



## MEMORANDUM

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TO: Ms. Jolene Kiolbassa, Chair  
Members of the Zoning and Platting Commission

FROM: Sherri Sirwaitis, Senior Planner, Zoning Case Management  
Planning and Zoning Department

DATE: March 29, 2017

RE: **Request to Initiate a Rezoning Application for Property located at 13000  
Block of E. Howard Lane and 13414 Harris Glenn Drive**

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The item under discussion is a request to consider directing Staff to initiate a rezoning case from LO-CO to SF-4A-CO for 13000 Block of E. Howard Lane and 13414 Harris Glenn Drive.

This is a request to initiate a re-zoning of 3.243 acre area that was part of zoning case C14-2016-0126 (Howard Lane Tract) for a total of 13.927 acres. Case C14-2016-0126 contained two tracts of land, a northern 10.685 acre area fronting Howard Lane and a southern 3.243 acre area that is adjacent to the existing Harris Ridge Neighborhood. There was a staff error during the drafting process for the ordinance for this case before City Council and only the front 10.685 acre portion of the property was referenced in the final ordinance (Ordinance No. 20170302-068). Therefore, both tracts were not rezoned as posted and approved by the City Council on consent all three readings on March 2, 2017.

The staff is asking the Commission to direct the initiation of rezoning for the remaining 3.243 acre southern tract so that this error can be rectified.

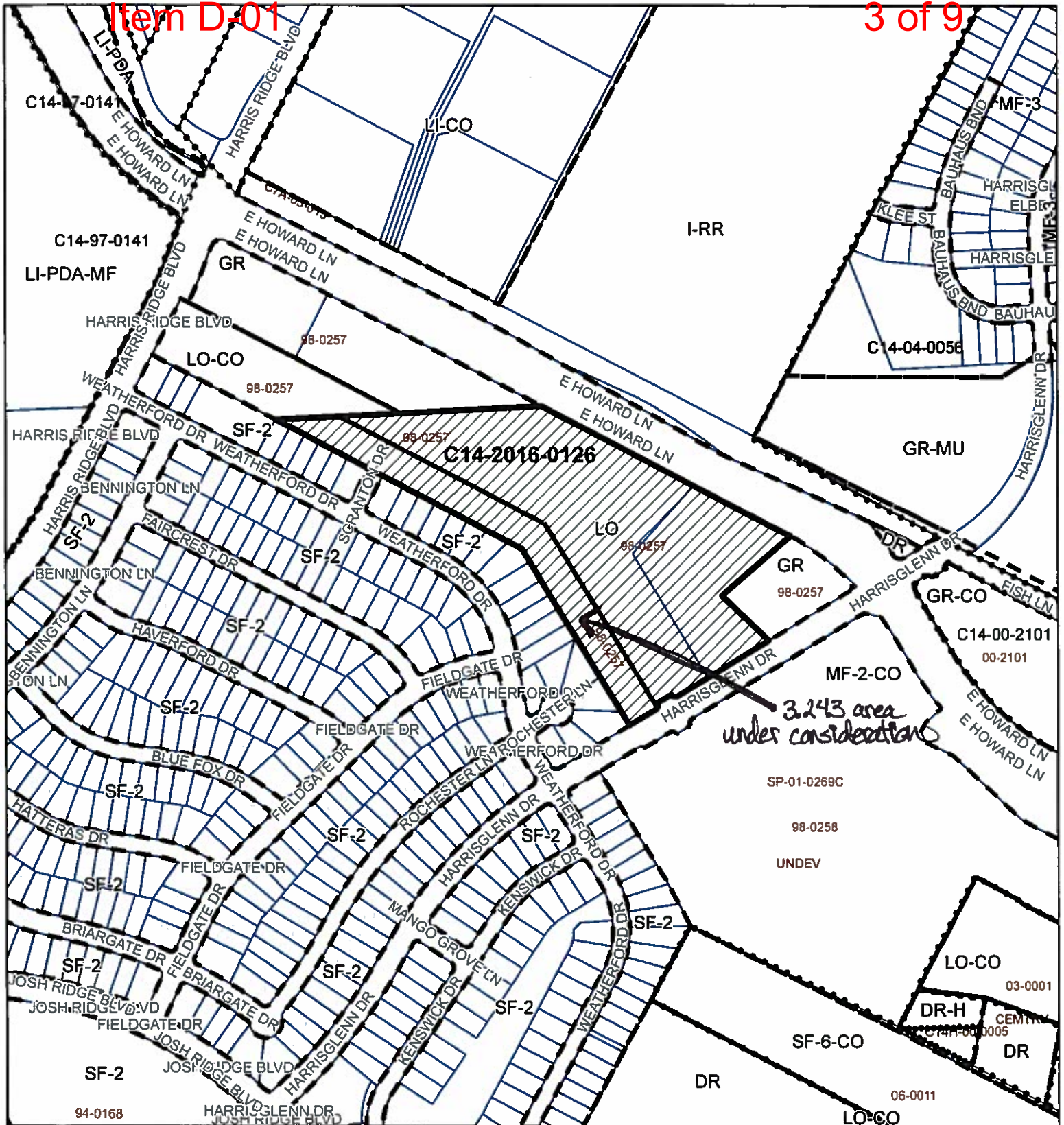
The Zoning and Platting Commission reviewed the rezoning request for case C14-2016-0126 on February 7, 2017. The Zoning and Platting Commission's recommendation is stated below:

