ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7902 TEXAS PLUME ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO SINGLE FAMILY RESIDENCE LARGE LOT-CONDITIONAL OVERLAY (SF-1-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 large lot-conditional overlay (SF-1-CO) combining district on the property described in Zoning Case No. C14-2007-0015, on file at the Neighborhood Planning and Zoning Department, as follows:

> A 4.96 acre tract of land, more or less, out of the James D. Goode Survey No. 30, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 7902 Texas Plume Road, in the City of Austin, Travis County, Texas, and 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 may not exceed a maximum of 12 dwelling units.

B. Development of the Property may not exceed a maximum of 0.41 dwelling units per acre.

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 large lot (SF-1) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2007.

PASSED AND APPROVED

§
§
_____, 2007 § _____
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

EXHIBIT "A"

DESCRIPTION OF A 4.96 ACRE TRACT PREPARED BY DELTA SURVEY GROUP, IN FEBRUARY 2007, AND LOCATED IN THE JAMES D. GOODE SURVEY NUMBER 30, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 5.01 ACRE TRACT CONVEYED TO VIRGINIA E. POOL AND DESCRIBED IN VOLUME 11827, PAGE 2011, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAID 4.96 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the northwest corner of said 5.01 acre tract, same being the southwest corner or Lot 3, Block D, Windridge Section IV, a subdivision of record in Book 90, Page 393, Plat Records, Travis County, Texas, also being in the east line of Lot 2, Block E, Westhill Estates, Section II, a subdivision of record in Book 91, Page 115, Plat Records, Travis County, Texas for the **POINT OF BEGINNING**;

THENCE with the north lines of said 5.01 acre tract, same being the south lines of Lots 3, 4 and 7 of said Windridge Section IV, also being the south terminus of Yaupon Drive (right-of-way varies) as shown on said Windridge Section IV plat, the following two (2) courses and distances as called for in said Volume 11827, Page 2011:

1. S60°35'55"E a distance of 175.65 feet, and
2. S60°38'21"E a distance of 301.37 feet to a point in the west terminus of Oak View Drive (right-of-way varies) as shown on said Windridge Section IV plat;

THENCE with east lines of said 5.01 acre tract same being west lines of Lots 1, 9, 10 and 11, Block C, of said Windridge Section IV, the following 2 courses and distances as called for in said Volume 11827, Page 2011:

1. S28°45'08"W a distance of 327.66 feet, and
2. S08°27'30"E a distance of 191.67 feet to a point in the rear lot line of said Lot 11 same being the southeast corner of said 5.01 acre tract, also being the northeast corner of Lot 14, Block C, Westhill Estates Section II, a subdivision of record in Book 91, Page 94, Plat Records, Travis County, Texas;

THENCE leaving said Lot 11 and with south lines of said 5.01 acre tract, same being north lines of said Lot 14 and the north right-of-way line of Texas Plume Road (right-of-way 60') as shown on said Westhill Estates Section II plat, the following two (2) courses and distances as called for in said Volume 11827, Page 2011:

1. S85°33'50"W a distance of 110.27 feet and
2. N55°05'39"W a distance of 234.62 feet to a point in the north right-of-way line of said Texas Plume Road, same being the southwest corner of said 5.01 acre tract, also being the southeast corner of Lot B-2, Northwest Hills Ranch, Section One , a subdivision of record in Book 23, Page 35, Plat Records, Travis County, Texas;

THENCE leaving the north right-of-way line of said Texas Plume Road and with east and north lines of said lot B-2, same being west and south lines of said 5.01 acre tract, the following two (2) courses and distances, as described in Volume 11827, Page 2011:

1. N28°45'13"E a distance of 165.09 feet, and
2. N61°29'06"W a distance of 256.91 (calculated) feet to a point for the southeast corner of a 0.05 acre tract conveyed to Joel and JoAnn Glickman and described in Document Number 2006135331, Official Public Records, Travis County, Texas, same being a west corner of said 5.01 acre tract;

THENCE with west and south lines of said 5.01 acre tract, same being east and north lines of said 0.05 acre tract the following three (3) courses and distances, as called for in said Document Number 2006135331:

1. N30°40'09"E a distance of 117.38 feet,
2. N27°18'25"E a distance of 83.01 feet, and
3. N61°39'14"W a distance of 11.56 feet to a point for the northeast terminus of Sage Drive (right-of-way 50'), same being the southeast corner of Lot 1, Block E as shown on said Westhill Estates, Section One plat, also being a west corner of said 5.01 acre tract;

