

ORDINANCE NO. 20080117-040

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE SOUTHEAST INTERSECTION OF SOUTH QUINLAN PARK ROAD AND SELMA HUGHES PARK ROAD FROM DEVELOPMENT RESERVE (DR) 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 development reserve (DR) district to single family residence standard lot-conditional overlay (SF-2-CO) combining district on the property described in Zoning Case No. C14-2007-0227, on file at the Neighborhood Planning and Zoning Department, as follows:

A 156.76 acre tract of land, more or less, out of the John Jackson Survey No. 50, the Wm. Bradford Survey No. 48, and the Edmund B. Wade Survey No. 47, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as the southeast intersection of South Quinlan Park Road and Selma Hughes Park 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. 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.
- B. Vehicular access from the Property to Merlene Drive is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

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 January 28, 2008.

PASSED AND APPROVED

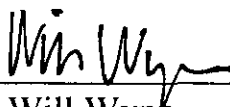
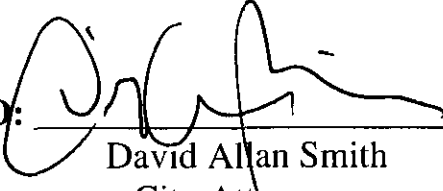
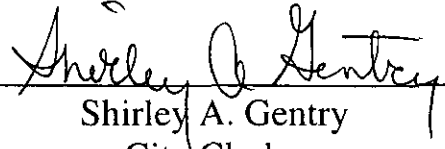
	§		
	§		
January 17	§		
, 2008		Will Wynn	
		Mayor	
APPROVED:		ATTEST:	
	David Allan Smith		Shirley A. Gentry
	City Attorney		City Clerk

EXHIBIT A

PROPERTY DESCRIPTION

BEING A 156.76 ACRE TRACT OF LAND OUT OF THE JOHN JACKSON SURVEY NO. 50, ABSTRACT NO. 450, THE WM. BRADFORD SURVEY NO. 48, ABSTRACT NO. 91 AND THE EDMUND B. WADE SURVEY NO. 47, ABSTRACT NO. 813 IN TRAVIS COUNTY, TEXAS. SAID 156.76 ACRES BEING A PORTION OF A CALLED 133.007 ACRE TRACT OF LAND AND A CALLED 75.044 ACRE TRACT OF LAND AS DESCRIBED IN EXHIBITS A-1 AND A-2, IN A DEED TO TR VISTA PRESERVE, LLC, RECORDED IN DOCUMENT NO. 2007182848 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 156.76 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the northeast corner of said 75.044 acre tract, being the northwest corner of a called 30.54 acre tract of land described in a deed to LA/DF Waterworks, Ltd, as recorded in Document No. 2004027468 of the Official Public Records of Travis County, Texas, and being in the south line of Selma Hughes Park Road, an eighty (80) foot county right-of-way, for the northeast corner of the herein described 156.76 acre tract,

THENCE, leaving said line, with the east line of said 75.044 acre tract, being the west line of said 30.54 acre tract, the following three (3) courses:

1. S 13° 52' 48" E, a distance of 591.43 feet,
2. S 36° 58' 25" E, a distance of 631.26 feet, and
3. S 53° 52' 43" E, a distance of 15.08 feet,

THENCE, leaving said line, crossing said 75.044 and 133.007 acre tracts, the following nine (9) courses:

1. a distance of 262.25 feet with an arc of a curve to the left whose central angle is 38° 18' 50", with a radius of 392.18 feet and whose chord bears S 46° 29' 11" E, a distance of 257.39 feet,
2. S 46° 10' 40" W, a distance of 115.16 feet,
3. S 60° 10' 07" W, a distance of 802.33 feet,
4. S 41° 03' 00" W, a distance of 184.24 feet,
5. S 55° 30' 15" W, a distance of 314.30 feet,
6. a distance of 736.50 feet with an arc of a curve to the left whose central angle is 82° 38' 51", with a radius of 510.58 feet and whose chord bears S 64° 21' 45" W, a distance of 674.29 feet,
7. a distance of 409.67 feet with an arc of a curve to the left whose central angle is 47° 05' 31", with a radius of 498.44 feet and whose chord bears N 69° 14' 50" W, a distance of 398.24 feet,
8. S 82° 20' 07" W, a distance of 178.36 feet, and

