

ORDINANCE NO. 20170302-068

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13000 BLOCK OF EAST HOWARD LANE AND 13414 HARRIS GLENN DRIVE FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING 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 limited office-conditional overlay (LO-CO) combining district to single-family residence small lot-conditional overlay (SF-4A-CO) combining district on the property described in Zoning Case No. C14-2016-0126, on file at the Planning and Zoning Department, as follows:

10.685 acres of land, more or less (approximately 465,461 sq. ft.) in the Alexander Walters Survey No. 67, Abstract No. 791, Travis County, Texas, being all of a 10.697 acre tract described in Document No. 2000020187 and 2000023772 of the Official Public Records of Travis County, Texas and being a portion of a 23.857 acre tract conveyed to Ridge Investors Limited in a special warranty deed dated October 8, 1993 and recorded in Volume 12038, Page 1581 of the Real Property Records of Travis County, Texas, being also a portion of Lot 1, Block L, Harris Ridge Phase I Section IV, a subdivision of record in Volume 86, Pages 156D-157A of the Plat Records of Travis, County, Texas; said 10.685 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 13000 Block of East Howard Lane and 13414 Harris Glenn Drive 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. Vehicular access from the Property to East Howard Lane is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

- B. 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.


Except as specifically restricted under 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. This ordinance takes effect on March 13, 2017.

PASSED AND APPROVED

March 2, 2017

APPROVED:

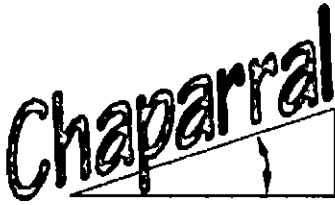

Anne L. Morgan
City Attorney

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Steve Adler
Mayor

ATTEST:


Jannette S. Goodall
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**10.685 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 10.685 ACRES (APPROXIMATELY 465,461 SQ. FT.) IN THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, BEING ALL OF A 10.697 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2000020187 AND 2000023772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 23.857 ACRE TRACT CONVEYED TO RIDGE INVESTORS LIMITED IN A SPECIAL WARRANTY DEED DATED OCTOBER 8, 1993 AND RECORDED IN VOLUME 12038, PAGE 1581 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO A PORTION OF LOT 1, BLOCK L, HARRIS RIDGE PHASE I SECTION IV, A SUBDIVISION OF RECORD IN VOLUME 86, PAGES 156D-157A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.685 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the northwest right-of-way line of Harrisglenn Drive (right-of-way width varies) as shown on Harris Ridge Phase I Section II, a subdivision of record in Volume 86, Page 125A of the Plat Records of Travis County, Texas, being the southernmost corner of said Lot 1, being in the southeast line of the said 10.697 acre tract, being also an angle point in the southeast line of the said 23.857 acre tract;

THENCE with the northwest right-of-way line of Harrisglenn Drive and southeast line of the said 10.697 acre tract, same being the southeast line of the said 23.857 acre tract, the following five (5) courses and distances:

1. South 58°44'54" West, a distance of 106.93 feet to a 1/2" rebar found;
2. With a curve to the right, having a radius of 15.00 feet, a delta angle of 89°53'07", an arc length of 23.53 feet, and a chord which bears North 76°18'23" West, a distance of 21.19 feet to a 1/2" rebar found;
3. South 58°43'39" West, a distance of 50.06 feet to a 1/2" rebar found;
4. With a curve to the right, having a radius of 15.00 feet, a delta angle of 62°12'16", an arc length of 16.29 feet, and a chord which bears South 00°09'08" West, a distance of 15.50 feet to a 1/2" rebar with "Chaparral" cap set for the southernmost corner of the said 10.697 acre tract;

THENCE with the southwest line of the said 10.697 acre tract and crossing the said 23.857 acre tract, the following two (2) courses and distances:

EXHIBIT A

1. North 31°15'25" West, a distance of 652.89 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 62°20'39" West, a distance of 701.49 feet to a 1/2" rebar with "Chaparral" cap set for the westernmost corner of the said 10.697 acre tract;

