

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE AMENDING ORDINANCE NO. 20130307-056 FOR THE  
2 PROJECT KNOWN AS COVERED BRIDGE PLANNED UNIT DEVELOPMENT  
3 LOCATED AT 6714 COVERED BRIDGE DRIVE IN THE WEST OAK HILL  
4 NEIGHBORHOOD PLAN AREA FROM PLANNED UNIT DEVELOPMENT-  
5 NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT TO PLANNED  
6 UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING  
7 DISTRICT.  
8

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

10  
11 **PART 1.** Covered Bridge Planned Unit Development (the "Covered Bridge PUD") is  
12 comprised of approximately 6.09 acres of land located generally at 6714 Covered Bridge  
13 Drive and more particularly described by metes and bounds in Exhibit "A" incorporated  
14 into this Ordinance.  
15

16 **PART 2.** Covered Bridge PUD was approved on March 7, 2013, under Ordinance No.  
17 20130307-056 (the "Original Ordinance").  
18

19 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to  
20 change the base district from planned unit development-neighborhood plan (PUD-NP)  
21 combining district to planned unit development-neighborhood plan (PUD-NP) combining  
22 district on the property described in Zoning Case No. C814-2012-0055.01, on file at the  
23 Planning and Development Review Department and locally known as 6714 Covered  
24 Bridge Drive, in the City of Austin, Travis County, Texas, and generally identified in the  
25 map attached as Exhibit "B".  
26

27 **PART 4.** This ordinance amends the Land Use Plan, attached as Exhibit "C", to change the  
28 building coverage for Tracts 2 and 4 from 100,000 to 150,000. The attached Land Use  
29 Plan replaces the Land Use Plan in Ordinance No. 20130307-056. Except as otherwise  
30 specifically provided in Ordinance No. 20130307-056, as amended, all other rules,  
31 regulations and ordinances of the City, including Ordinance No. 20081211-097, apply to  
32 the PUD.  
33

34 **PART 5.** The Property is subject to Ordinance No. 20081211-097 that established the  
35 West Oak Hill neighborhood plan combining district.  
36  
37

**PART 6.** This ordinance takes effect on \_\_\_\_\_, 2013.

**PASSED AND APPROVED**

\_\_\_\_\_, 2013      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Karen M. Kennard  
City Attorney

Jannette S. Goodall  
City Clerk

## **Exhibit "A"**

### **Tract 1**

Lots 1A-7A, Block A, Amended Plat of the Amended Plat of Lots 53-55, Block D, Covered Bridge Subdivision Section 2, and Lots 1-4, Block A, Covered Bridge Subdivision Section 7, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 201000036 of the Official Public Records of Travis County, Texas.

### **Tracts 2 and 4**

Lot 1, Block A, Covered Bridge Subdivision Section 8, a subdivision in the City of Austin, Travis County, Texas according to the map or plat of record in Document No. 200400100 of the Official Public Records of Travis County, Texas.

Lot 2, Block A, Covered Bridge Subdivision Section 8, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200400100 of the Official Public Records of Travis County, Texas.

A 6.097 acre tract of land, more or less, being a portion of Lot A, Whitecroe Addition Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A-1".

### **Tract 3**

Lot 3, Block A, Covered Bridge Subdivision Section 8, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200400100 of the Official Public Records of Travis County, Texas.

Lot 4, Block A, Covered Bridge Subdivision Section 8, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200400100 of the Official Public Records of Travis County, Texas.

**6.097 ACRES  
TRAVIS COUNTY, TEXAS**

**A DESCRIPTION OF 6.097 ACRES (APPROXIMATELY 265,595 SQ. FT.), BEING A PORTION OF LOT A, WHITECROWE ADDITION, A SUBDIVISION OF RECORD IN VOLUME 87, PAGES 15A-15B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 6.097 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" rebar found in the southeast line of said Lot A, being the westernmost corner of Lot 1, Block A, Covered Bridge Subdivision Section 8, a subdivision of record in Document No. 200400100 of the Official Public Records of Travis County, Texas, being also the northernmost corner of a 15.741 acre tract described in Volume 13117, Page 759 of the Real Property Records of Travis County, Texas;

**THENCE** with the southeast line of said Lot A and the northwest line of the said 15.741 acre tract, the following two (2) courses and distances:

