

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9110 CHISHOLM LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO SINGLE-FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-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 development reserve (DR) district to single-family residence standard lot-conditional overlay (SF-2-CO) combining district on the property described in Zoning Case No. C14-2019-0054, on file at the Planning and Zoning Department, as follows:

A 1.493 acre tract of land situated in the William Cannon League, Abstract No. 6, Travis County, Texas, , said 1.493 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 9110 Chisholm 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. A minimum 95-foot front yard setback on the Property shall be provided and maintained.
- B. Single family residential use on the Property shall be limited to a maximum of two dwelling units.
- C. The maximum height of a building or structure on the Property is limited to 25 feet and may not exceed one story.

PART 3. 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 standard lot (SF-2) district and other applicable requirements of the City Code.

PREMIER SURVEYING LLC

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972-612-3601
Fax: 972-964-7021

Exhibit "A"
(9110 CHISHOLM LANE)

BEING A 1.493 ACRE TRACT OF LAND SITUATED IN THE WILLIAM CANNON LEAGUE, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO TIMOTHY H. HARRIS SUPPLEMENTAL NEEDS TRUST, AS RECORDED IN INSTRUMENT NO. 2016180643, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 2011136581, SAID OFFICIAL PUBLIC RECORDS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON EAST CORNER OF SAID HARRIS TRACT AND THE RESUBDIVISION OF LOT 11-A, WESTERN RIDGE ESTATES (UNRECORDED), AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 68, PAGE 81, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID IRON ROD BEING ON THE WEST LINE OF CHISHOLM LANE;

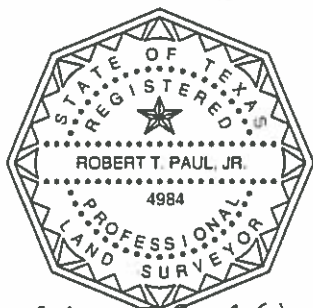
THENCE SOUTH 11° 47' 00" WEST, A DISTANCE OF 195.94 FEET ALONG SAID WEST LINE TO A 3/4-INCH IRON PIPE FOUND AT THE COMMON EAST CORNER OF SAID HARRIS TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN A RELEASE OF LIEN DATED JUNE 12, 1995, AS RECORDED IN VOLUME 13194, PAGE 1172, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS;

THENCE NORTH 78° 13' 00" WEST, A DISTANCE OF 331.97 FEET ALONG THE COMMON LINE OF SAID HARRIS TRACT AND SAID RELEASE OF LIEN TO A POINT FROM WHICH A 3/4-INCH IRON PIPE FOUND BEARS SOUTH 34° 33' 33" WEST - 0.37 OF ONE FOOT, SAID POINT BEING THE COMMON WEST CORNER OF SAID HARRIS TRACT AND SAID RELEASE OF LIEN, AND BEING ON THE EAST LINE OF TEXAS OAKS, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80, PAGE 212, AFORESAID PLAT RECORDS;

THENCE NORTH 11° 21' 00" EAST, A DISTANCE OF 195.94 FEET ALONG THE WEST LINE OF SAID HARRIS TRACT TO A POINT FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 84° 41' 42" WEST - 0.43 OF ONE FOOT, SAID POINT BEING THE COMMON WEST CORNER OF SAID HARRIS TRACT AND AFORESAID RESUBDIVISION OF LOT 11-A, AND BEING ON THE SAID EAST LINE OF TEXAS OAKS;

THENCE SOUTH 78° 13' 00" EAST, A DISTANCE OF 333.45 FEET (DEED = 333.48 FEET) ALONG THE COMMON LINE OF SAID HARRIS TRACT AND SAID RESUBDIVISION OF LOT 11-A TO THE POINT OF BEGINNING AND CONTAINING 65,027 SQUARE FEET OR 1.493 ACRES OF LAND.

