ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT ELROY ROAD AND KELLAM ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT AND PUBLIC (P) DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) 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 standard lot (SF-2) district and public (P) district to single family residence small lot (SF-4A) district on the property described in Zoning Case No. C14-2007-0016, on file at the Neighborhood Planning and Zoning Department, as follows:

> A 163.0642 acre tract of land, more or less, out of the Thomas B. Westbrook Survey, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as the property located at Elroy Road and Kellam Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on _____, 2007.

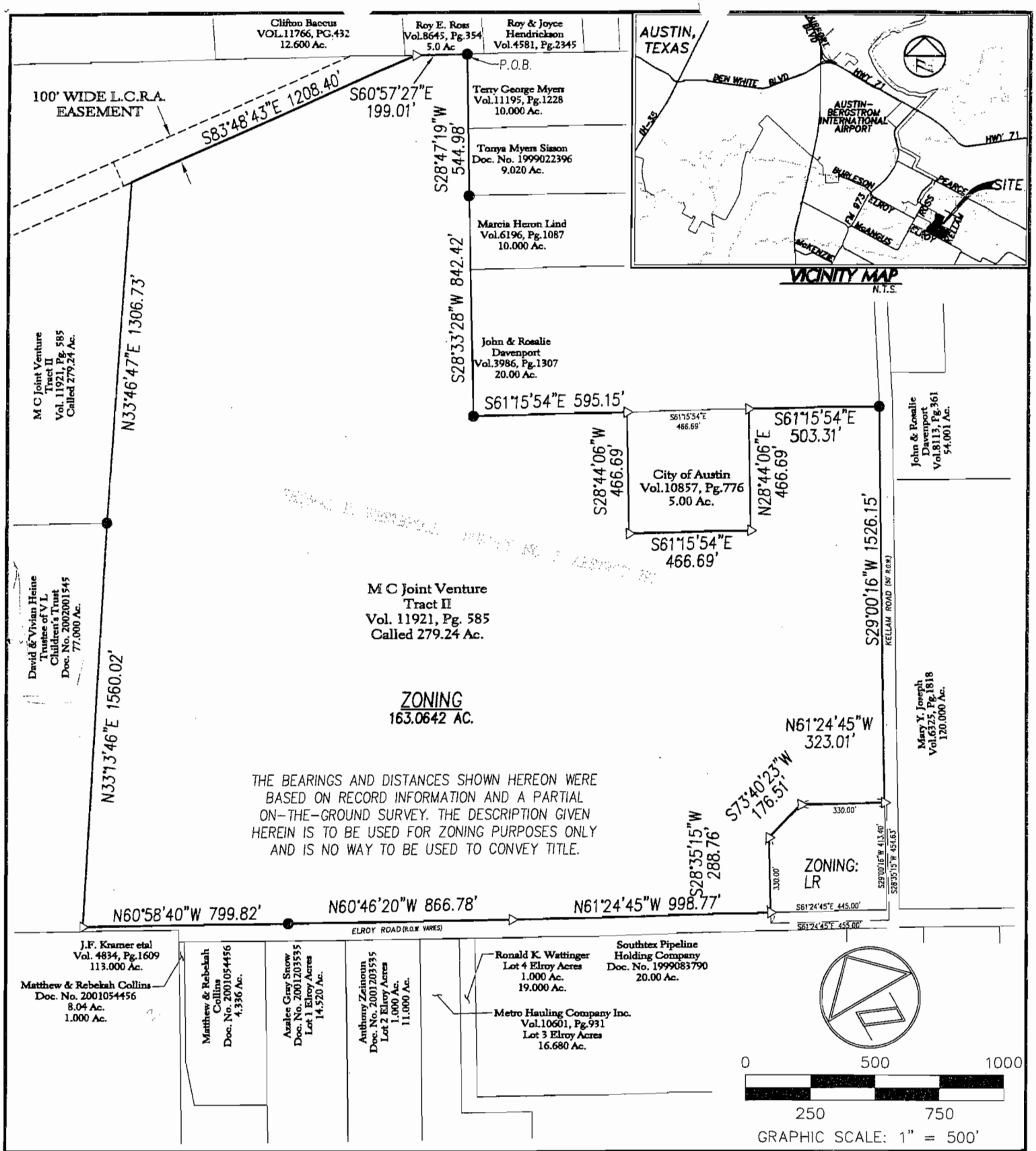
PASSED AND APPROVED

§
§
_____, 2007 § _____
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk



ZONING EXHIBIT
STONEY RIDGE PHASE D
ELROY & KELLAM ROAD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS.

