap set in the south line of said Lot 1, same being the north line of said Lot 10, from which a 1/2" rebar with "Chaparral" cap set for an angle point in the south line of said Lot 1, same being the northeast corner of said Lot 10, bears South 62°48'15" East, a distance of 146.50 feet;

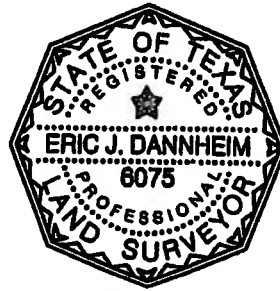
THENCE North 62°48'15" West, with the common line of said Lots 1 and 10, a distance of 143.11 feet to the **POINT OF BEGINNING**, containing 0.491 acres of land, more or less.

SCANNED

Surveyed on the ground February 5, 2013. Bearing Basis: The Texas Coordinate System of 1983, Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 945-001-ZN1.

EW 2/06/13

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075

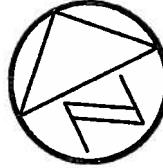


SCANNED

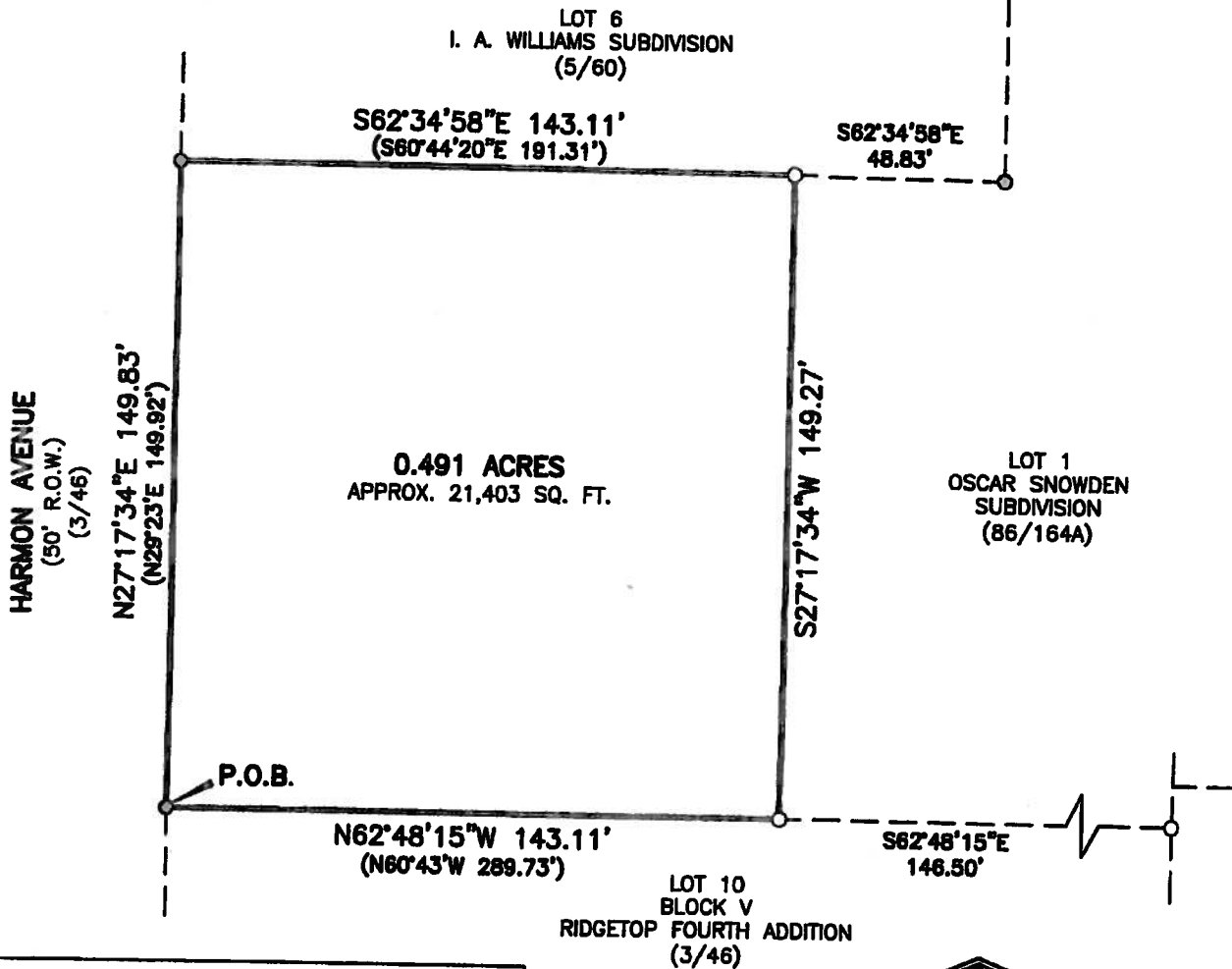
SKETCH TO ACCOMPANY A DESCRIPTION OF 0.491 ACRES (APPROXIMATELY 21,403 SQ. FT.), BEING A PORTION OF LOT 1, OSCAR SNOWDEN SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN BOOK 86, PAGE 164A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION
945-001-ZN1



1" = 40'



LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- () RECORD INFORMATION




DATE OF SURVEY: 2/05/2013
PLOT DATE: 2/06/2013
DRAWING NO.: 945-001-ZN1
PROJECT NO.: 945-001
DRAWN BY: EJD
SHEET 1 OF 1



Chaparral

EJD 2/06/13
SCANNED



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2013-0013

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.



Exhibit B