

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 4010 SAWMILL DRIVE AND CHANGING THE
3 ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO
4 SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY
5 (SF-2-CO) COMBINING DISTRICT.
6

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

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim-rural residence (I-RR) district to single family
11 residence standard lot-conditional overlay (SF-2-CO) combining district on the property
12 described in Zoning Case No. C14-2013-0125, on file at the Planning and Development
13 Review Department, as follows:
14

15 12.85 acre tract of land, more or less, out of the and a portion of the Samuel H.
16 Hamilton Survey Number 16, Abstract Number 340 the tract of land being more
17 particularly described by metes and bounds in Exhibit "A" incorporated into this
18 ordinance (the "Property"),
19

20 locally known as 4010 Sawmill Drive in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "A".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

- 26 A. Development of the Property shall not exceed 2.3341 residential units per acre.
27
28 B. Development of the Property shall not exceed 30 residential units.
29

30 Except as specifically restricted under this ordinance, the Property may be developed and
31 used in accordance with the regulations established for the single family residence standard
32 lot (SF-2) base district and other applicable requirements of the City Code.
33
34
35
36
37

FIELD NOTES

BEING 12.853 ACRES OF LAND, MORE OR LESS, OUT OF AND A PORTION OF THE SAMUEL H. HAMILTON SURVEY NUMBER 16, ABSTRACT NUMBER 340, TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 12.82 ACRE TRACT OF LAND CONVEYED BY DEED ATLAS F. COOK IV AS RECORDED IN DOCUMENT NUMBER 2003269232 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 12.853 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found ½" iron rod for the northeast corner of said 12.82 acre tract of land, and this tract of land, same being the southeast corner of Lot 86, Block B of Circle C Ranch, Phase C Section One (recorded in Book 87, Page 360 of the Travis County, Texas Plat records) as conveyed to the Austin Independent School District as recorded in Volume 9802, Page 303 or the Real Property Records of Travis County, Texas, and being the northwest corner of Lot 5, Block E of Oak Creek Parke Section One as recorded in Book 89, Page 96 of the Plat Records of Travis County, Texas;

THENCE S 29° 52' 47" W, along the westerly line of said Lot 5. passing a ½" iron rod found on the northerly right-of-way line at the westerly terminus of Sawmill Road at a distance of 129.95, passing the south right-of-way line at a distance of 189.95 feet, (being the northwest corner of Lot 1, Block G of said subdivision) continuing along the north line of said Block G for a **TOTAL** distance of 391.27 feet to a ½" iron rod found for the southeast corner of said 12.82 acre tract of land and this tract of land, same being on the westerly line of Lot 3 of said Block G;

THENCE N 60° 09' 27" W, (Basis of Bearings) along the common dividing line between said 12.82 acre tract of land and said Lots 6-12, Block G of said Oak Creek Parke Section One, same being the south line of this tract of land, a distance of 599.90 feet to a ½" iron rod found for the north corner of Lots 12 and 13 of said subdivision, and being the northeast corner of Lot 5 of the Enclave at Oak Parke Section 2 also being an angle point in the south line of this tract of land;

THENCE N 58° 46' 45" W, continuing along the south line of said 12.82 tract of land, passing the northwest corner of said Lot 5 at 137.07 feet, same being the northeast corner of Lot 6, Block A of The Enclave At Oak Parke Section 2, continuing along the south line of said 12.82 acre tract of land and this tract of land now being the common dividing line between said 12.82 acre tract of land and said Lot 6 for a **TOTAL** distance of 841.55 feet to a ½" iron rod found for the southwest corner of said 12.82 acre tract of land and this tract of land, same being the northwest corner of said Lot 6 and being on the easterly line of that certain 268.218 acre tract of land conveyed by deed to the City of Austin as recorded in Volume 9495, Page 281 of the Real Property Records of Travis County, Texas;

THENCE N 29° 47' 13" E, along the common dividing line between said 268.218 acre tract of land and said 12.82 acre tract of land, same being the west line of this tract of land, a distance of 379.85 feet to a 1" diameter iron pipe found for the northwest corner of said 12.82 acre tract of land and this tract of land, same being the southwest corner of said Lot 86, Block B of Circle C Ranch Phase C Section 1;



