

ORDINANCE NO. 20070621-126

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 807 NORTH BLUFF DRIVE IN THE SWEETBRIAR NEIGHBORHOOD PLAN AREA FROM SINGLE FAMILY RESIDENCE SMALL LOT-NEIGHBORHOOD PLAN (SF-4A-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-NP) 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 single family residence small lot-neighborhood plan (SF-4A-NP) combining district to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district on the property described in Zoning Case No. C14-07-0016, on file at the Neighborhood Planning and Zoning Department, as follows:

A 5.021 acre tract of land, more or less, out of the William Cannon League in 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 807 North Bluff Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as specifically provided in Part 3 of this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) base district and other applicable requirements of the City Code.

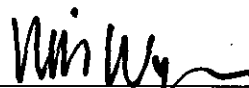
PART 3. The Property is subject to Ordinance No. 20050818-Z002 that established the Sweetbriar neighborhood plan combining district.

PART 4. This ordinance takes effect on July 2, 2007.

PASSED AND APPROVED

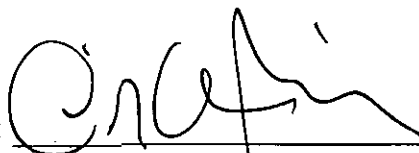
June 21, 2007

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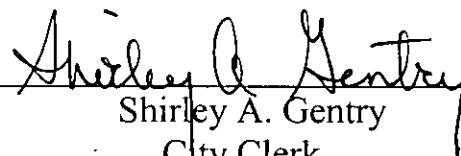
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

C14-07-0016

**CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

September 20, 2004

FIELD NOTE DESCRIPTION OF 5.021 ACRES OF LAND OUT OF THE WILLIAM CANNON LEAGUE IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN (5.021 ACRE) TRACT CONVEYED TO KEITH SMITH BY DEED RECORDED IN DOCUMENT NO. 2003287272 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the west right-of-way line of North Bluff Drive at the northeast corner of that certain (5.021 Acre) tract conveyed to Keith Smith by deed recorded in Document No. 2003287272 of the Travis County Official Public Records, and being the northeast corner of that certain (5.05 Acre) tract conveyed to Christopher Munson by deed recorded in Volume 13245 Page 257 of the Real Property Records of Travis County, Texas, and being at the southeast corner of that certain (2.154 Acre) tract conveyed to Maria Costley by deed recorded in Volume 11699 Page 281 of the Travis County Real Property Records, and being the northeast corner and PLACE OF BEGINNING of the herein described tract of land, and from which a ½ inch iron rod found at the northeast corner of said Costley tract bears N 31 deg. 38' 24" W 373.00 ft.;

THENCE with the west right-of-way line of North Bluff Drive, the following three courses:

- 1) S 30 deg. 17' 24" E 219.44 ft. to a ½ inch iron rod found at a non-tangent point of curvature;
- 2) 106.64 ft. along the arc of a curve to the right, having a radius of 470.00 ft., and chord bearing S 13 deg. 08' 40" E 106.41 ft., to a ½ inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors";
- 3) S 06 deg. 37' 32" E 323.36 ft. to a ½ inch iron rod found at a fence corner post in the north line of Lot 2, Steinbluff, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 57 Page 6 of the Travis County Plat Records at the southeast corner of said Munson tract, and being the southeast corner of said Smith tract, and being the southeast corner of this tract;

THENCE along a wire fence and with the south line of said Smith tract, S 83 deg. 21' 23" W at 6.46 ft. passing a ½ inch iron rod found with cap marked "AB Surveying" at the northeast corner of that portion of said Lot 2 conveyed to North Bluff and William Cannon, Inc. by deed recorded in Volume 11950 Page 1704 of the Travis County Real Property Records, and continuing on the same course 379.70 ft. more, for a total distance of 386.16 ft., to a ½ inch iron rod found with cap marked "Clark and Geogram" at the southwest corner of said Munson tract, and being the southwest corner of said Smith tract, and being the southeast corner of that certain (14.7988 Acre) tract conveyed to C.F. Willow Brook Associates Limited Partnership by deed recorded in Volume 11338 Page 540 of the Travis County Real Property Records, and being the southwest corner of this tract;

THENCE with the west line of said Smith tract, N 06 deg. 33' 45" W 551.28 ft. to a ½ inch iron rod found in the south line of said Costley tract at the northwest corner of said Munson tract, and being the northwest corner of said Smith tract, and being the northeast corner of said C. F. Willow Brook Associates tract, and being the northwest corner of this tract;

EXHIBIT A

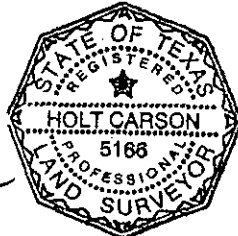
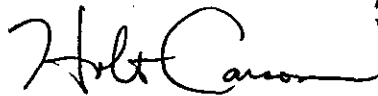
THENCE with the common line of said Smith tract and said Costley tract, which deviates from the north line of said Munson tract, the following two courses:

- 1) N 79 deg. 47' 35" E 75.21 ft. to a ½ inch iron rod found with plastic cap marked "Carson and Bush Professional Surveyors";
- 2) N 60 deg. 03' 36" E 113.20 ft. to a ½ inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors" at the point where the south line of said Costley tract intersects the north line of said Munson tract;

THENCE with the north line of said Smith tract, which deviates from the south line of said Costley tract, N 67 deg. 55' 07" E 110.37 ft. to the Place of Beginning, containing 5.021 Acres of land.