1. South 29°33'02" West, a distance of 240.05 feet to a 1/2" rebar found;
2. South 29°19'49" West, a distance of 319.87 feet to a 1/2" rebar with "Chaparral" cap set, from which a 1/2" rebar found for a common corner of said Lot A and the said 15.741 acre tract, bears South 51°52'11" East, a distance of 302.90 feet;

**THENCE** over and across said Lot A, the following three (3) courses and distances:

1. North 51°52'11" West, a distance of 30.36 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 29°19'49" East, a distance of 222.30 feet to a 1/2" rebar with "Chaparral" cap set;
3. North 63°42'47" West, a distance of 170.09 feet to a 1" iron pipe found for a common corner of said Lot A and a 53.28 acre tract described in Volume 9504, Page 847 of the Real Property Records of Travis County, Texas;

**THENCE** North 31°25'13" East with the northwest line of said Lot A and the southeast line of the said 53.28 acre tract, a distance of 1257.25 feet to a 1" iron pipe found for the westernmost corner of a 6.88 acre tract described in Volume 13087, Page 536 of the Real Property Records of Travis County, Texas;

**THENCE** with the common line of said Lot A and the said 6.88 acre tract, the following five (5) courses and distances:

1. South 60°42'19" East, a distance of 190.69 feet to a 1" iron pipe found;
2. South 74°07'03" East, a distance of 94.17 feet to a 1" iron pipe found;
3. South 76°20'49" East, a distance of 138.36 feet to a calculated point in the rock rip rap of a drainage structure;
4. North 32°10'11" East, a distance of 30.85 feet to a 1/2" rebar with "Chaparral" cap set;
5. North 28°28'11" East, a distance of 683.82 feet to a calculated point in the southwest right-of-way line of State Highway 71 (150' right-of-way width) as shown on TxDOT map CSJ No. 700-03, from which a 3/4" iron pipe found, bears South 84°20'35" West, a distance of 0.31 feet and a 1/2" rebar found, bears North 28°28'11" East, a distance of 1.82 feet;


**THENCE** South 61°58'52" East with the southwest right-of-way line of State Highway 71 and over and across said Lot A, a distance of 60.10 feet to a 1/2" rebar with "Chaparral" cap found in the southeast line of said Lot A, being the northernmost corner of Lot 2, Block A, of said Covered Bridge Subdivision Section 8, from which a 1/2" rebar found, bears North 28°28'09" East, a distance of 1.19 feet;

**THENCE** with the common line of said Lot A and said Covered Bridge Subdivision Section 8, the following thirteen (13) courses and distances:

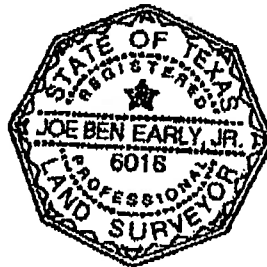
1. South 28°28'09" West, a distance of 685.78 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 28°08'31" West, a distance of 95.64 feet to a 1/2" rebar found;
3. North 55°17'31" West, a distance of 62.17 feet to a 1/2" rebar with "Landmark" cap found;
4. North 77°20'11" West, a distance of 125.22 feet to a 1/2" rebar found;
5. North 73°50'19" West, a distance of 102.53 feet to a 1/2" rebar found;
6. North 60°54'36" West, a distance of 119.75 feet to a 1/2" rebar found;
7. South 75°33'19" West, a distance of 28.94 feet to a 1/2" rebar found;
8. South 30°28'57" West, a distance of 43.56 feet to a 1/2" rebar found;

9. South 29°50'49" West, a distance of 51.07 feet to a cotton spindle found;
10. South 31°27'09" West, a distance of 50.15 feet to a 1/2" rebar found;
11. South 01°59'33" West, a distance of 164.96 feet to a 1/2" rebar found;
12. South 14°18'24" West, a distance of 106.24 feet to a 1/2" rebar found;
13. South 29°35'16" West, a distance of 440.59 feet to the **POINT OF BEGINNING**, containing 6.097 acres of land, more or less.