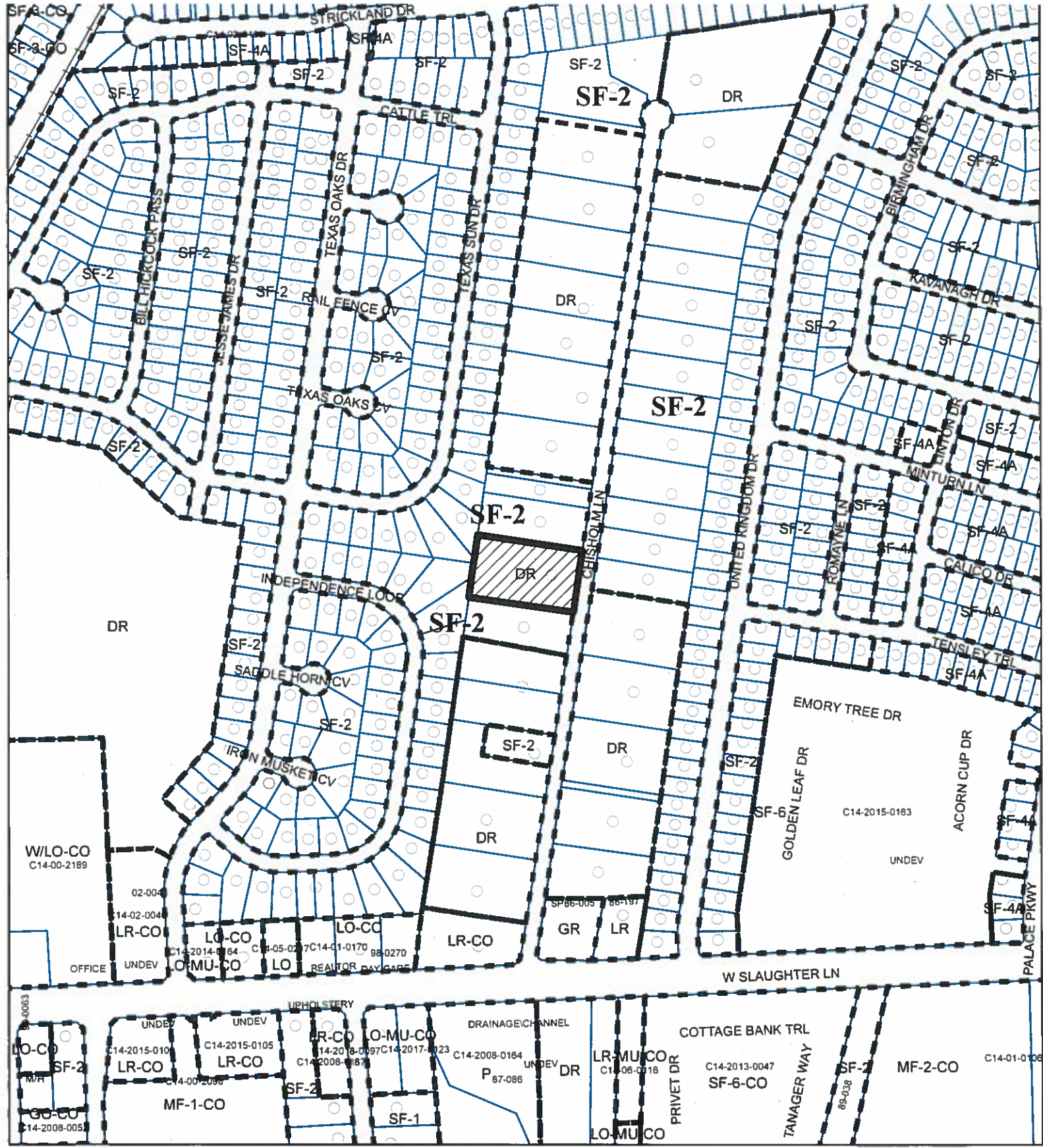
ALSO BEING KNOWN AS TRACT 11-B, OF WESTERN RIDGE ESTATES, AN UNRECORDED SUBDIVISION.






Robert T. Paul, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR

Survey Plat of even date attached hereto and made a part hereof.

Date: 03/01/18



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2019-0054

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.



Created: 5/10/2019

1" = 400'