ALL POINTS SURVEYING

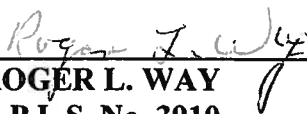
1714 Fortview Road, Suite 200, Austin, TX 78704
Telephone: (512) 440-0071 Fax: (512) 440-0199

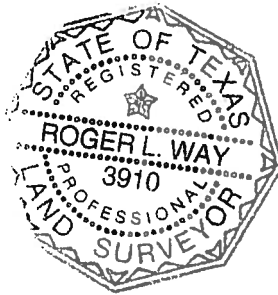
Exhibit A


THENCE along the common dividing line between said 12.82 acre tract of land and said Lot 86 the following four (4) courses and distances:

- 1) S 59° 39' 00" E 410.55 feet, a 1" diameter iron pipe found
- 2) S 59° 42' 35" E 815.59 feet, a 1" diameter iron pipe found
- 3) S 60° 38' 03" E 9.32 feet, a 1" diameter iron pipe found, and
- 4) S 60° 28' 07" E 206.41 feet to **THE POINT OF BEGINNING** and containing 12.853 acres of land< more or less

This metes and bounds description is to accompany a survey map of same date.


ROGER L. WAY
R.P.L.S. No. 3910
JOB No. 01B20512-1




Date



SCALE: 1"=150'

EXHIBIT A

CITY OF AUSTIN
268.218 ACRES
VOL. 9495, PG. 281

LEGEND

- IRON ROD FND.
- PIPE FND.



(N 29°53'14"E 379.96')
(N 29°47'13"E 379.85')

THE ENCLAVE AT OAK PARKE
SECTION 2
BOOK 102, PG. 107-108
LOT 6, BLOCK A

(N 58°56'51"W 841.49')
(N 58°46'45"W 841.59')

CIRCLE C RANCH
SECTION ONE, PHASE C
BOOK 87, PG. 360-37A

LOT 86, BLOCK B

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

ATLAS F. COOK IV
12.853 ACRES
DOC. 2003269232
O.P.R.T.C.T.

THE ENCLAVE AT OAK PARKE
SECTION 1
BOOK 102, PG. 105-106
BLOCK G

LOT 12

LOT 11

LOT 9

OAK CREEK PARKE
SECTION ONE
BOOK 89, PG. 94-96

BLOCK G

LOT 8

LOT 7

LOT 6

LOT 4

LOT 3

LOT 2

LOT 1

SAWMILL DRIVE

P.O.B.

LOT 5, BLOCK E

(S 29°52'47"W 391.27')
(S 29°58'57"W 391.35')

(S 59°41'08"E 410.64')
(S 59°39'00"E 410.57')

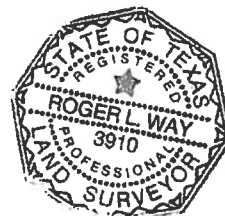
(S 59°44'43"E 815.82')
(S 59°42'33"E 815.59')

(S 60°45'22"E 9.27')
(S 60°38'03"E 9.32')

(S 60°30'15"E 206.44')
(S 59°08'45"E 206.41')

* IMPORTANT NOTICE *

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT THIS TRACT.