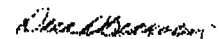
Surveyed on the ground September 13, 2011. Bearing basis is Grid Azimuth for the Texas Central Zone, NAD 1983/93 HARN from the LCRA survey control network.  
Attachments: Drawing 040-038-WHITECROWE-6AC

 9/14/11

Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016



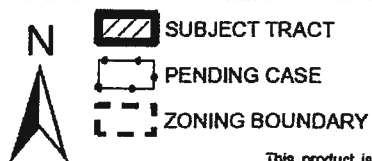
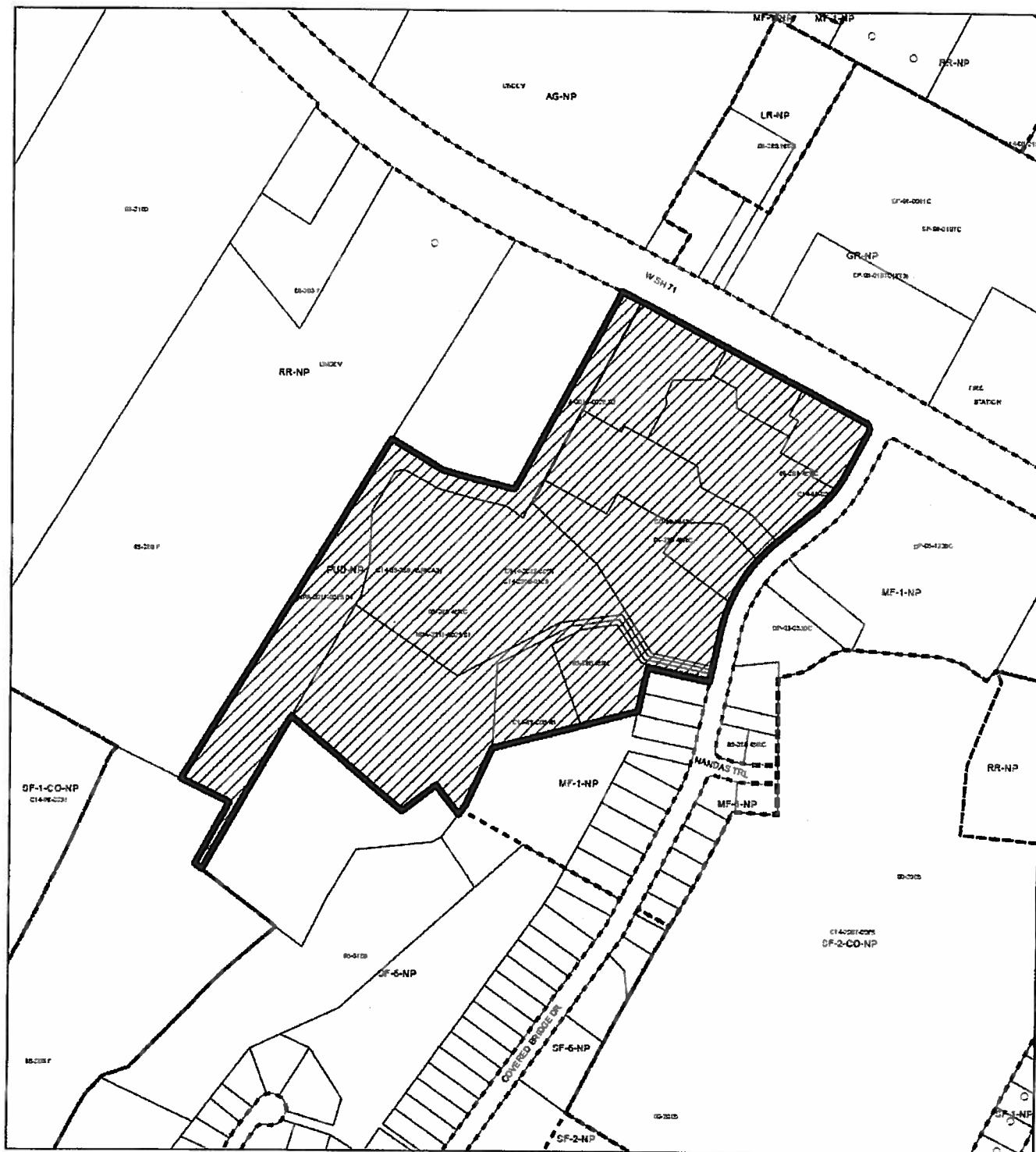
FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

October 31 2011 01:59 PM

FEE: \$ 58.00 2011158827



1" = 400'

**ZONING**  
ZONING CASE#: C814-2012-0055.01

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.



