

ORDINANCE NO. 20071108-110

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12801 HARRIS RIDGE BOULEVARD FROM RURAL RESIDENCE (RR) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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 rural residence (RR) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-2007-0087, on file at the Neighborhood Planning and Zoning Department, as follows:

A 3.45 acre tract of land, more or less, out of the Alexander Walters Survey No. 67, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 12801 Harris Ridge Boulevard, 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. Setbacks and Buffers.

- 1) A 50-foot building setback ("Setback") shall be established from the north and east property lines that run adjacent to the single family residence standard lot (SF-2) zoned properties.
- 2) Parking spaces are not permitted within the Setback along the east property line.
- 3) Beginning at the Setback and continuing to a point 64 feet from any SF-2 zoned properties, the maximum height of a building or structure is 30 feet from ground level.

- 4) A 25-foot wide undisturbed vegetative buffer is required along the north and east property lines to provide separation from the adjacent existing SF-2 zoned residential uses.
- B. A bio-filtration pond is required for the development of the Property and shall be provided and maintained on the site.
- C. The following uses are prohibited uses of the Property:
- Plant nursery
 - Service station
 - Urban farm

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, and other applicable requirements of the City Code.

PART 2. This ordinance takes effect on November 19, 2007.

PASSED AND APPROVED

_____, November 8, 2007 §
 §
 § _____
 Will Wynn
 Mayor

APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk

FIELD NOTES

BEING A 3.45 ACRE TRACT OF LAND LOCATED IN THE ALEXANDER WALTERS SURVEY NO. 67, IN TRAVIS COUNTY, TEXAS, SAID 3.45 ACRES BEING A PORTION OF THAT CERTAIN 149.591 ACRE TRACT OF LAND REFERRED TO AS "PARCEL THREE" CONVEYED TO RIDGE INVESTORS LIMITED BY DEED RECORDED IN VOLUME 12038, PAGE 1581 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.45 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a 1/2-inch iron rod found for an interior ell corner of that certain 131.946 acre tract conveyed to Parmer Ridge Limited by deed recorded in Volume 12065, Page 1824 of the Real Property Records of Travis County, Texas, same being the southeast corner of that certain 0.8925 acre tract of land conveyed to Parmer Ridge Limited by deed recorded in Volume 12130, Page 2405 of the Real Property Records of Travis County, Texas;

THENCE N 60°43'29" W along the common line between said 131.964 acre and 0.8925 acre tracts a distance of 18.04 feet to the southwest corner of said 0.8925 acre tract;

THENCE N 24°05'11" E along the west line of said 0.8925 acre tract a distance of 933.78 feet to the POINT OF BEGINNING of the herein described 3.45 acre tract, same being the beginning of a curve to the right;

THENCE a distance of 485.72 feet along the arc of said curve to the right having a central angle of 36°37'06", a radius of 750.00 feet and a chord which bears N 44°27'14" W a distance of 477.50 feet to the point of compound curvature between the aforescribed curve and another curve to the right;

THENCE a distance of 41.41 feet along the arc of said curve to the right having a central angle of 94°54'25", a radius of 25.00 feet and a chord which bears N 21°18'32" E a distance of 36.84 feet to the point of compound curvature between the aforescribed curve and another curve to the right;

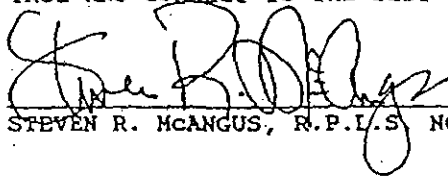
THENCE a distance of 102.67 feet along the arc of said curve to the right having a central angle of 04°20'29", a radius of 1,355.00 feet and a chord which bears N 70°55'58" E a distance of 102.64 feet to the point of tangency of said curve;

THENCE N 73°06'13" E a distance of 356.66 feet to a 1/2-inch iron rod found for the southerly terminus point of Harris Ridge Boulevard as dedicated by the subdivision plat of Harris Ridge Phase I Section II, recorded in Volume 86, Page 127A of the Plat Records of Travis County, Texas, same being the most westerly corner of that certain 0.365 acre tract of land conveyed to Capitol City Federal Savings Assoc. by deed recorded in Volume 11118, Page 1175 of the Real Property Records of Travis County, Texas;

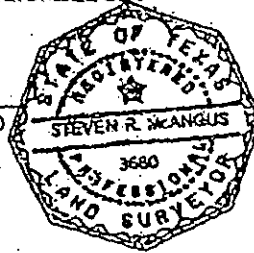
THENCE S 48°50'41" E along the southerly line of said 0.365 acre tract a distance of 106.76 feet to a the northwest corner of the aforementioned 0.8925 acre Parmer Ridge Limited tract;

THENCE S 24°05'11" W along the west line of said 0.8925 acre tract a distance of 484.26 feet to the POINT OF BEGINNING of the herein described tract and containing 3.45 acres of land.