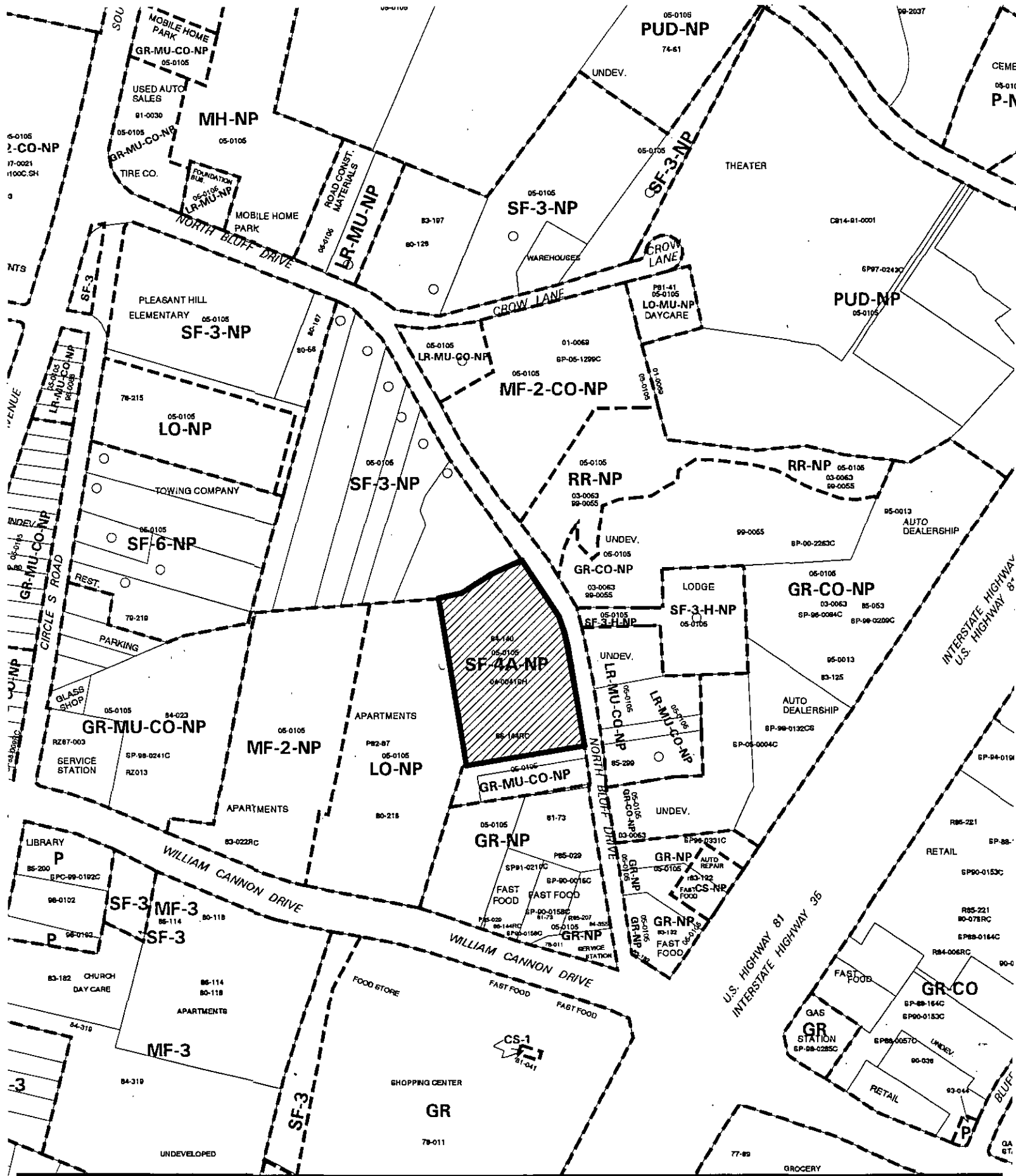
SURVEYED: September 20, 2004

BY:



Holt Carson
Registered Professional Land Surveyor No. 5166

see survey plat B707046



1" = 400'

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: W. WALSH

ZONING EXHIBIT B

CASE #: C14-07-0016

ADDRESS: 807 NORTH BLUFF DR

SUBJECT AREA (acres): 5.021

DATE: 07-02

INTLS: SM

CITY GRID REFERENCE NUMBER

G16