

**ORDINANCE NO. 20151217-086**

**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:

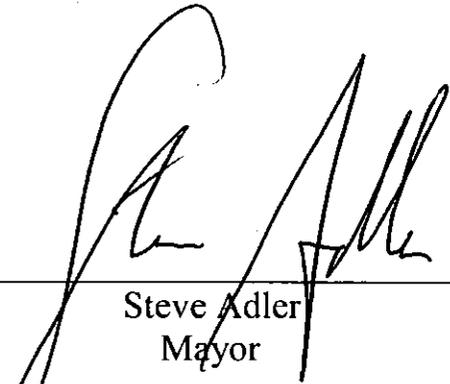
- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

**PART 4.** This ordinance takes effect on December 28, 2015.

**PASSED AND APPROVED**

December 17, 2015

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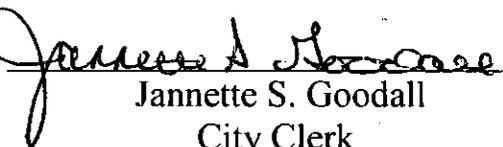
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Steve Adler  
Mayor

**APPROVED:** 

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Anne L. Morgan  
City Attorney

**ATTEST:** 

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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  $62^{\circ}43'32''$  East along the southerly line of said Village At River Oaks Section One, Lot 1, Block I, 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  $27^{\circ}23'46''$  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  $62^{\circ}34'01''$  West, along the northerly line of said 277.12 acre tract, a distance of 677.25 feet, to a  $\frac{1}{2}$  inch iron rod found, for the southwest corner of this tract;

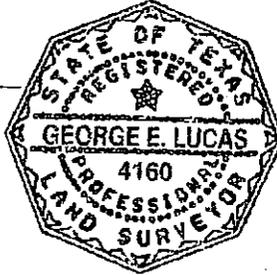
THENCE North  $26^{\circ}34'20''$  East, along the northerly line of said 277.12 acre tract, westerly line of Tract "C" and southerly line of Tract "A", a distance of 219.48 feet to an iron rod found, for an interior corner of this tract;

THENCE North  $62^{\circ}41'32''$  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;

