

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1601 CEDAR BEND DRIVE FROM RURAL RESIDENCE (RR) DISTRICT TO SINGLE FAMILY RESIDENCE-SMALL LOT-CONDITIONAL OVERLAY (SF-4A-CO) 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 rural residence (RR) district to single family residence-small lot-conditional overlay (SF-4A-CO) combining district on the property described in Zoning Case No. C14-2014-0193, on file at the Planning and Zoning Department, as follows:

29.17 acres of land out of the W. B. Harrison survey number 86, abstract number 382 and the S.A. & M.G.R.R. Co. survey number 290, abstract number 752, Travis County, Texas, and being out of that same property shown as 33.40 acres called Tracts "A" and "C" in that affidavit of partition recorded in Volume 2840, Page 212, of the Deed Records of Travis County, Texas and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1601 Cedar Bend Drive in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as specifically provided in Part 3 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) 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.

PART 4. This ordinance takes effect on _____, 2015.

PASSED AND APPROVED

_____, 2015 §
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Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
Interim City Attorney

Jannette S. Goodall
City Clerk

FIELD NOTE DESCRIPTION FOR A 29.17 ACRE TRACT OF LAND:

BEING 29.17 ACRES OF LAND OUT THE W.B. HARRISON SURVEY NUMBER 86, ABSTRACT NUMBER 382 AND THE S.A. &M.G.R.R. CO. SURVEY NUMBER 290, ABSTRACT NUMBER 752, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT SAME PROPERTY SHOWN AS 33.40 ACRES CALLED TRACTS "A" AND "C" IN THAT AFFIDAVIT OF PARTITION RECORDED IN VOLUME 2840, PAGE 212, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found in the Easterly corner of Cearley Subdivision, a subdivision recorded in Document Number 201300266, Plat Records, Travis County, same lying on the northeast line of said Tract "A" and "C", for the northeast corner of this tract;

THENCE South 62° 43' 32" East along the southerly line of said Village At River Oaks Section One, Lot 1, Block 1, recorded in Volume 89, Page 155, Plat Records, Travis County, along the northeasterly line of said Tract "A" and "C", a distance of 926.97 feet, to a fence corner post found, at an angle corner in the Northwesterly line of that certain City of Austin Walnut Creek Metropolitan Park 277.12 acre tract, same being the east corner of said Tract "C", for the east corner of this tract;

THENCE South 27° 23' 46" West, along the northwesterly line of said 277.12 acre tract, along the easterly line of Tract "C", at 17.06 feet pass an iron rod found and continue a total of 1,095.60 feet to an iron rod found in said line, same being the south corner of said Tract "C", for the south corner of this tract;

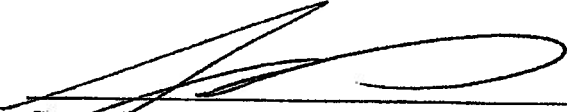
THENCE North 62° 34' 01" West, along the northerly line of said 277.12 acre tract, a distance of 677.25 feet, to a ½ inch iron rod found, for the southwest corner of this tract;

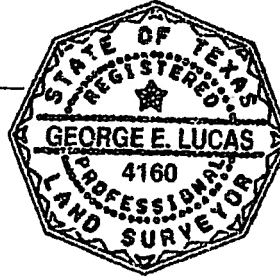
THENCE North 26° 34' 20" East, along the northerly line of said 277.12 acre tract, westerly line of Tract "C" and southerly line of Tract "A", a distance of 219.48 feet to an iron rod found, for an interior corner of this tract;

THENCE North 62° 41' 32" West, along the northerly line of said 277.12 acre tract, same being the southwest line of said Tract "A", a distance of 766.09 feet to an iron rod set, for the west corner of this tract;