THENCE North 86°58'31" East with the north line of the said 10.697 acre tract and crossing the said 23.857 acre tract, a distance of 183.12 feet to a 1/2" rebar with "Holt Carson" cap found for an angle point in the south line of Lot 2, Harris Ridge Commercial, a subdivision of record in Document No. 201100150 of the Official Public Records of Travis County, Texas;

THENCE North 86°54'57" East with the north line of the said 10.697 acre tract, the south line of said Lot 2 and crossing the said 23.857 acre tract, a distance of 429.92 feet to a 1/2" rebar with "Chaparral" cap set in the south right-of-way line of Howard Lane (right-of-way width varies) as described in Volume 13314, Page 706 of the Real Property Records of Travis County, Texas, being the easternmost corner of said Lot 2;

THENCE South 62°30'07" East with the south right-of-way line of Howard Lane, the north line of the said 10.697 acre tract and crossing the said 23.857 acre tract, a distance of 520.03 feet to a 1/2" rebar with "Chaparral" cap set in the southeast line of the said 23.857 acre tract, being in the northwest line of Lot 1, Block L, of said Harris Ridge Phase I Section IV, from which a 1/2" rebar found for an angle point in the southeast line of the said 23.857 acre tract, being the westernmost corner of Lot 1, Block L, of said Harris Ridge Phase I Section IV, bears South 41°52'23" West, a distance of 279.73 feet;

THENCE with the south right-of-way line of Howard Lane, the north line of the said 10.697 acre tract and crossing Lot 1, Block L, of said Harris Ridge Phase I Section IV, the following two (2) courses and distances:

1. South 62°20'33" East, a distance of 298.45 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the right, having a radius of 887.47 feet, a delta angle of 02°07'57", an arc length of 33.03 feet, and a chord which bears South 61°15'44" East, a distance of 33.03 feet to a 1/2" rebar with "Chaparral" cap set for a northeast corner of the said 10.697 acre tract;

THENCE with the perimeter of the said 10.697 acre tract and crossing Lot 1, Block L, of said Harris Ridge Phase I Section IV, the following two (2) courses and distances:

1. South 48°55'09" West, a distance of 275.96 feet to a 1/2" rebar with "Chaparral" cap set;

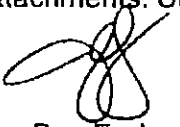
2. South 46°27'55" East, a distance of 196.84 feet to a 1/2" rebar with "Chaparral" cap set in the northwest right-of-way line of Harrisglenn Drive, being an eastern corner of the said 10.697 acre tract, being also in the southeast line of Lot 1, Block L, of said Harris Ridge Phase I Section IV;

THENCE South 58°45'23" West with the northwest right-of-way line of Harrisglenn Drive and the southeast line of the said 10.697 acre tract, same being the southeast line of Lot 1, Block L, of said Harris Ridge Phase I Section IV, a distance of 218.13 feet to the **POINT OF BEGINNING**, containing 10.685 acres of land, more or less.

Surveyed on the ground on June 6, 2016

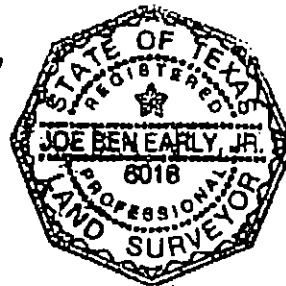
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS).