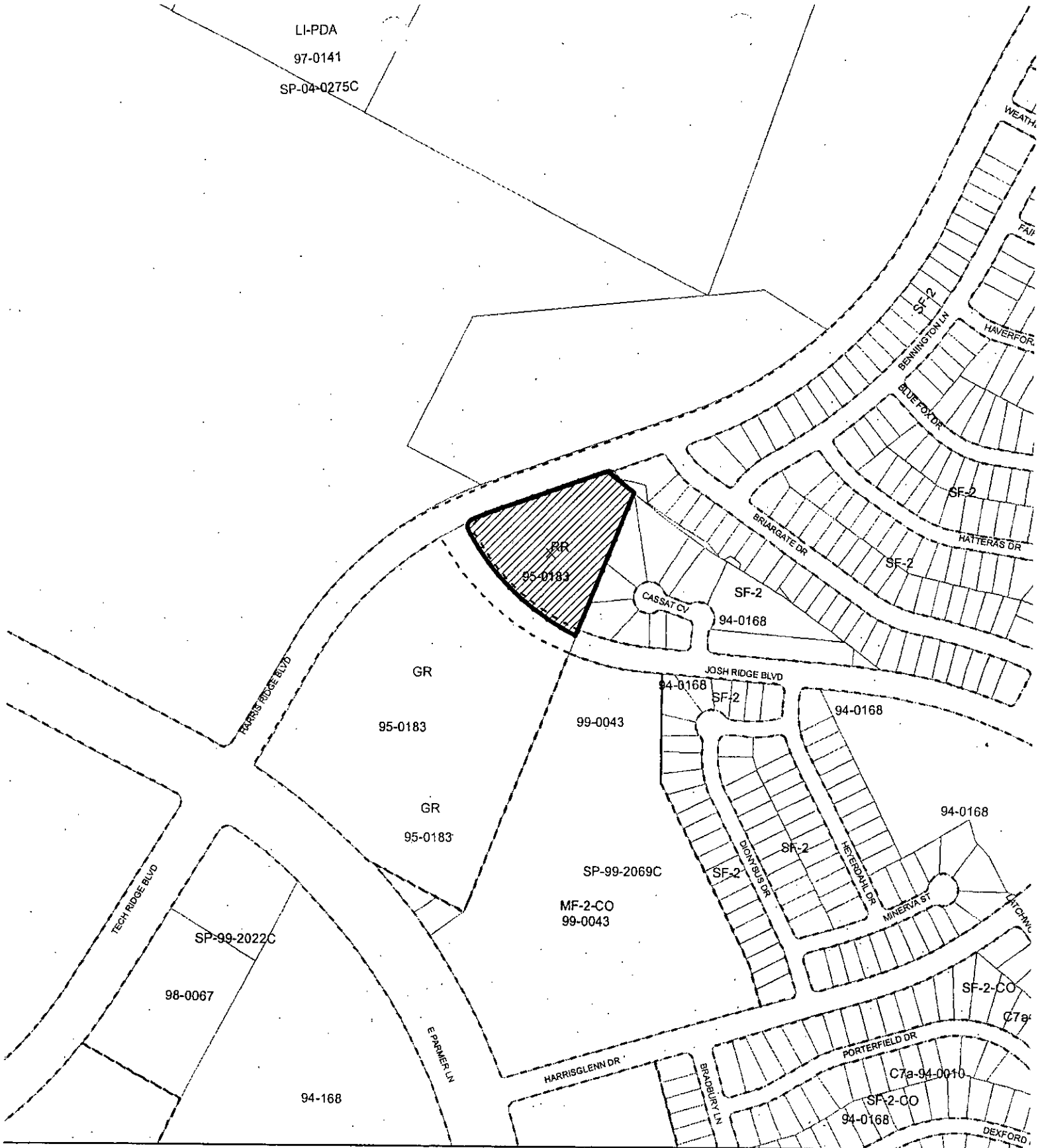
I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN JUNE, 1993 AND OFFICE COMPUTATIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



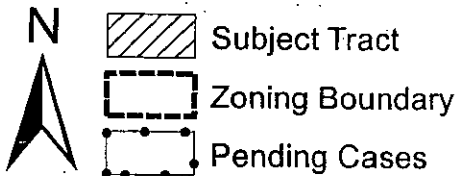
STEVEN R. MCANGUS, R.P.L.S. NO. 3680



LI-PDA
97-0141
SP-04-0275C



ZONING EXHIBIT B



ZONING CASE#: C14-2007-0087
ADDRESS: 12801 HARRIS RIDGE BLVD
SUBJECT AREA: 3.45 ACRES
GRID: N34
MANAGER: S. SIRWAITIS



1" = 400' OPERATOR: SM

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.