**ZONING AND PLATTING COMMISSION:**

2/07/17: Approved staff's recommendation of SF-4A-CO zoning on consent, additional condition to prohibit driveway access to East Howard Lane and to require a roadway connection to Scranton Drive (9-0, B. Greenberg and J. Kiolbassa-absent); G. Rojas-1<sup>st</sup>, B. Evans-2<sup>nd</sup>.

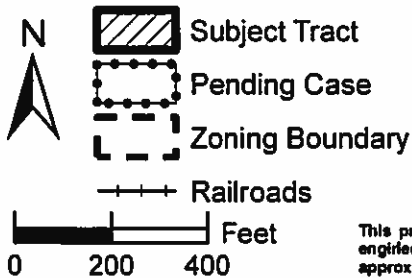
**Attachments:**

- Original zoning case map for C14-2016-0126
- Final Ordinance No. 20170302-068 for zoning case C14-2016-0126
- Legal description for the southern 3.243 acre tract



## ZONING

Case#: C14-2016-0126



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.

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Created: 3/22/2017

**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.





Professional Land Surveying, Inc.  
Surveying and Mapping

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

3500 McCall Lane  
Austin, Texas 78744

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**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**

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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

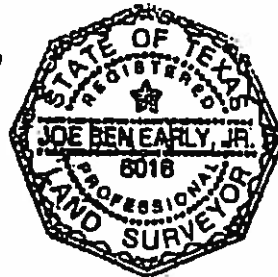
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS).

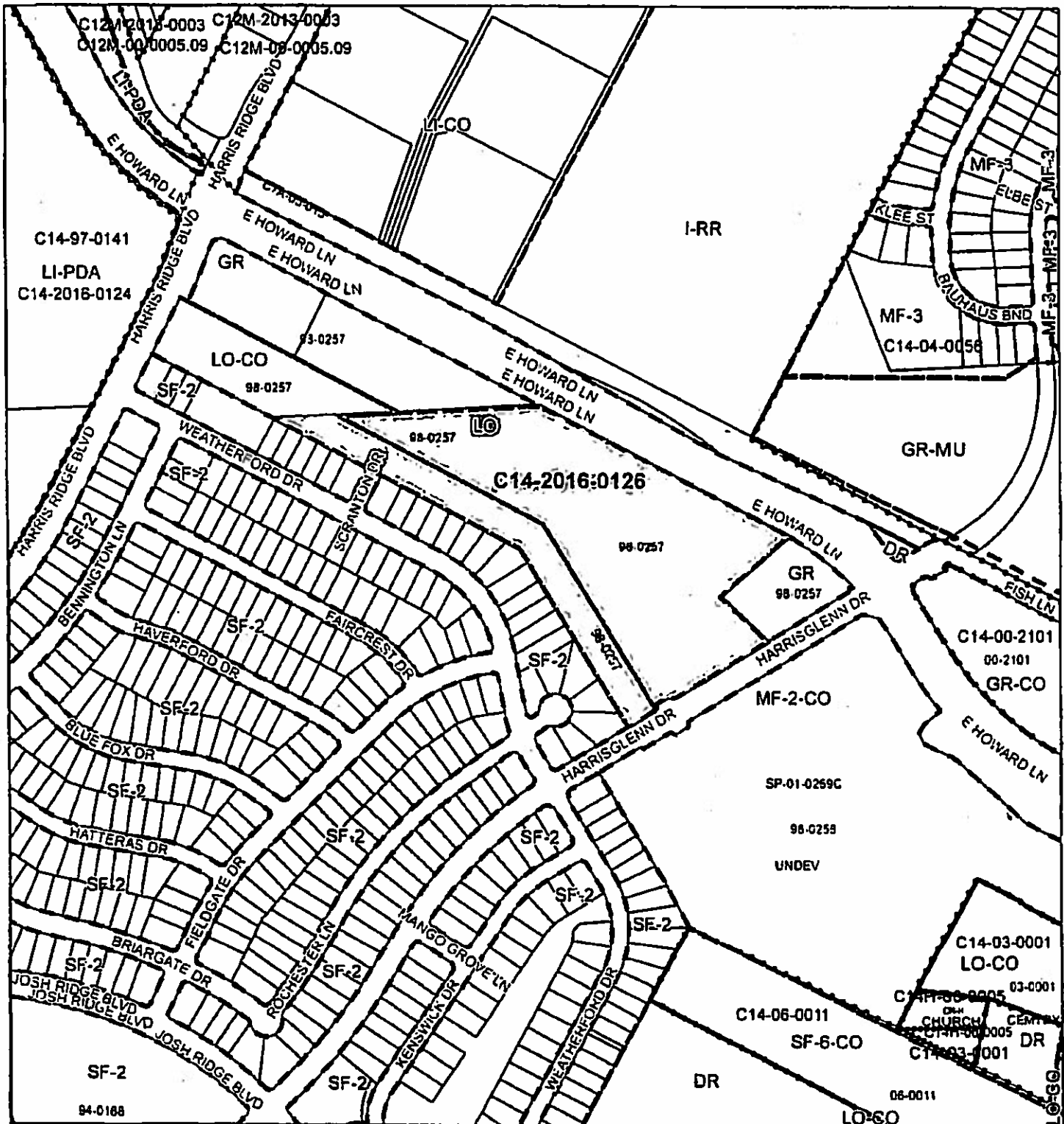
Attachments: Survey Drawing No. 981-001-T3

