

ORDINANCE NO. 20071206-074

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8437 U.S. HIGHWAY 71 WEST FROM RURAL RESIDENCE (RR) 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 rural residence (RR) district to single family residence standard lot-conditional overlay (SF-2-CO) combining district on the property described in Zoning Case No. C14-2007-0065, on file at the Neighborhood Planning and Zoning Department, as follows:

A 44.673 acre tract of land, more or less, out of the August Bowles Survey No. 93, Abstract 101, 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 8437 U.S. Highway 71 West, 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 90 residential units.
- B. Development of the Property may not exceed 2 residential units per acre.
- C. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

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) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 17, 2007.

PASSED AND APPROVED

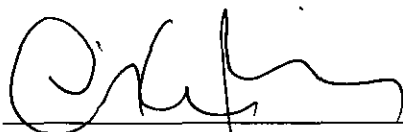
December 6, 2007

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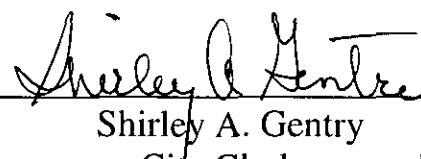
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

44.673 ACRES
AUGUST BOWLES SURVEY, NO. 93, ABS. 101
TRAVIS COUNTY, TEXAS
SUBMIT A

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE AUGUST BOWLES SURVEY, NO. 93, ABSTRACT 101, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN 45.455 ACRE TRACT OF LAND CONVEYED TO EVELYN L. BASSFORD, INDIVIDULLY AND MARVIN GLENN BASSFORD, TRUSTEE OF THE MARVIN BASSFORD TRUST IN VOLUME 10446, PAGE 808 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, SAID TRACT BEING 44.673 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found at the northernmost property corner of Lot 1, Block E of Valley View Acres, a subdivision recorded in Volume 59, Page 35 of the Plat Records of Travis County, Texas, (P R T C TX), also being a point on the western property line of the herein described tract, also being in the south right-of-way of Moccasin Path, a 50 foot wide public right-of-way, for the **POINT OF BEGINNING** of the herein described tract,

THENCE, leaving the southern right-of-way of Moccasin Path, with the western boundary line of said Lot 1, S37°01'51"W, a distance of 145.82 feet to an iron rod found for the southeast corner of the herein described tract, also being a point in the north line of Lot 2, Block A of Windmill Run, Section 2-A, a subdivision recorded in Vol 80, Pg 186 of the P R T C TX ,

THENCE, with the north line of said Windmill Run, the following ten (10) courses and distances, numbered 1 through 10,

- 1 N60°13'06"W, a distance of 6 21 feet to an iron rod found, being the common rear lot corner of Lots 2 and 3,
- 2 N62°32'36"W, a distance of 59 96 feet to an iron rod found, being the common rear lot corner of Lots 3 and 4,
- 3 N62°41'26"W, a distance of 60 11 feet to an iron rod found, being the common rear lot corner of Lots 4 and 5,
- 4 N61°43'16"W, a distance of 60 03 feet to an iron rod set, for the common rear lot corner of Lots 5 and 6,
- 5 N61°39'35"W, a distance of 59 97 feet to a 5/8" iron rod found, being the common rear lot corner of Lots 6 and 7,
- 6 N60°54'40"W, a distance of 59 84 feet to an iron rod set, for the common rear lot corner of Lots 7 and 8,
- 7 N60°21'05"W, a distance of 59 42 feet to an iron rod set, for the common rear lot corner of Lots 8 and 9,
- 8 N59°23'00"W, a distance of 68 77 feet to an iron rod set, for the common rear lot corner of Lots 9 and 10,
- 9 N58°57'53"W, a distance of 74 60 feet to an iron rod found, being the common rear lot corner of Lots 10 and 11, and
- 10 N59°03'01W, a distance of 95 20 feet to an iron rod set, for the northwest corner of said Lot 11, also being the northeast corner of Lot 9 of The Canyon at Red Willow, a subdivision recorded by Document Number 200400178 of the P.R T C.TX ,

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44.673 ACRES
AUGUST BOWLES SURVEY, NO. 93, ABS. 101
TRAVIS COUNTY, TEXAS

THENCE, with the north line of said The Canyon at Red Willow, the following two (2) courses and distances, numbered 1 and 2,

- 1 N59°36'55"W, a distance of 105 60 feet to a capped (Walker) iron rod found, and
- 2 N59°26'24"W, a distance of 230 73 feet to an iron pipe found for an ell corner of Lot 5 of said The Canyon at Red Willow, also being the northeast corner of Lot 58, Block B of Covered Bridge, Section 3, a subdivision recorded in Volume 102, Page 16 of the P R T C TX,