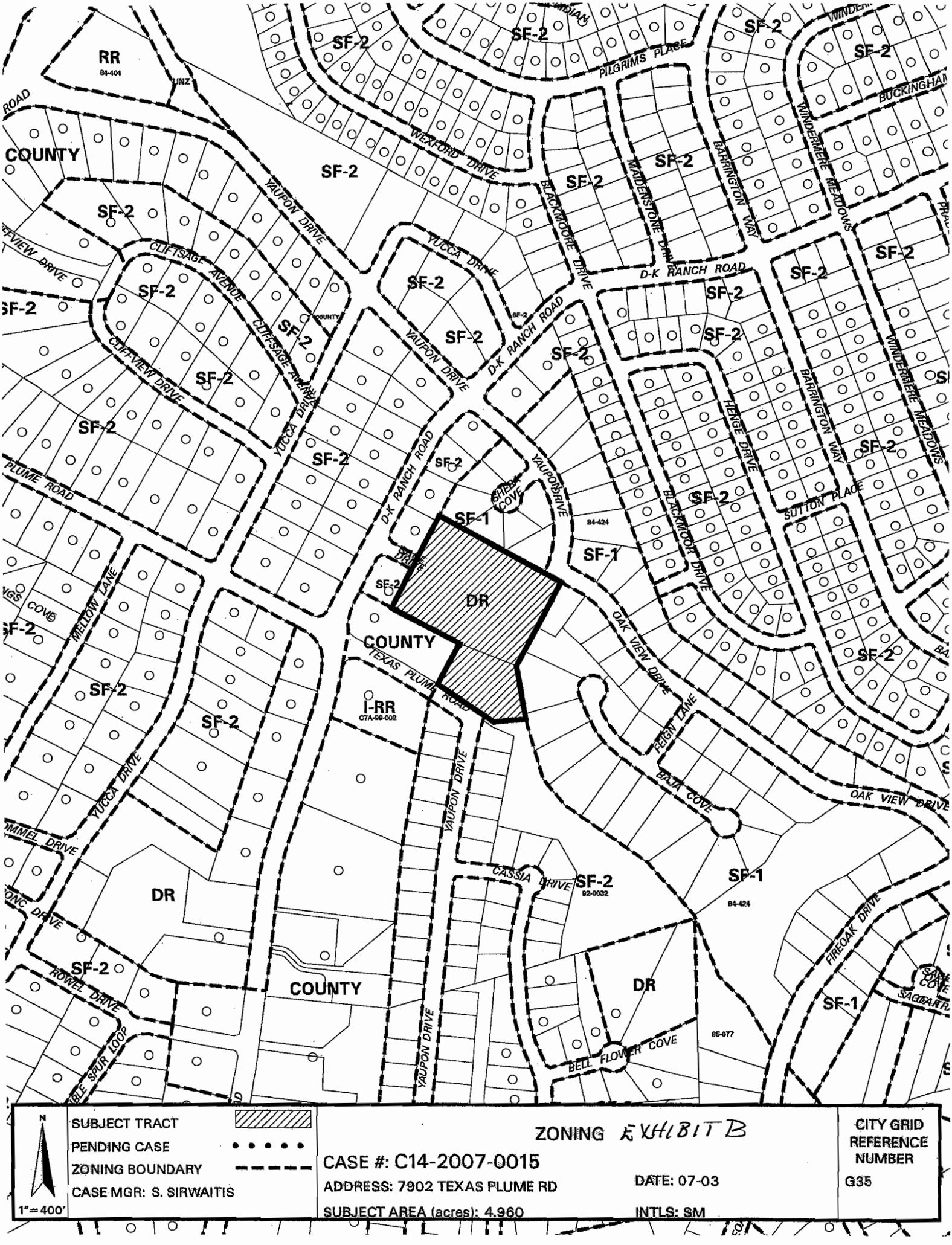
THENCE with a west line of said 5.01 acre tract, same being the east line of Lot 1 and 2, Westhill Estates N28°28'33"E a distance of 156.72 (calculated) feet, to the **POINT OF BEGINNING** and containing 4.96 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

John C. Nielsen RPLS – 5541

STATE OF TEXAS
REGISTERED
JOHN C. NIELSEN
5541
PROFESSIONAL
LAND SURVEYOR

2-27-07
DATE


RR
84-404
COUNTY
SF-2
SF-1
DR
I-RR
C7A-96-002
84-424
86-077
82-0032
PILGRIMS PLACE
WEXFORD DRIVE
BLACKMOORE DRIVE
MAIDENSTONE DRIVE
BARRINGTON WAY
WINDERMERE MEADOWS
D-K RANCH ROAD
YAUPON DRIVE
YUCCA DRIVE
CLIFFSAGE AVENUE
CLIFFVIEW DRIVE
PLUME ROAD
MELLOW LANE
HENGE DRIVE
SUTTON PLACE
OAK VIEW DRIVE
FEIGN LANE
BAJA COVE
TEXAS PLUME ROAD
CASSIA DRIVE
FIREOAK DRIVE
BELL FLOWER COVE
ROWEL DRIVE
SHEBA COVE
SAGEBARK COVE
N
SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: S. SIRWAITIS
1"=400'
ZONING EXHIBIT B
CASE #: C14-2007-0015
ADDRESS: 7902 TEXAS PLUME RD
SUBJECT AREA (acres): 4.960
DATE: 07-03
INTLS: SM
CITY GRID REFERENCE NUMBER
G35