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

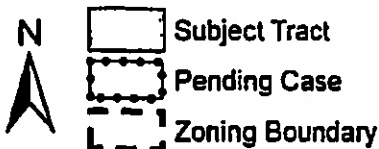
6/9/16

Date



**ZONING**

Case#: C14-2016-0126

**EXHIBIT B**

0 200 400 Feet

1" = 400'

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Created: 11/22/2015



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**3.243 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 3.243 ACRES (APPROXIMATELY 141,271 SQ. FT.) IN THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, 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; SAID 3.243 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 the said 3.243 acre tract, same being the southernmost corner of the said 23.857 acre tract, being also the easternmost corner of Lot 34, Block 4, of said Harris Ridge Phase I Section II;

**THENCE** with the southwest line of the said 3.243 acre tract, same being the southwest line of the said 23.857 acre tract, the northeast line of Lot 32-34, Block 4, of said Harris Ridge Phase I Section II, the northeast line of Lots 24-29, Block 4 and Lots 27-32, Block 1, Harris Ridge Phase I Section I, a subdivision of record in Volume 86, Page 7C of the Plat Records of Travis County, Texas and the northeast termination of Scranton Drive (50' right-of-way width) as shown on said Harris Ridge Phase I Section I, the following two (2) courses and distances:

1. North 31°15'25" West, a distance of 627.22 feet to a 1/2" rebar found;
2. North 62°20'39" West, a distance of 842.22 feet to a 1/2" rebar with "Chaparral" cap set for the westernmost corner of the said 3.243 acre tract;

**THENCE** with the perimeter of the said 3.243 acre tract and crossing the said 23.857 acre tract, the following three (3) courses and distances:

1. North 86°58'31" East, a distance of 195.98 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 62°20'39" East, a distance of 701.49 feet to a 1/2" rebar with "Chaparral" cap set;



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3. South  $31^{\circ}15'25''$  East, a distance of 652.89 feet to a 1/2" rebar with "Chaparral" cap set in the northwest right-of-way line of Harrisglenn Drive, being the easternmost corner of the said 3.243 acre tract, being also in the southeast line of the said 23.857 acre tract;


**THENCE** with the northwest right-of-way line of Harrisglenn Drive, the southeast line of the said 3.243 acre tract, same being the southeast line of the said 23.857 acre tract, the following two (2) courses and distances:

1. With a curve to the right, having a radius of 15.00 feet, a delta angle of  $27^{\circ}20'50''$ , an arc length of 7.16 feet, and a chord which bears South  $44^{\circ}55'41''$  West, a distance of 7.09 feet to a 1/2" rebar found;
2. South  $58^{\circ}28'14''$  West, a distance of 93.11 feet to the **POINT OF BEGINNING**, containing 3.243 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.  
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