

ORDINANCE NO. 20130606-068

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4805 HARMON AVENUE IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-CO-NP) COMBINING DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-4A-CO-NP) 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 limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district to single family residence small lot-conditional overlay-neighborhood plan (SF-4A-CO-NP) combining district on the property described in Zoning Case No. C14-2013-0013, on file at the Planning and Development Review Department, as follows:

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

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

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

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

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

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

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

PART 5. This ordinance takes effect on June 17, 2013.

PASSED AND APPROVED

June 6, 2013 §
Lee Jeffingwell
Mayor
APPROVED: Karen M. Kennard
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;

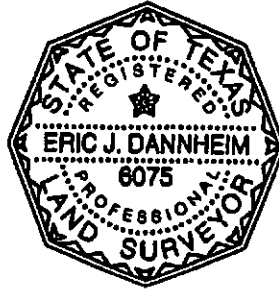
THENCE South 27°17'34" West, crossing said Lot 1, a distance of 149.27 feet to a 1/2" rebar with "Chaparral" cap set in the south line of said Lot 1, same being the north line of said Lot 10, from which a 1/2" rebar with "Chaparral" cap set for an angle point in the south line of said Lot 1, same being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

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

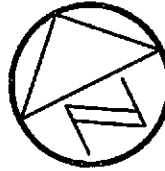
Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075



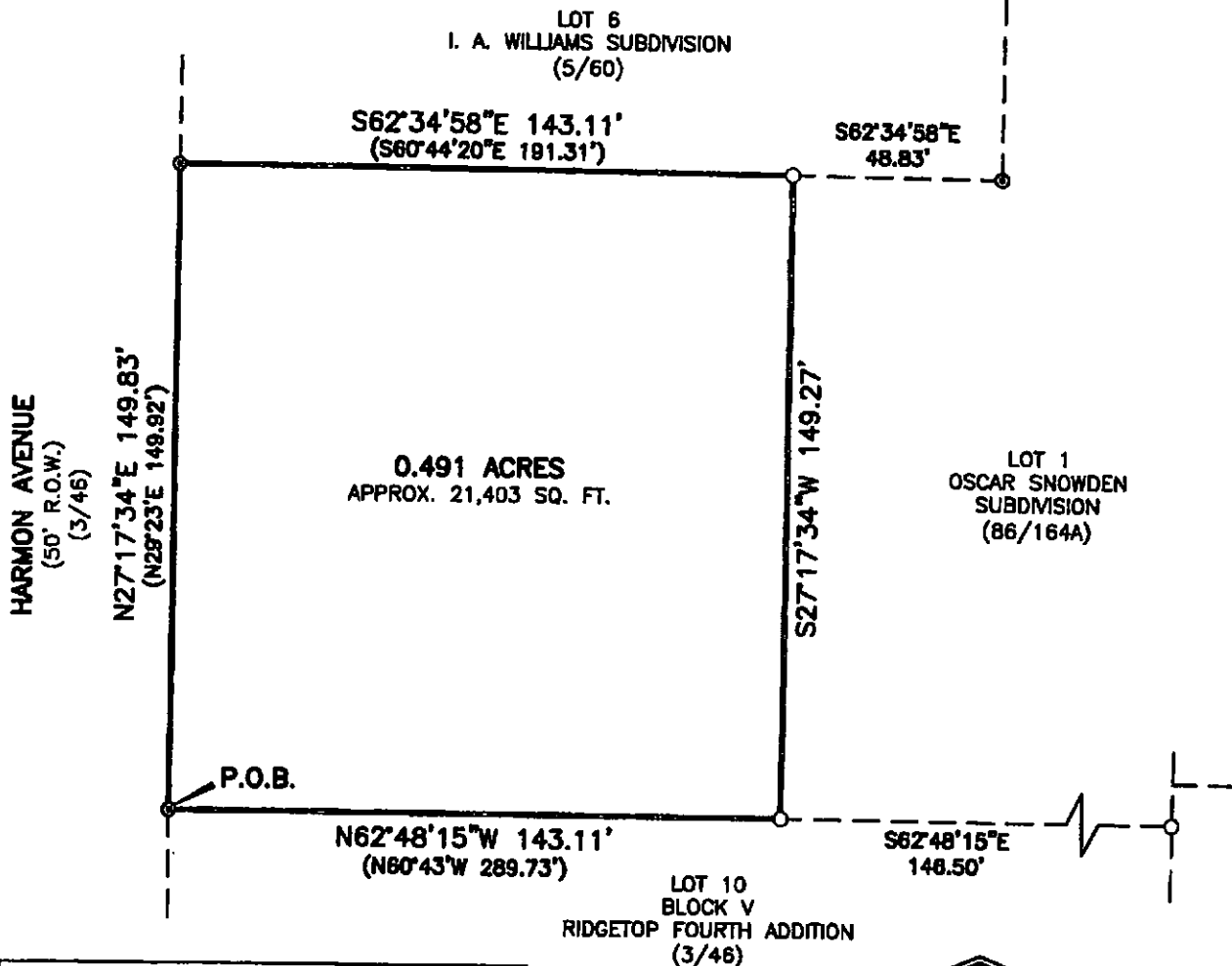
SKETCH TO ACCOMPANY A DESCRIPTION OF 0.491 ACRES (APPROXIMATELY 21,403 SQ. FT.), BEING A PORTION OF LOT 1, OSCAR SNOWDEN SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN BOOK 86, PAGE 164A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

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



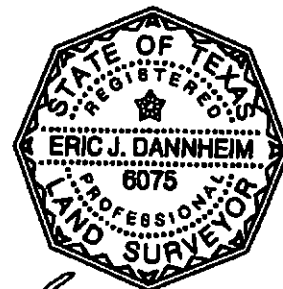
1" = 40'



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



Chaparra

EW 2/06/13