9. a distance of 488.06 feet with an arc of a curve to the left whose central angle is $56^{\circ} 24' 14''$, with a radius of 495.78 feet and whose chord bears $S 53^{\circ} 57' 16'' W$, a distance of 468.59 feet to the west line of said 133.007 acre tract, being the east line of Lot 11, Block G of River Ridge, a subdivision as recorded in Book 63, Page 18 of the Plat Records of Travis County, Texas

THENCE, with the west line of said 133.007 acre tract, being the east line of said River Ridge subdivision, the following fourteen (14) courses:

1. $N 68^{\circ} 37' 17'' W$, a distance of 119.30 feet,
2. $N 40^{\circ} 10' 09'' W$, a distance of 111.74 feet,
3. $N 38^{\circ} 22' 05'' W$, a distance of 52.65 feet,
4. $N 38^{\circ} 30' 36'' W$, a distance of 188.34 feet,
5. $N 39^{\circ} 44' 10'' W$, a distance of 198.57 feet,
6. $N 13^{\circ} 26' 42'' W$, a distance of 135.53 feet,
7. $N 15^{\circ} 37' 30'' W$, a distance of 64.33 feet,
8. $N 16^{\circ} 12' 54'' W$, a distance of 85.67 feet,
9. $N 16^{\circ} 34' 31'' W$, a distance of 108.02 feet,
10. $N 13^{\circ} 24' 08'' W$, a distance of 83.14 feet,
11. $N 24^{\circ} 28' 15'' E$, a distance of 35.79 feet,
12. $N 38^{\circ} 34' 38'' E$, a distance of 44.15 feet,
13. $N 20^{\circ} 41' 47'' E$, a distance of 237.08 feet, and
14. $N 82^{\circ} 46' 00'' W$, a distance of 262.58 feet to the east corner of Lot 1 of Rio Vista Phase-1 Section-1, a subdivision as recorded in Book 83, Pages 72C-72D of the Plat Records of Travis County, Texas;

THENCE, continuing with the west line of said 133.007 acre tract, being the east line of said Lot 1, the following two (2) courses:

1. $N 30^{\circ} 15' 30'' W$, a distance of 239.95 feet, and
2. $N 40^{\circ} 13' 23'' W$, a distance of 319.30 feet to the west corner of the said 133.007 acre tract, being the north corner of said Lot 1, and being in the east line of Quinlan Park Road, a variable width county right-of-way, for the west corner of the herein described 156.76 acre tract;

THENCE, with the east line of said Quinlan Park Road, being the west line of the said 133.007 acre tract,

the following seven (7) courses:

1. a distance of 147.63 feet with an arc of a curve to the right whose central angle is $04^{\circ} 49' 42''$, with a radius of 1751.90 feet and whose chord bears $N 44^{\circ} 27' 04'' E$, a distance of 147.59 feet,
2. $N 46^{\circ} 51' 55'' E$, a distance of 590.65 feet,
3. a distance of 444.55 feet with an arc of a curve to the left whose central angle is $20^{\circ} 31' 30''$, with a radius of 1240.97 feet and whose chord bears $N 36^{\circ} 36' 10'' E$, a distance of 442.18 feet,
4. $N 26^{\circ} 20' 27'' E$, a distance of 20.00 feet,
5. a distance of 356.07 feet with an arc of a curve to the left whose central angle is $39^{\circ} 01' 57''$, with a radius of 522.68 feet and whose chord bears $N 06^{\circ} 49' 28'' E$, a distance of 349.23 feet,
6. $N 12^{\circ} 41' 28'' W$, a distance of 13.72 feet, and
7. a distance of 62.62 feet with an arc of a curve to the right whose central angle is $119^{\circ} 36' 08''$, with a radius of 30.00 feet and whose chord bears $N 47^{\circ} 06' 35'' E$, a distance of 51.86 feet to the south line of said Selma Hughes Park Road, for the north line of said 133.007 acre tract,