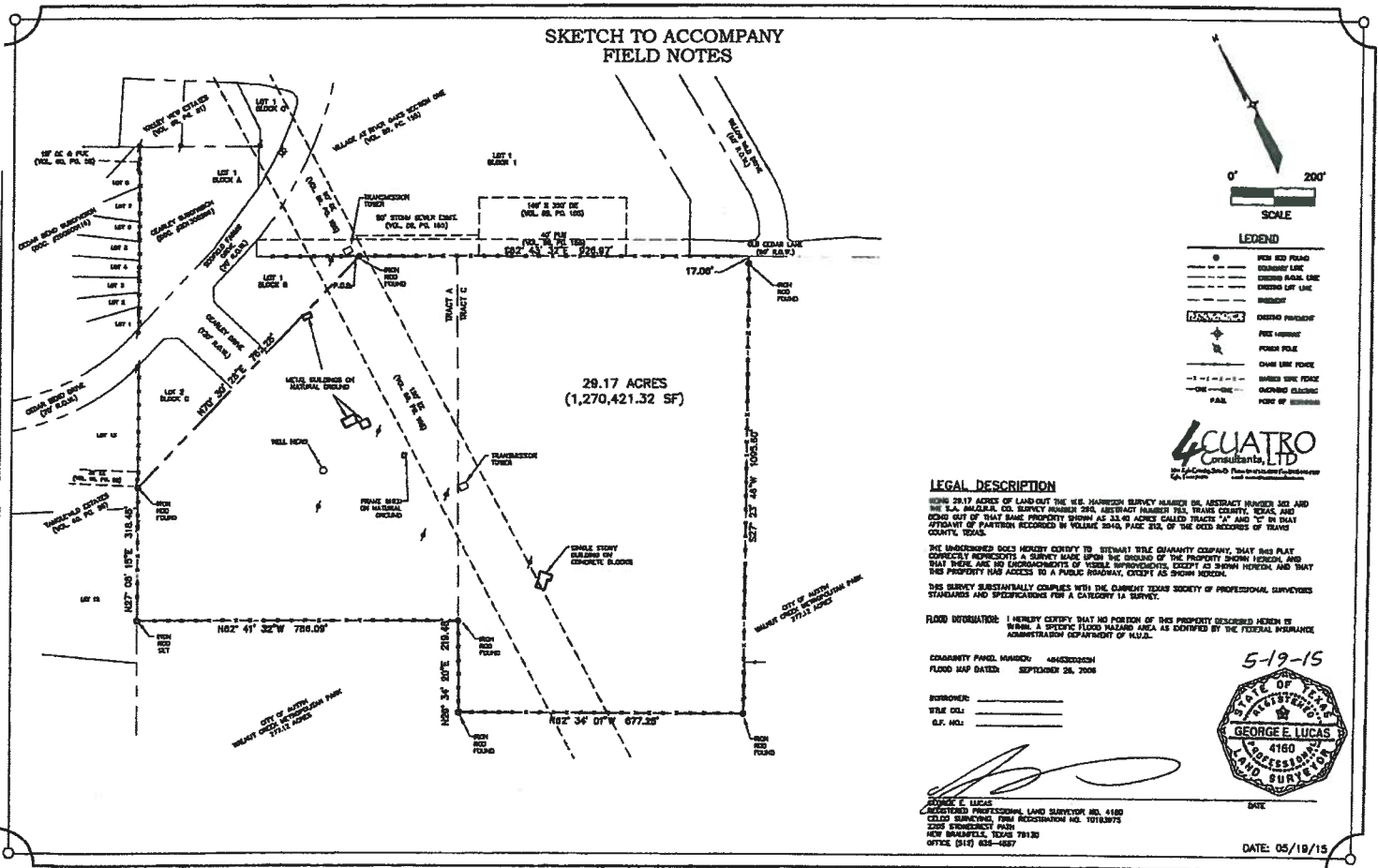
THENCE North 27° 08' 15" East, along the easterly line of Lots 12 and 13, Tanglewild Estates, a subdivision recorded in Volume 60, Page 56, Plat Records, Travis County, a distance of 318.45 feet to an iron rod found, marking the west corner of said Cearley Subdivision, for the northwest corner on this tract;