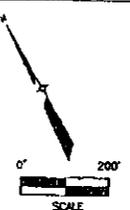
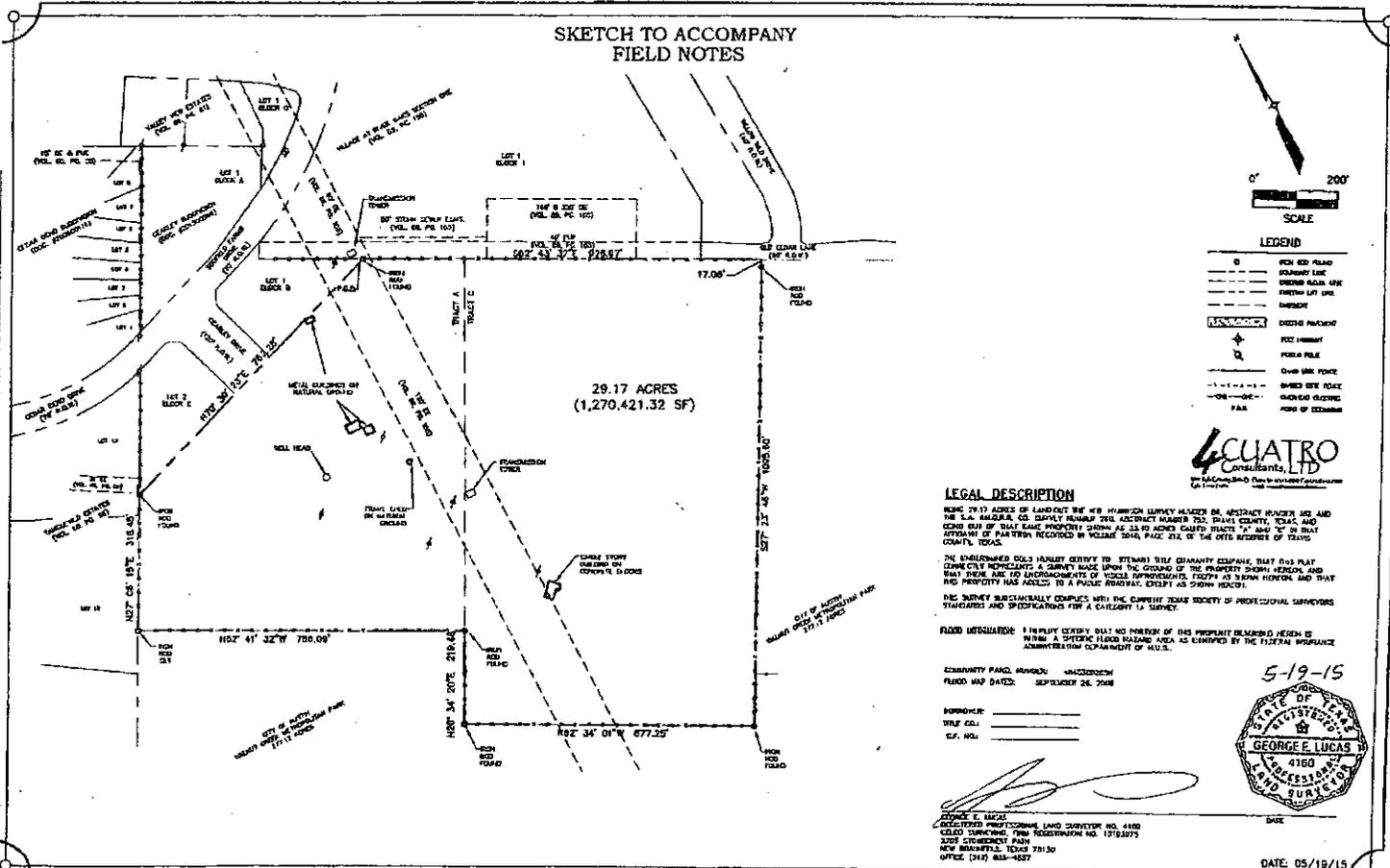
THENCE North  $27^{\circ}08'15''$  East, along the easterly line of Lots 12 and 13, Tanglewild Estates, a subdivision recorded in Volume 60, Page 56, Plat Records, Travis County, a distance of 318.45 feet to an iron rod found, marking the west corner of said Cearley Subdivision, for the northwest corner 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



**LEGEND**

—○—	IRON ROD MARK
---	BOUNDARY LINE
---	EXISTING ROAD OR
---	EXISTING LOT LINE
---	EMERGENCY
---	EXISTING FENCING
+	IRON NAIL
+	IRON FILE
+	CHISEL POINT
+	SHARP IRON POINT
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Consultants, LTD

**LEGAL DESCRIPTION**

BEING 29.17 ACRES OF LAND OUT OF THE 1/4 SECTION SURVEY MADE BY HERBERT ROBERTSON AND THE S.A. HANCOCK CO. CIVIL ENGINEERS, BEING TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AS SHOWN ON THE PLAT OF SAID SECTION RECORDED IN VOLUME 2018, PAGE 214, OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

THE UNDERSIGNED DOES HEREBY CERTIFY TO STANLEY B. GEORGE, THAT THIS PLAT OF SAID SECTION IS A CORRECT AND TRUE REPRESENTATION OF THE FIELD SURVEY MADE BY SAID SECTION SURVEYOR AND THAT THERE ARE NO ENCUMBRANCES OF RECORD AFFECTING SAID SECTION AND THAT NO PERSON HAS ACCESS TO A PUBLIC RECORD, EXCEPT AS SHOWN HEREON.

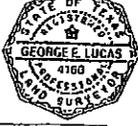
THE SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1 SURVEY.

**FLOOD INFORMATION:** I HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY BELONGS TO, OR IS WITHIN A SPECIFIC FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DEPARTMENT OF HUD.

COMMUNITY FLOOD HAZARD: UNASSIGNED  
FLOOD MAP DATED: SEPTEMBER 24, 2008

PREPARED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

5-19-15



STANLEY B. GEORGE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160  
CIVIL ENGINEERING, FIRM REGISTRATION NO. 17193975  
3205 CLEVELAND PARK  
NEW BRUNSWICK, TEXAS 77850  
OFFICE (281) 488-1887

DATE: 05/19/15