THENCE, with the north line of said 133.007 acre and 75.044 acre tracts, being the south line of said Selma Hughes Park Road, the following nine (9) courses:

1. a distance of 119.85 feet with an arc of a curve to the left whose central angle is $11^{\circ} 38' 20''$, with a radius of 590.00 feet and whose chord bears $S 78^{\circ} 54' 31'' E$, a distance of 119.65 feet,
2. $S 84^{\circ} 43' 41'' E$, a distance of 10.00 feet,
3. a distance of 207.55 feet with an arc of a curve to the left whose central angle is $05^{\circ} 19' 27''$, with a radius of 2233.52 feet and whose chord bears $S 87^{\circ} 23' 25'' E$, a distance of 207.48 feet,
4. $N 89^{\circ} 56' 53'' E$, a distance of 405.99 feet,
5. a distance of 116.81 feet with an arc of a curve to the right whose central angle is $04^{\circ} 08' 23''$, with a radius of 1616.64 feet and whose chord bears $S 87^{\circ} 58' 56'' E$, a distance of 116.78 feet,
6. $S 85^{\circ} 54' 42'' E$, a distance of 266.76 feet,
7. a distance of 348.06 feet with an arc of a curve to the right whose central angle is $33^{\circ} 40' 19''$, with a radius of 592.26 feet and whose chord bears $S 69^{\circ} 04' 32'' E$, a distance of 343.07 feet,
8. $S 52^{\circ} 14' 21'' E$, a distance of 419.24 feet, and

156.76 Acres
TR Vista Preserve, LLC
Rio Vista Zoning

PD07-213(RLM)
October 17, 2007
CFE Job No. 2173 001 02

- 9 a distance of 381.84 feet with an arc of a curve to the left whose central angle is $64^{\circ} 21' 32''$, with a radius of 339.93 feet and whose chord bears $S 84^{\circ} 25' 06'' E$, a distance of 362.08 feet to the **POINT OF BEGINNING**, and containing 156.76 acres of land.

BEARING BASIS: BEING GRID BEARINGS OF THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, U.S. SURVEY FEET. DISTANCES SHOWN HEREON ARE SURFACE