THENCE, with the north line of said Lot 58, N58°09'08"W, a distance of 232 84 feet to an iron rod found, for the southwest corner of the herein described tract, also being the southeast corner of Lot 59 of said Covered Bridge, Section 3,

THENCE, with the eastern line of said Covered Bridge, Section 3, the following four (4), courses and distances, numbered 1 through 4,

- 1 N27°53'32"E, a distance of 95 37 feet to an iron rod found,
- 2 N28°49'59"E, a distance of 126.73 feet to an iron rod found,
- 3 N29°50'16"E, a distance of 367 19 feet to an iron rod set, and
- 4 N31°42'40"E, a distance of 67 79 feet to an iron rod set for the northeast corner of Lot 62, being also the southeast corner of Lot 63, Block B, Covered Bridge, Section 2, a subdivision recorded in Volume 102, Page 14 of the P R T C TX.,

THENCE, continuing with the eastern line of said Covered Bridge, Section 2, the following eight (8) courses and distances, numbered 1 through 8,

1. N31°41'19"E, a distance of 174 47 feet to an iron rod found,
2. N28°37'22"E, a distance of 218 85 feet to an iron rod found,
- 3 N24°27'41"E, a distance of 36 77 feet to an iron rod found, for a northwestern corner of the herein described tract,
- 4 S85°03'55"E, a distance of 144 44 feet to an iron rod found for an ell corner in Lot 69 of said Covered Bridge, Section 2,
- 5 N01°08'52"E, a distance of 434.35 feet to an iron rod found, being the common lot corner of Lots 4 and 5 of said Block A, Covered Bridge, Section 2,
6. N76°23'07"E, a distance of 83 76 feet to an iron rod found,
7. N58°23'05"E, a distance of 103 85 feet to an iron rod found, and
- 8 N72°14'32"E, a distance of 39 48 feet to an iron rod found,

THENCE, continuing with the southeast line of said Covered Bridge, Section 2 and the southern line of Covered Bridge, Section 1, a subdivision recorded in Volume 102, Page 12 of the P R T C TX , the following four (4) courses and distances, numbered 1 through 4,

- 1 S85°12'02"E, a distance of 311 80 feet to an iron rod found,
- 2 S70°57'05"E, a distance of 74 29 feet to an iron rod found,
- 3 S54°17'39"E, a distance of 89 19 feet to an iron rod found, and
- 4 N44°35'12"E, a distance of 45 51 to a nail found in a tree root,

THENCE, leaving said Covered Bridge boundary line and crossing said Bassford tract, the following five (5) courses and distances, numbered 1 through 5,

- 1 S22°51'00"E, a distance of 41 03 feet to an iron rod set in the center line of Williamson Creek,
2. S23°25'40"W, a distance of 287 00 feet to an iron rod set,

44.673 ACRES
AUGUST BOWLES SURVEY, NO. 93, ABS. 101
TRAVIS COUNTY, TEXAS

- 3 S06°28'46"W, a distance of 220 74 feet to an iron rod set, for an interior ell corner of the herein described tract,
- 4 S83°33'02"E, a distance of 522 52 feet to a ¾" iron pipe found, and
- 5 N71°54'03"E, a distance of 64 53 feet to a ¾" iron pipe found, for a northeastern corner of the herein described tract, also being a point on the western property line of Lot 2, Oakbridge, a subdivision recorded in Volume 87, Page 52-A of the P R T C TX ,

THENCE, with the western line of said Oakbridge subdivision, the following two (2) courses and distances, numbered 1 and 2,

- 1 S30°05'40"W, a distance of 41.91 feet to a nail found in concrete at the common lot corner of Lots 2 and 3, and
2. S29°38'01"W, a distance of 298 99 feet to an iron rod found, for the southwest corner of Lot 3 of said Oakbridge, also being the northern most corner of Lot 10, Block B of Valley View Acres, a subdivision recorded in Volume 59, Page 35 of the P R T C.TX ,

THENCE, with the western line of said Valley View Acres, the following four (4) courses and distances, numbered 1 through 4,

- 1 S29°49'06"W, a distance of 477 55 feet to an iron rod set in Lot 13,
- 2 S29°11'39"W, a distance of 431.16 feet to an iron rod set in Lot 18,
3. S29°23'58"W, a distance of 192 92 feet to an iron rod found for the southwest corner of Lot 19, also being a point in the northern right-of-way of said Moccasin Path, and
- 4 S30°46'12"W, a distance of 49 89 to the **POINT OF BEGINNING** and containing 44 673 acres of land.

Prepared by.