Doucet & Associates, Inc.
7401 B Hwy. 71 West, Suite 160
Austin, TX 78735, Phone: (512) 583-2600 Fax: (512) 583-2601
AUSTIN, TEXAS - EASTHAMPTON, MASSACHUSETTS - ROSEVILLE, CALIFORNIA
www.doucetandassociates.com

Date:	2/22/2007
Scale:	1"=500'
Drawn by:	DO
Reviewer:	JSW
Project:	535-001
Sheet:	1 of 1

P:\535-007\survey\DA_drawings\535-007 zoning_8.5X11.dwg

C14-2007-0016

163.0642 Acres
Zoning Description
Travis County, Texas

EXHIBIT A

FN No. 07-0013
February 21, 2007
D&A Job No. 535-007

DESCRIPTION OF A TRACT OF LAND CONTAINING 163.0642 ACRES (7,103,074 SQUARE FEET) IN THE THOMAS B. WESTBROOK SURVEY, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS EXHIBIT 'A', TRACT II, 279.240 ACRES IN A DEED TO M. C. JOINT VENTURE OF RECORD IN VOLUME 11921, PAGE 585 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS. ALL REFERENCES TO DOCUMENTS OF RECORD REFER TO THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 163.0642 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ¾ inch iron pipe found at the most northerly northeast corner of the herein described tract and said Tract II (279.240 acres), same being in the Southerly line of a tract of land described in Volume 8645, Page 354;

THENCE, with an easterly line of the herein described tract and said Tract II, S28°47'19"W, a distance of 544.98 feet to a ¾ inch iron pipe found for an angle point;

THENCE, continuing with an easterly line of the herein described tract and said Tract II, S28°33'28"W, a distance of 842.42 feet to a ¾ inch iron rod found in concrete for an interior corner of the herein described tract and said tract II;

THENCE, with a northerly line of the herein described tract and said Tract II, S61°15'54"E, a distance of 595.15 feet to an interior corner of the herein described, same being the northwest corner of a tract of land described in a deed to the City of Austin of record in Volume 10857, Page 776;

THENCE, with in interior line of the herein described tract, same being the westerly, southerly and easterly lines of said City of Austin Tract, the following three (3) courses:

1) S28°44'06"W, a distance of 466.69 feet to the southwest corner of said City of Austin Tract;
2) S61°15'54"E, a distance of 466.69 feet to the southeast corner of the City of Austin Tract;
3) N28°44'06"E, a distance of 466.69 feet to the northeast corner of the City of Austin Tract, same being a point in a northerly line of said Tract II;

THENCE, with a northerly line of the herein described tract and said Tract II, S61°15'54"E, a distance of 503.31 feet to a 3/8 inch iron rod found for a northeast corner of the herein described tract and said Tract II, same being a point in the westerly line of Kellam Lane;

THENCE, with an easterly line of the herein described tract and said Tract II, same being a westerly line of Kellam Lane S29°00'16"W 1526.15 feet to a point in the north line of a tract (northeast corner hits it roadway) described as Tract 25, 4.570 Acres (including roadway), in City of Austin Ordinance No. 880204-A (parcel zoned as LR) and from said point, the intersection of the westerly line of Kellam Road and the northerly line of Elroy Road bears, S29°00'16"W, a distance of 454.63 feet;

THENCE, leaving said Kellam Lane with the northeast, north and northwest lines of said Tract 25, and crossing said Tract II, the following three (3) courses:

1) N61°24'45"W, a distance of 323.01 feet;
2) S73° 40'23"W, a distance of 176.51 feet;
3) S28°35'15"W, a distance of 288.76 feet to a point for a southeast corner of the herein described tract, same being in the southerly line of said Tract II, same being the northerly line of Elroy Road;

THENCE, with a southerly line of the herein described tract and said Tract II, same being a northerly line of said Elroy Road, N61°24'45"W, a distance of 998.77 feet to a ½ inch iron rod found at an angle point;

THENCE, continuing with a southerly line of the herein described tract and said Tract II, same being a northerly line of Elroy Road, N60°46'20"W, a distance of 866.78 feet to an angle point;

THENCE, continuing with the southerly line of the herein described tract and said Tract II, same being the northerly line of Elroy Road, N60°58'40"W, a distance of 799.82 feet to a southwest corner of the herein described tract and said Tract II, same also being the southeast corner of a tract of land described in a deed to David G. Heine and Vivian L. Heine of record in Document No. Number 2002001545 of the Official Public Records of Travis County, Texas;

THENCE, along the westerly line of the herein described tract and said Tract II, same being the easterly line of said Heine Tract, approximately N33°13'46"E, a distance of 1560.02 feet to a ½ inch iron rod found for an angle point in the herein described tract, same being an interior corner of said Tract II, same also being the northeast corner of said Hieine;

THENCE, crossing said Tract II, N33°46'47"E, a distance of 1306.74 feet to a point in the southerly line of a 100 foot wide electric easement to L.C.R.A. of record in Volume 649, Page 539 in the Real Property Records of Travis County, Texas;

THENCE, with the southerly line of said 100 foot wide L.C.R.A. easement, S83°48'43"E, a distance of 1208.40 feet to a point for the northwest corner of the herein described tract, same being a point in the northerly line of said Tract II;