Attachments: Survey Drawing No. 981-001-T3


Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
TBPLS Firm No. 10124500

6/9/16

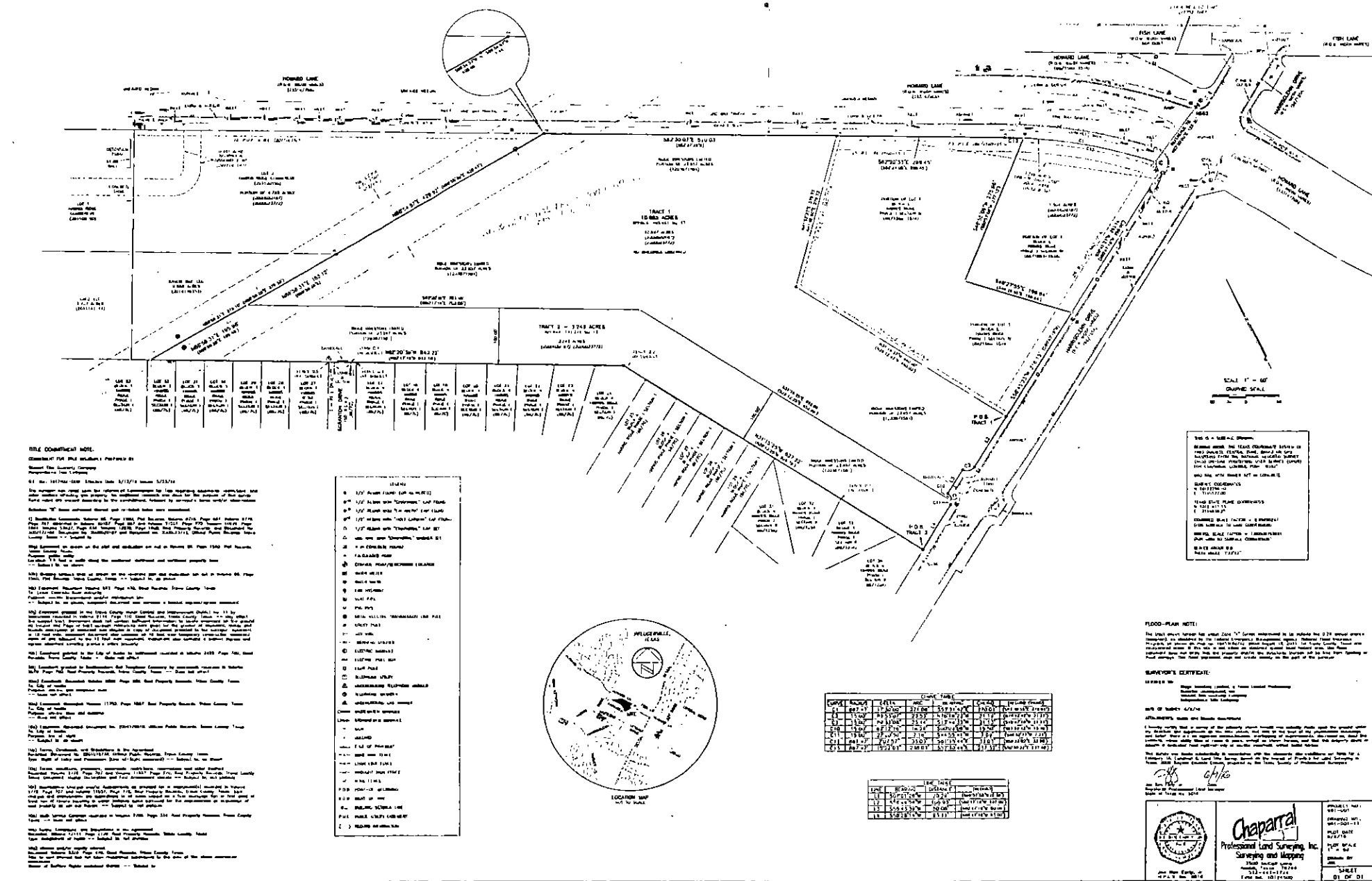
Date

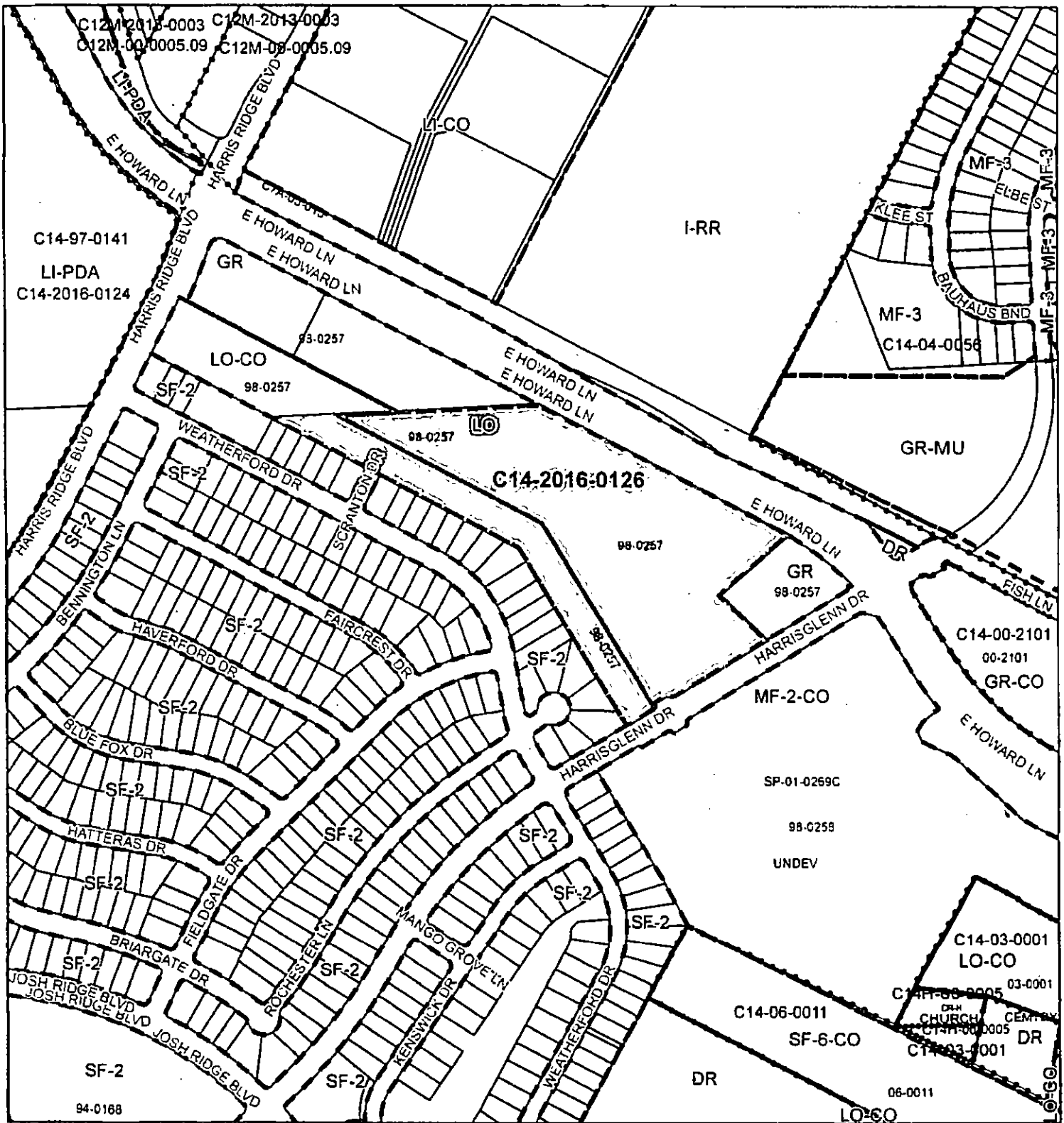


A LAND TITLE SURVEY IN THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, CONSISTING OF:

TRACT 1 - 10.695 ACRES: BEING ALL OF A 10.697 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2000020187 AND 2000023772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 23.857 ACRE TRACT CONVEYED TO RIDGE INVESTORS LIMITED IN A SPECIAL WARRANTY DEED DATED OCTOBER 8, 1993 AND RECORDED IN VOLUME 12038, PAGE 1581 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO A PORTION OF LOT 1, BLOCK L, JARVIS RIDGE PHASE I SECTION IV, A SUBDIVISION OF RECORD IN VOLUME NO. PAGES 1560-1572 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS;

TRACT 2 - 3.243 ACRES: BEING ALL OF A 3.243 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2000020187 AND 2000023772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 23.857 ACRE TRACT CONVEYED TO RIDGE INVESTORS LIMITED IN A SPECIAL WARRANTY DEED DATED OCTOBER 8, 1993 AND RECORDED IN VOLUME 12038, PAGE 1581 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

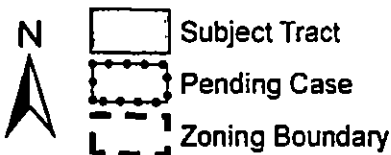




ZONING

EXHIBIT B

Case#: C14-2016-0126



0 200 400 Feet

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 11/22/2016