

ORDINANCE NO. 20190808-122

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.

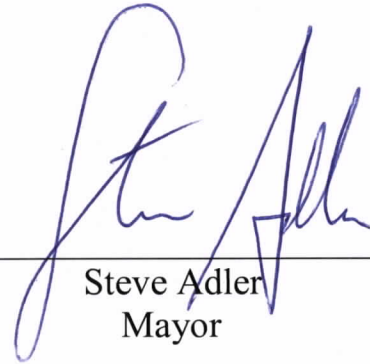
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single-family residence standard lot (SF-2) district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on August 19, 2019.

PASSED AND APPROVED

____ August 8 _____, 2019

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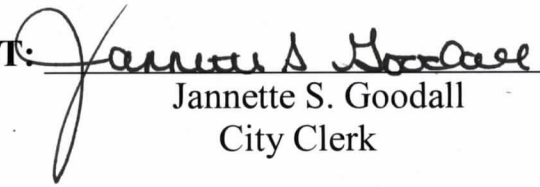
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

PREMIER SURVEYING LLC

5700 W. Plano Parkway, Suite 1200
Plano, Texas 75093
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;

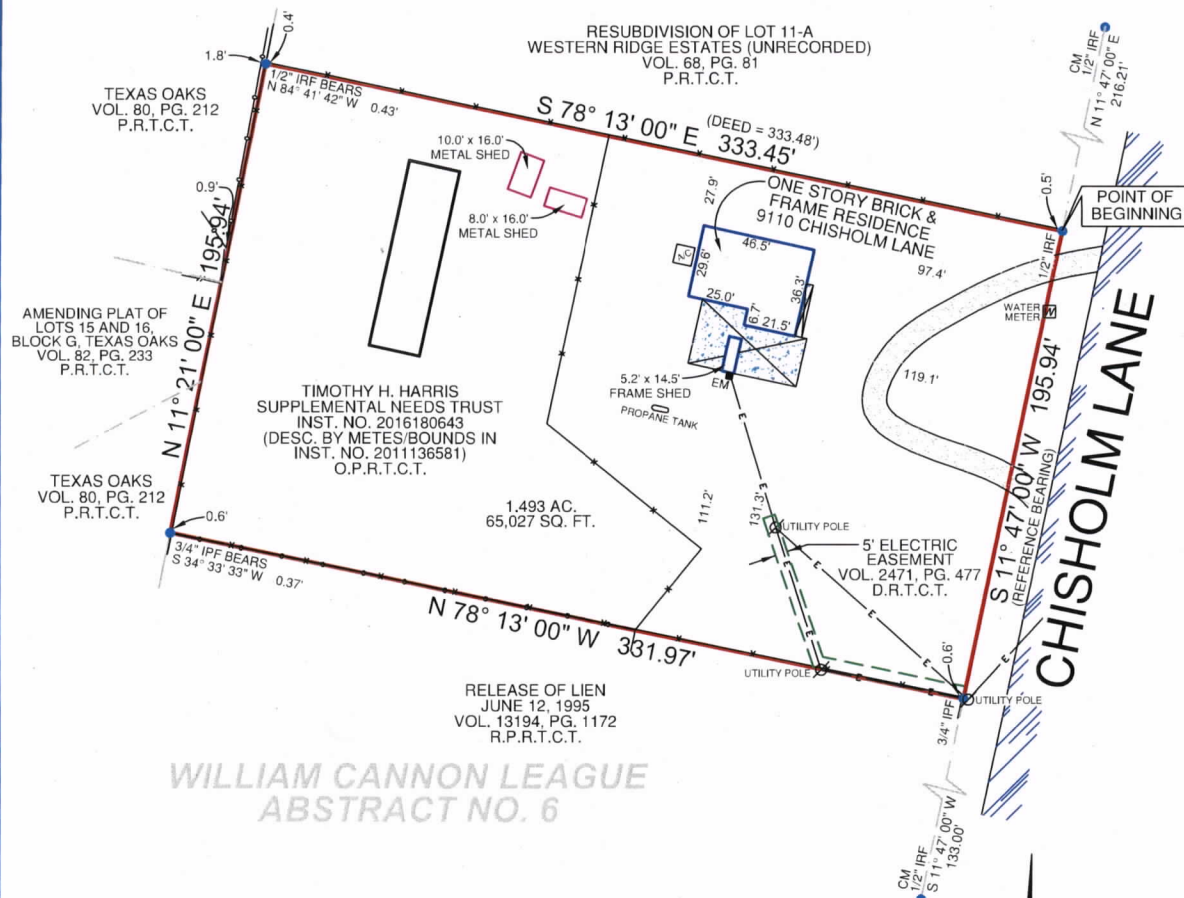
THENCE SOUTH 78° 13' 00" EAST, A DISTANCE OF 333.45 FEET (DEED = 333.48 FEET) ALONG THE COMMON LINE OF SAID HARRIS TRACT AND SAID RESUBDIVISION OF LOT 11-A TO THE POINT OF BEGINNING AND CONTAINING 65.027 SQUARE FEET OR 1.493 ACRES OF LAND.

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



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

Date: 03/01/18



LEGEND:

—●— WIRE FENCE	ASPHALT
—●— CHAINLINK FENCE	CONCRETE
—●— WROUGHT IRON FENCE	GRAVEL
—●— WOOD FENCE	TILE
—●— VINYL FENCE	WOOD
—●— ELECTRIC LINE	BRICK
GM = GAS METER	STONE
EM = ELECTRIC METER	RAILROAD TIE
IPF = IRON PIPE FOUND	
IRF = IRON ROD FOUND	
IRS = IRON ROD SET	
CM = CONTROLLING MONUMENT	

NOTES:
 BEARINGS ARE BASED ON THE RECORDED DEED.
 THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
 (10a)-EASEMENT, VOL. 555, PG. 30, D.R.T.C.T.
 THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
 (10b)-EASEMENT, VOL. 1059, PG. 262, D.R.T.C.T.

LEGAL DESCRIPTION:

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 DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

DATE: 03/11/19 JOB NO.: 18-01467AW
 FIELD: 03/01/18



Robert T. Paul, Jr.
 Registered Professional Land Surveyor

9110 CHISHOLM LANE, AUSTIN, TX 78748
 1.493 AC., WILLIAM CANNON LEAGUE, ABSTRACT NO. 6



DATE: _____

ACCEPTED BY: _____

GF. NO.	1804301-ROL
BORROWER	PAULA LANTZ
TITLE CO.	INDEPENDENCE TITLE
TECH	MSP
FIELD	TG

FLOOD INFORMATION:

THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0595 J, DATED JANUARY 6, 2018.



Premier
 Surveying LLC

5700 W. Plano Parkway
 Suite 1200
 Plano, Texas 75093
 Office: 972-612-3601
 Fax: 855-892-0468
 Firm Registration No. 10146200

Created: 5/10/2019