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

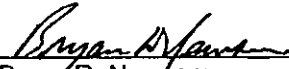
COUNTY OF TRAVIS

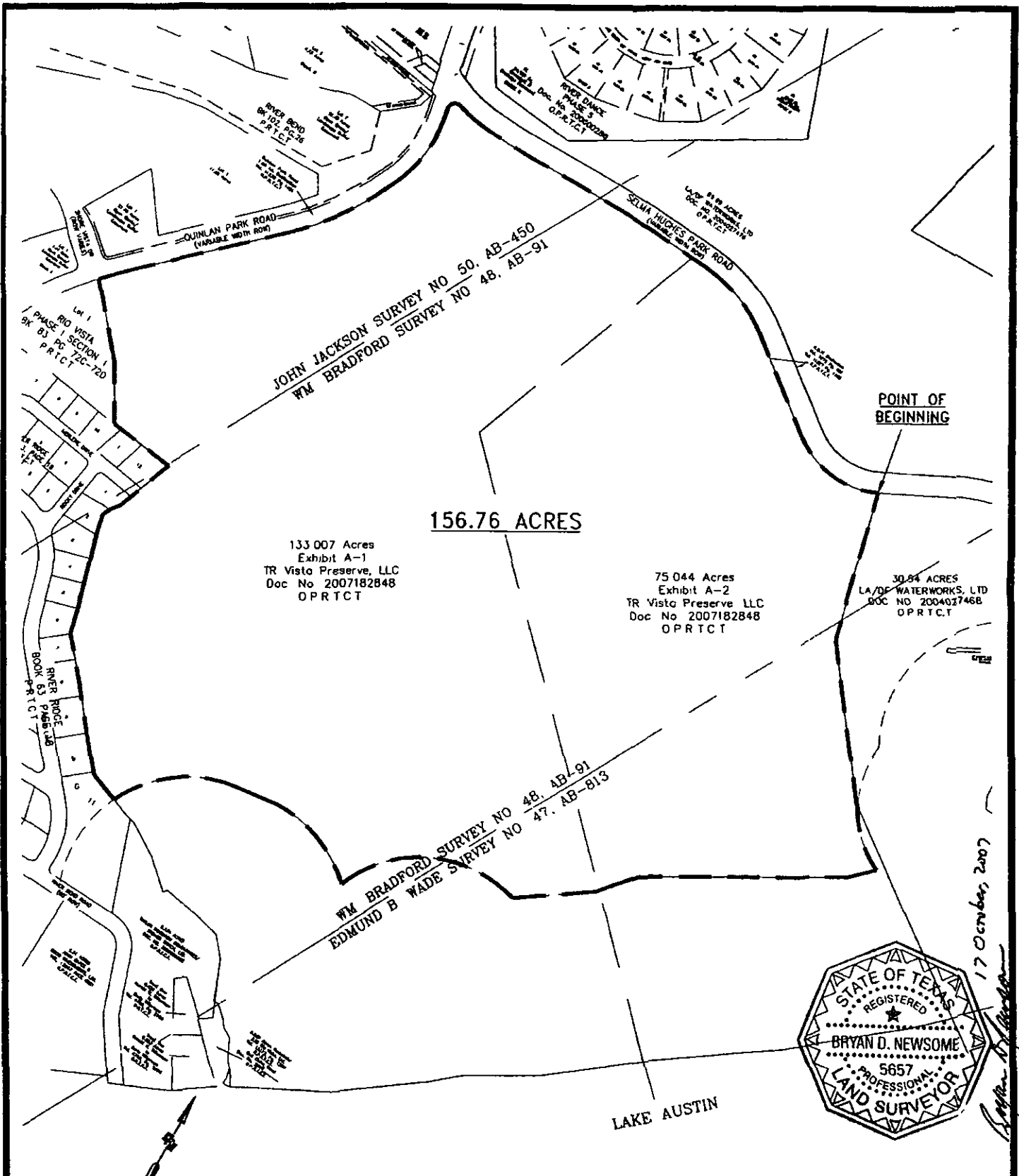
That I, Bryan D. Newsome, a Registered Professional Land Surveyor, do hereby declare that the above description is true and correct to the best of my knowledge and belief

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 17th day of October, 2007 A.D.