Roger L. Way



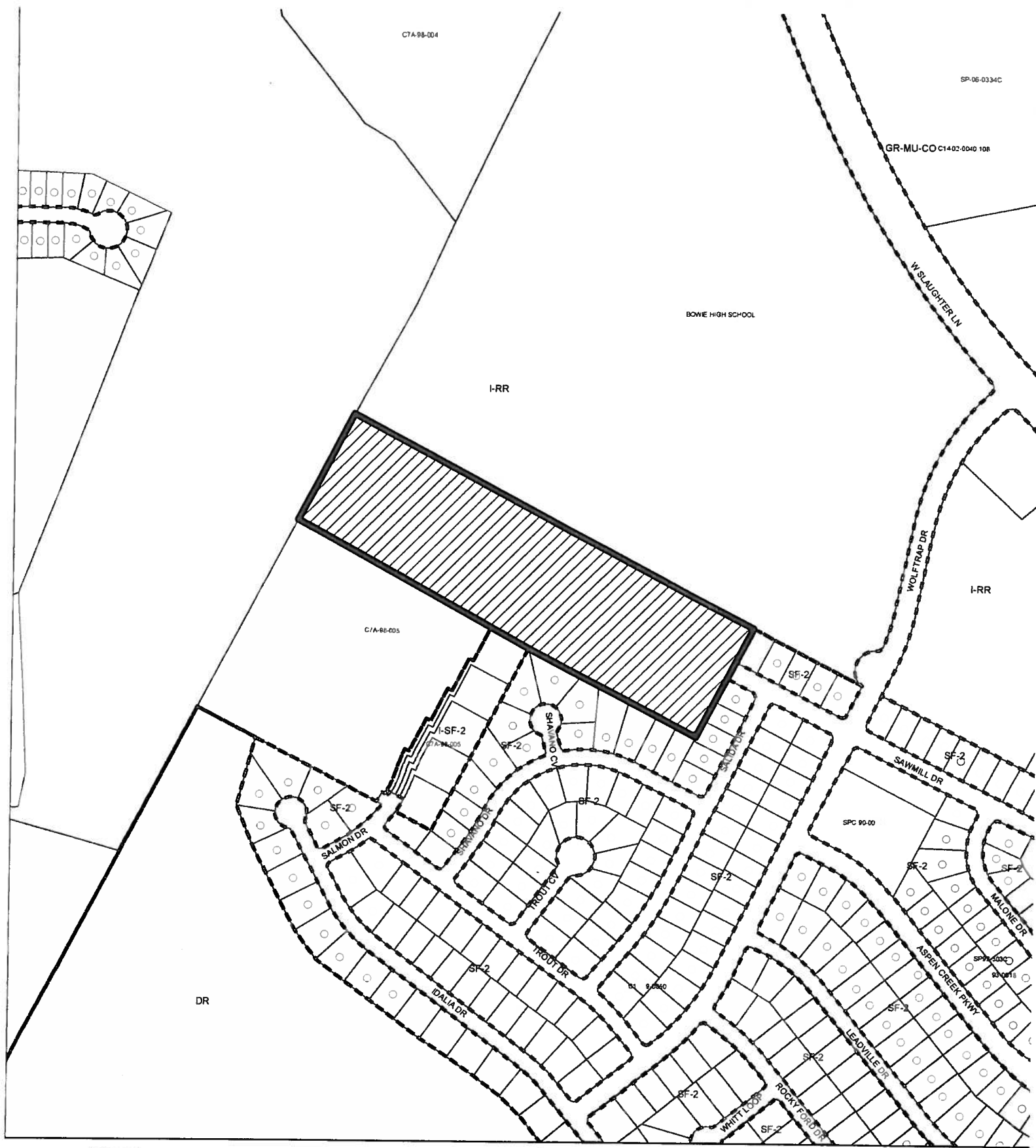
4010 SAWMILL ROAD

ALL POINTS SURVEYING

1714 FORTVIEW, SUITE 200
AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199

SURVEY DATE: 08-22-13
Job No. 08B29513



CTA-98-004

SP-06-0334C

GR-MU-CO C1402-0040 108

BOWIE HIGH SCHOOL

I-RR

C/A-98-005

I-SF-2

SP-06-005

SHAWANO CV

TROUT CV

TROUT DR

IDAIA DR

WHAITE LOOP

ROCKY FORD DR

LEADVILLE DR

ASPEN CREEK PKWY

SALMON DR

SAWMILL DR

WOLFTRAP DR

W SLAUGHTER LN

SPC 90-00

SP-06-034C

SP-06-034C

SP-06-034C

SP-06-034C

ZONING

ZONING CASE#: C14-2013-0125



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

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 r by the City of Austin regarding specific accuracy or completeness.

Exhibit B