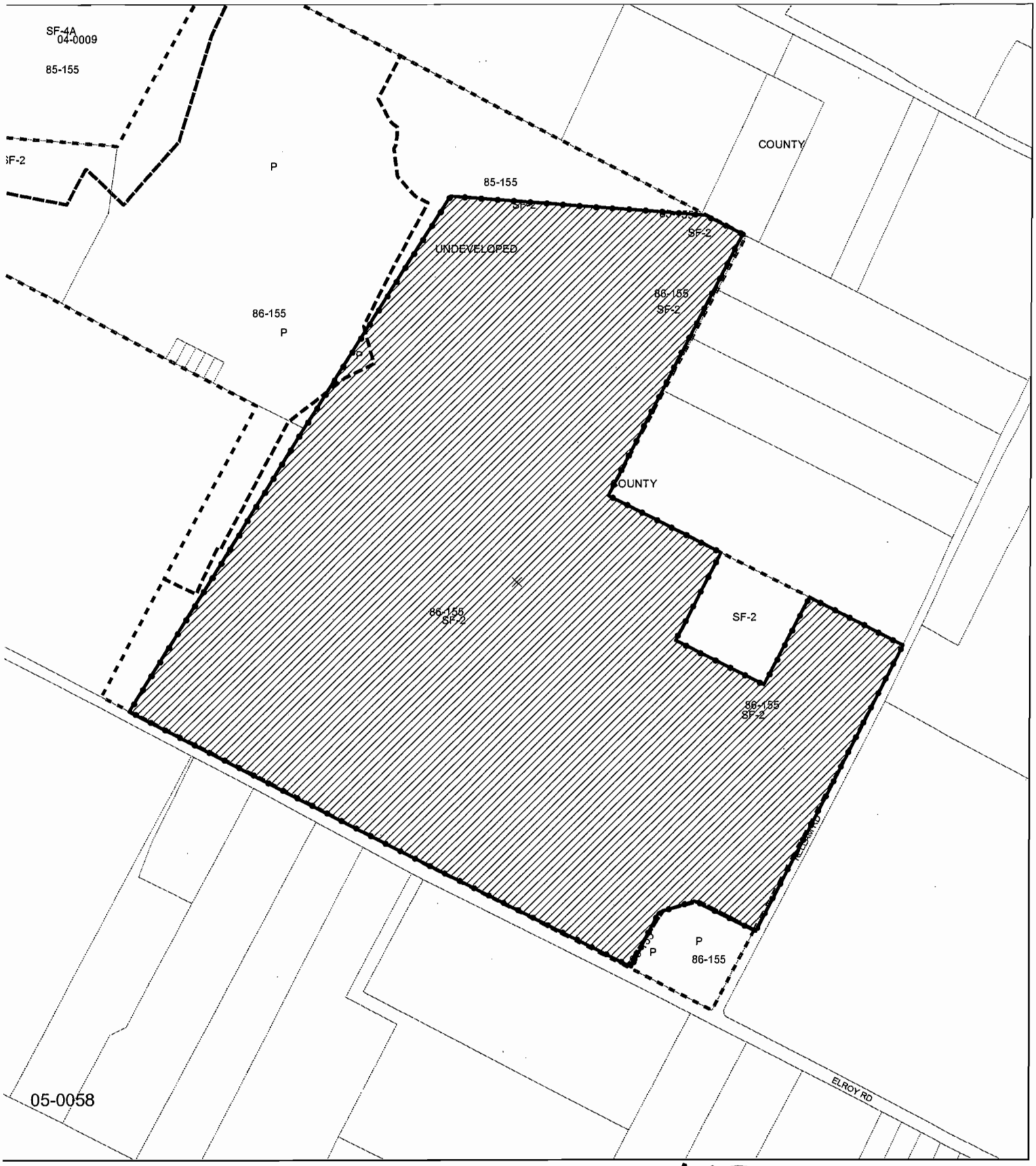
THENCE, with the northerly line of the herein described tract and said Tract II, S60°57'27"E, a distance of 199.01 feet to **POINT OF BEGINNING** and containing 163.0642 acres (7,103,074 sq. ft.) of land within these metes and bounds as shown on the attached plat and made a part of this description.

The bearings and distance shown hereon were based on record information and a partial on-the-ground survey. The description given herein is to be used for zoning purposes only and is no way to be used to convey title.

2-21-07

Jason Ward, R.P.L.S. Date
Texas Registration No. 5811
Doucet & Associates, Inc.
7401 B Highway 71 West, Suite 160
Austin, Texas 78735
512.583.2600

STATE OF TEXAS
REGISTERED
JASON WARD
5811
PROFESSIONAL
LAND SURVEYOR



Subject Tract

Zoning Boundary

Pending Cases

N

1" = 600'

OPERATOR: S. MEEKS

ZONING EXHIBIT B

CASE#: C14-2007-0016
ADDRESS: ELROY RD & KELLAM RD
SUBJECT AREA: 163.064 ACRES
GRID: P12
OPERATOR: W. RHOADES

This map has been produced by G.I.S. Services for the sole purpose of geographic reference
No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN
FOUNDED 1839