CFE, L.P.
907 West 5th St., Suite 250
Austin, Texas 78746



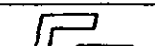

Bryan D. Newsome
Registered Professional Land Surveyor
No. 5657 - State of Texas



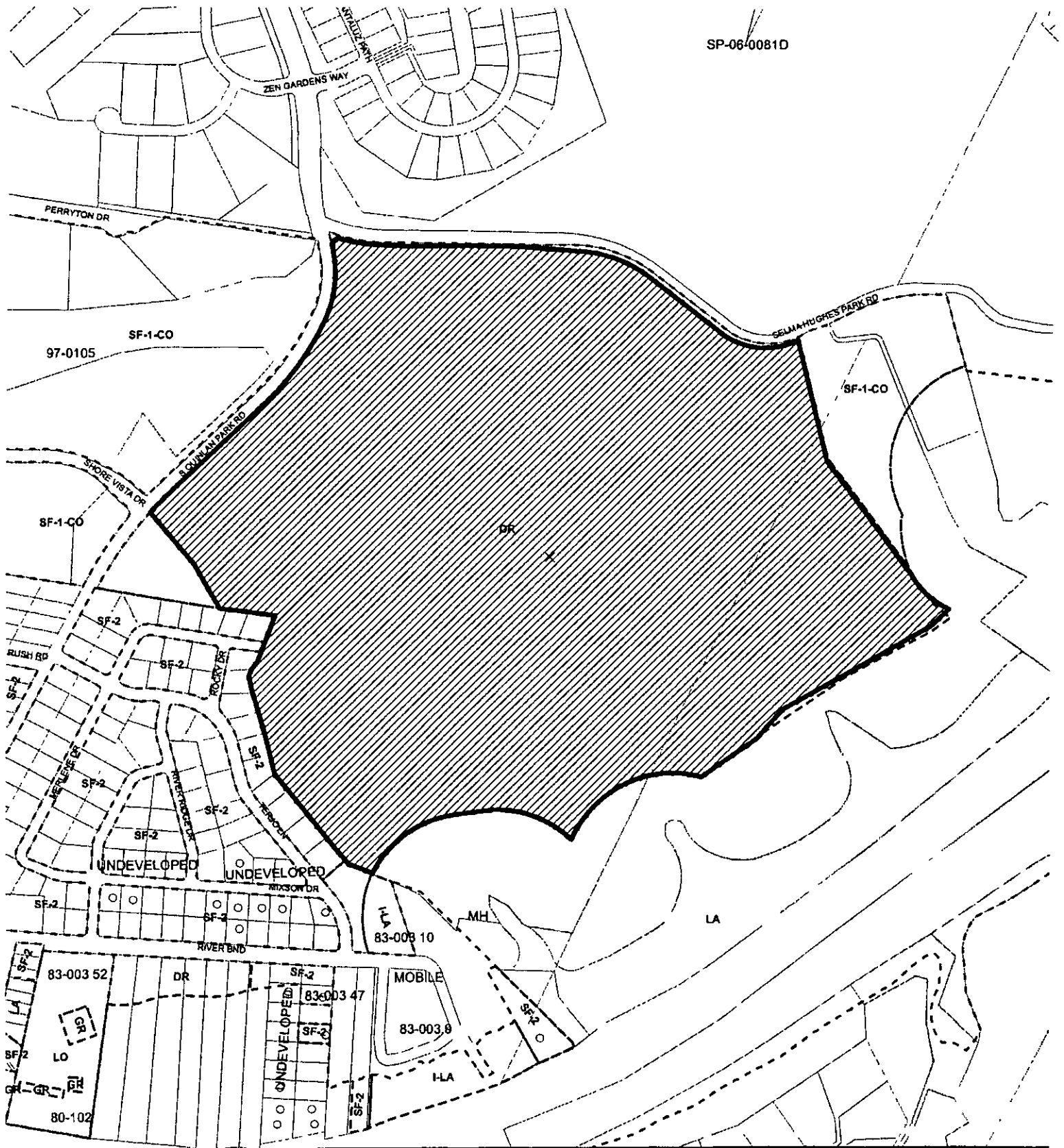
17 October, 2007

Bryan D. Newsome

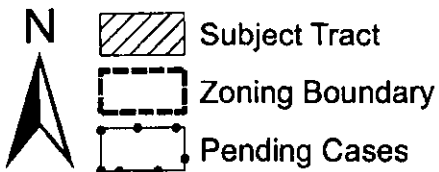
SCALE : 1" = 500'
OCTOBER, 2007
TRAVIS COUNTY, TEXAS

PROJECT: TR Vista Preserve Rio Vista Zoning		DRAWING to ACCOMPANY DESCRIPTION No. 07-213	
JOB NO.: 2173.001.02		 <p>907 West 5th Street, Suite 250 Austin, Texas 78703 P 512.495.9470 F 512.495.9473 P O Box 1528 Austin, Texas 78703 www.cfaulknerengineering.com</p>	
DRAWN BY: RLM			
DRAWING: \RioVista\Survey\CADD\PDesc			

SP-06-0081D



ZONING EXHIBIT B



ZONING CASE#: C14-2007-0227
 ADDRESS: HUGHES PARK RD
 SUBJECT AREA: 156.76 ACRES
 GRID: WZ27-28 A27-28
 MANAGER: J. ROUSSELIN



1" = 600' OPERATOR: S MEEKS

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