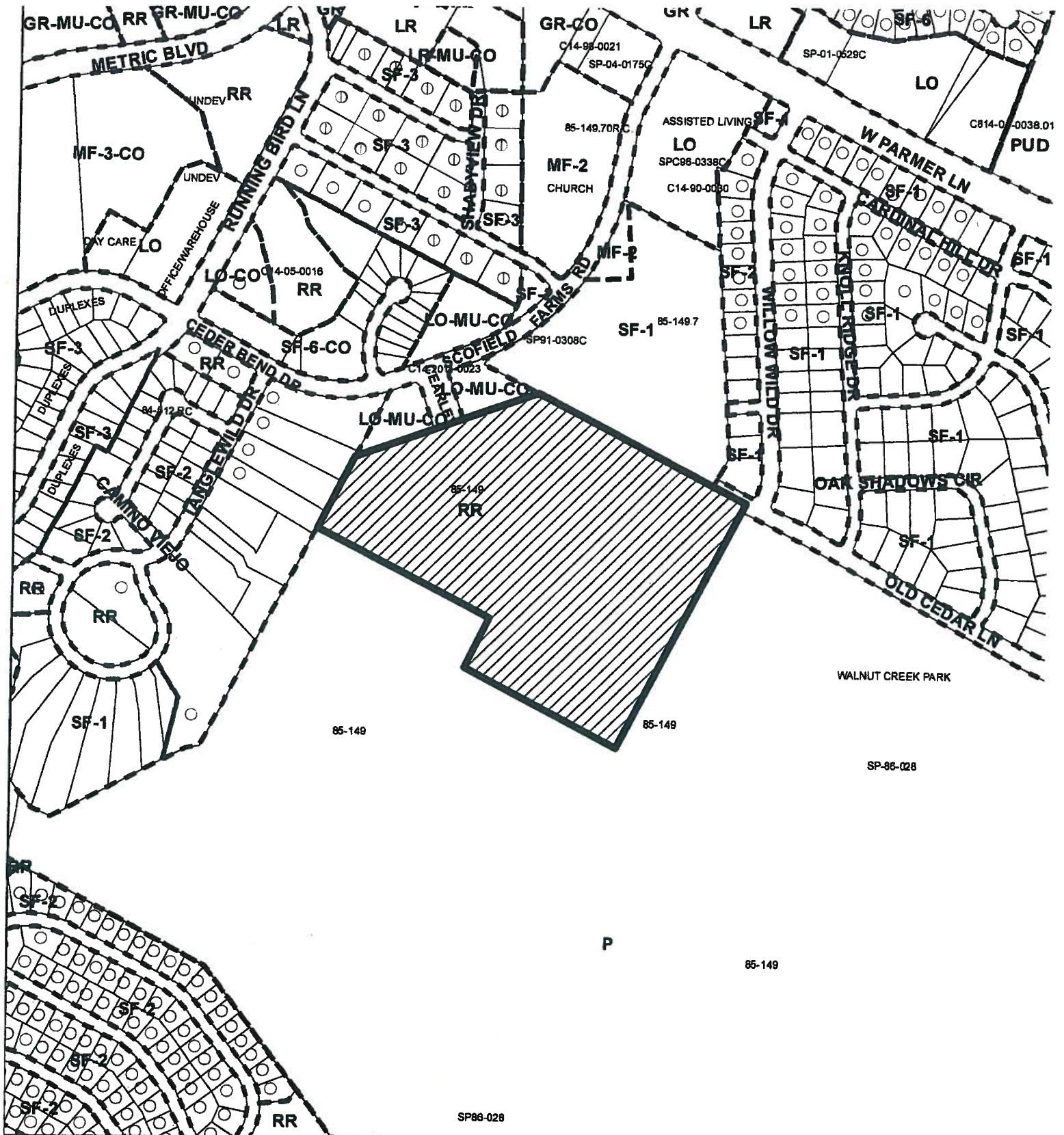
THENCE North 70°30'28" East, through and across said Tract "A", along the south line of Cearley Subdivision and along the north line of this tract, a distance of 762.28 feet the POINT OF BEGINNING, containing 29.17 acres of land, more or less.


George E. Lucas
Registered Professional
Land Surveyor No. 4160
Celco Surveying, Firm Registration No. 10193975
2205 Stonecrest Path
Date: May 19, 2015



SKETCH TO ACCOMPANY
FIELD NOTES





1" = 500'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

CASE#: C14-2014-0193

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.