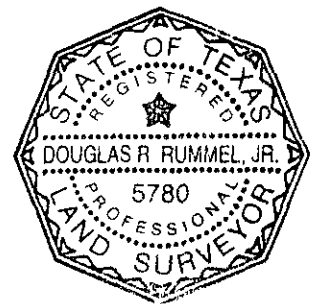
D. Rummel 5/3/07

Douglas R Rummel, Jr ~ R P L S No 5780

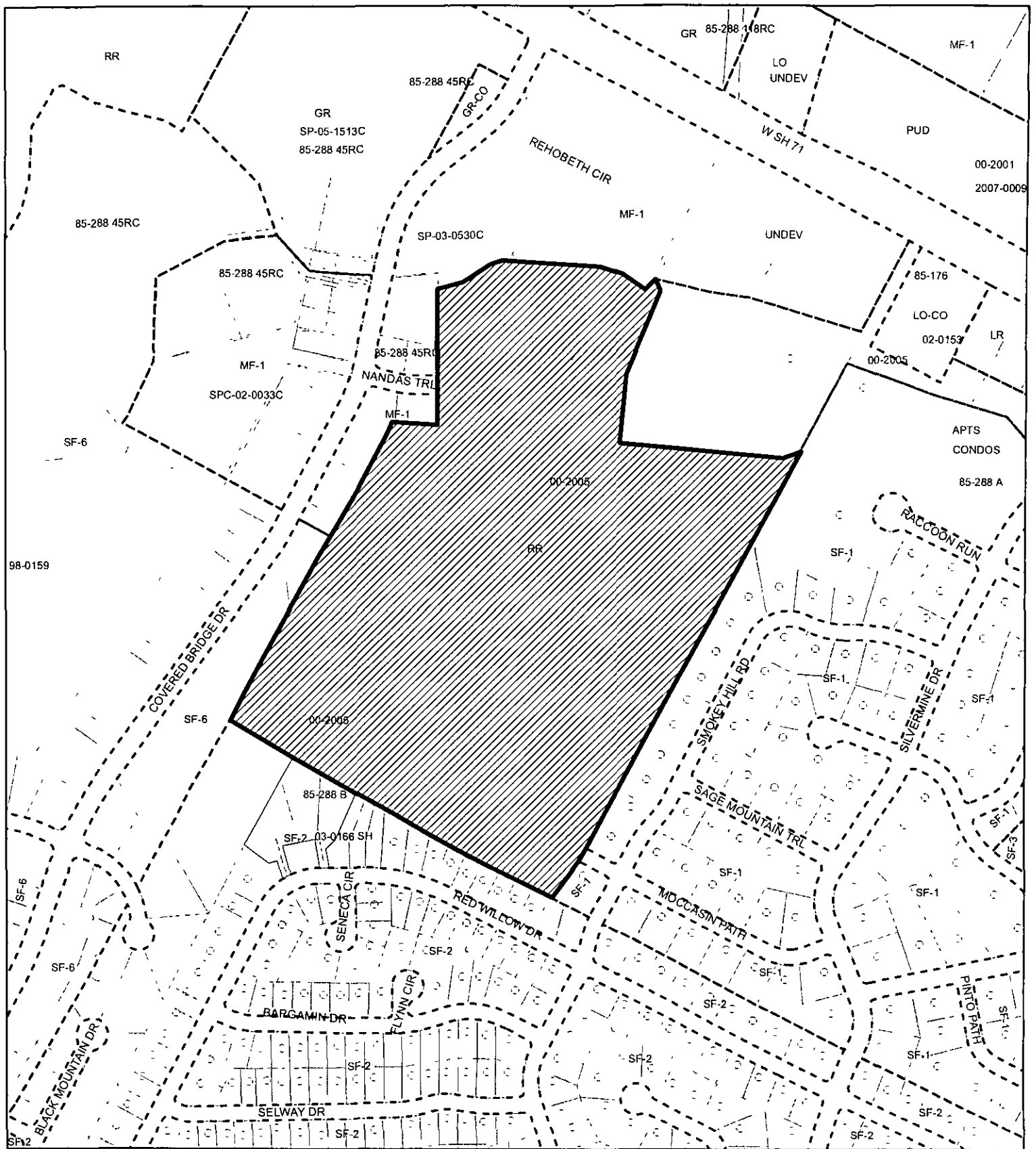
Carlson, Brigrance & Doering, Inc.

5501 West William Cannon

Austin, TX 78749 (512) 280-5160



BEARING BASIS IS FROM COVERED BRIDGE, SECTION 3, RECORDED IN VOL 102, PG 16 P R T C TX



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

OPERATOR S MEEKS

ZONING EXHIBIT B

ZONING CASE# C14-2007-0065
ADDRESS 8437 W HWY 71
SUBJECT AREA 44.673 ACRES
GRID A20 & B20
MANAGER R. HEIL



1" = 400'

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