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**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 single-family residence standard lot-conditional overlay (SF-2-CO) combining district to family residence-conditional overlay (SF-3-CO) combining district on the property described in Zoning Case No. C14-2015-0129, on file at the Planning and Zoning Department, as follows:

Field notes describing 1.402 acres of land out of the William Cannon Survey No. 19 in Travis County, Texas, and being the remaining portion of that called 25.9971 acre tract conveyed to Anchor Equities Ltd. a Texas limited partnership recorded in Document No. 2004128519, 2006157375 and 2005002408 of the Official Public 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 7804 Cooper Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

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

- A. Development of the Property shall not exceed 4 residential units.
- B. Vehicular access to Cooper Lane is prohibited.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the family residence (SF-3) district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2016.

**PASSED AND APPROVED**

\_\_\_\_\_, 2016

§  
§  
§

\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan Jannette S. Goodall  
City Attorney City Clerk

## EXHIBIT "A"

## LEGAL DESCRIPTION

FIELD NOTES DESCRIBING **1.402 ACRES** OF LAND OUT OF THE WILLIAM CANNON SURVEY NO. 19 IN TRAVIS COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF THAT CALLED 25.9971 ACRE TRACT CONVEYED TO ANCHOR EQUITIES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED IN DOCUMENT NO. 2004128519, 2006157375 and 2005002408 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8 inch iron rod found in the west right of way line of Cooper Lane (N:10040553.59, E:3098774.50) same being in the southerly line of Lot 2 of the Thomas and Euers Subdivision recorded in Volume 76 Page 360 of the Plat Records of Travis County, Texas;

**THENCE** along the west right of way line of Cooper Lane South 02°14'00" East 3.58 feet to a capped iron rod found for the beginning to a curve to the right;

**THENCE** along said curve with a radius of 268.00 feet and whose chords bearing and basis bears South 13°05'56" West 142.30 feet to a capped iron rod found for the point of tangency;

**THENCE** continuing along said right of way South 28°38'58" West 28.82 feet to a capped iron rod found and South 70°36'08" West 40.39 feet to a capped iron rod found in the north right of way line of Dittmar Road to the beginning of a curve to the left;

**THENCE** along said curve with a radius of 645.00 feet and whose chords bearing and basis bears North 75°37'12" West 198.23 feet to a capped iron rod set at the southeast corner of Lot 33 of Taylor Estates Section 1 a subdivision recorded in Document No. 200600136 of the Plat Records of said County for the southwest corner hereof;

**THENCE** along the east line of Lot 33 and the west line of the herein described tract the following courses:

- 1) North 05°29'58" East 58.09 feet to a capped iron rod set
- 2) North 54°49'46" West 175.10 feet to a capped iron rod set
- 3) North 01°32'14" East 56.41 feet to a capped iron rod set in the south line of Lot 2 of the Thomas Euers Subdivision for the northwest corner hereof, from which a 60D nail found bears North 78°33'15" West 894.21 feet;

**THENCE** along the south line of Lot 2 and the north line of the herein described tract South 78°33'15" East 420.45 feet to the **PLACE OF BEGINNING** and containing **1.402 acres** of land, more or less.

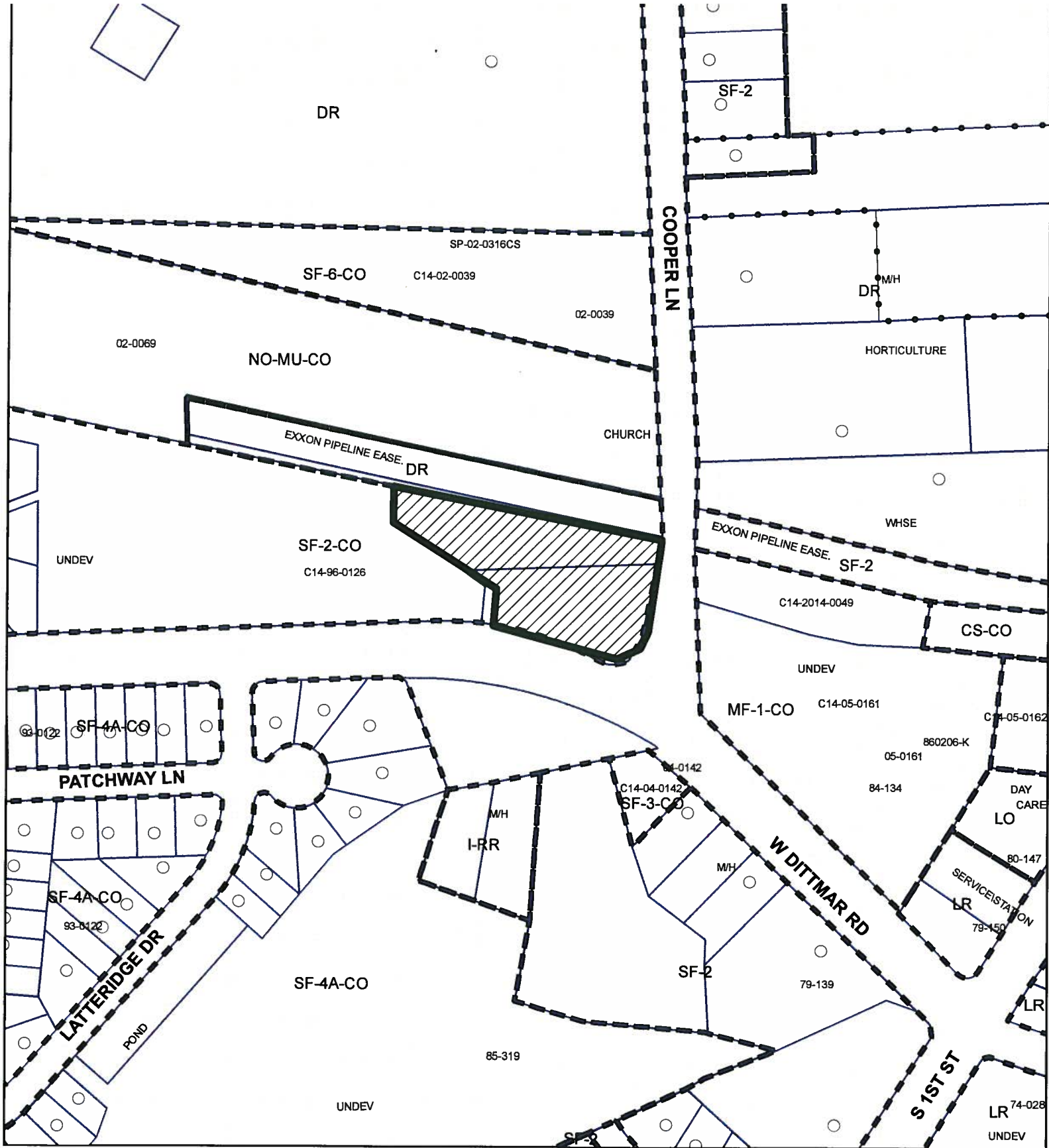
Bearings and coordinates are based on Texas State Plane System, Central Zone.




  
Victor M. Garza RPLS No. 4740

B & G Land Surveying, Inc.  
1404 West North Loop, Blvd.  
Austin, TX 78756  
PH 512-458-6969  
Firm Registration No. 100363-00

Job #B0405613\_legal\_SP





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2015-0129**

Exhibit B



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.

1"=200'