ORDINANCE NO. 20080306-063

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7840 THAXTON ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY (SF-4A-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 interim rural residence (I-RR) district to single family residence small lot-conditional overlay (SF-4A-CO) combining district on the property described in Zoning Case No. C14-2007-0265, on file at the Neighborhood Planning and Zoning Department, as follows:

A 31.244 acre tract of land, more or less, out of the Santiago Del Valle Grant, 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 7840 Thaxton 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 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 small lot (SF-4A) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on March 17, 2008.

PASSED AND APPROVED

March 6, 2008 §

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

C14-2007-0265

Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

EXHIBIT A

31.244 ACRE
ZONING DESCRIPTION

A DESCRIPTION OF A 31.244 ACRE (APPROXIMATELY 1,360,988 S.F.) TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT 31.25 ACRE TRACT OF LAND CONVEYED TO SENATE HILLS, LTD., BY SPECIAL WARRANTY DEED, DATED SEPTEMBER 21, 2007, RECORDED IN DOCUMENT NO. 2007186603, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 31.244 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8" iron pipe found for the northwest corner of the 31.244 acre tract, being also the west corner of a 2 acre tract recorded in Volume 1340, Page 403, of the Deed Records of Travis County, Texas, and in the east right-of-way line of Nuckols Crossing Road (right-of-way width varies), from which a 1/2" rebar found bears for reference North 26°26'47" West, a distance of 87.98 feet;

THENCE leaving the east right of way line of Nuckols Crossing Road, along the common line of the 31.244 acre tract and the 2 acre tract, the following two (2) courses:

1. South 60°40'31" East, a distance of 397.11 feet to a 3/8" iron pipe found;

2. North 28°41'30" East, a distance of 199.71 feet to a 1/2" iron pipe found for a north corner of the 31.244 acre tract, being also the east corner of the 2 acre tract, and in the south right-of-way line of Thaxton Road (right-of-way width varies);

THENCE along the common line of the 31.244 acre tract and Thaxton Road, the following four (4) courses:

1. South 61°07'06" East, a distance of 712.27 feet to a 1/2" iron pipe (bent) found, from which a 1" iron pipe found for reference bears North 25°36'41" West, a distance of 118.69 feet;

2. South 60°59'07" East, a distance of 359.44 feet to a 3/8" iron pipe found;

3. South 64°38'38" East, a distance of 141.42 feet to a concrete monument found;

4. South 78°13'24" East, a distance of 50.08 feet to a 1/2" rebar (disturbed) found for the east corner of the 31.244 acre tract, being also the north corner of Sheldon 230, Section 1, Phase 1, a subdivision of record in Document No. 200500225, of the

Official Public Records of Travis County, Texas, and in the south right-of-way line of Thaxton Road;

THENCE leaving the south right-of-way line of Thaxton Road, South 26°21'05" West, along the common line of the 31.244 acre tract and said Sheldon subdivision, a distance of 1191.57 feet to a 1/2" rebar found for the south corner of the 31.244 acre tract, being also the east corner of a 26.519 acre tract recorded in Document No. 2006022592, of the Official Public Records of Travis County, Texas, and in the west line of the Sheldon subdivision;

THENCE leaving the west line of the Sheldon subdivision, North 61°02'20" West, along the common line of the 31.244 acre tract, and the north line of the 26.519 acre tract, a distance of 549.83 feet to a 3/8" iron pipe found for a southwest corner of the 31.244 acre tract, being also the south corner of Lot 1, Gentry Estates Subdivision, a subdivision of record in Volume 75, Page 88, of the Plat Records of Travis County, Texas;

THENCE leaving the north line of the 26.519 acre tract, North 26°22'13" East, along a west line of the 31.244 acre tract, the east line of Lot 1, Gentry Estates, and the east line of a 5.74 acre tract, recorded in Document No. 2002075802, of the Official Public Records of Travis County, Texas, a distance of 452.06 feet to a 5/8" rebar found for an interior corner of the 31.244 acre tract, being also the east corner of the 5.74 acre tract;

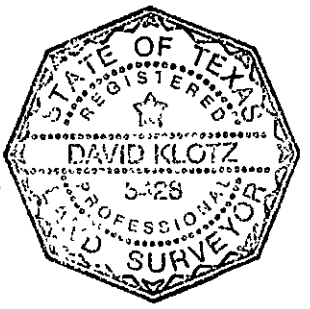
THENCE North 61°07'28" West, along the common line of the 31.244 acre tract and the 5.74 acre tract, a distance of 1110.75 feet to a 1/2" iron pipe found for the southwest corner of the 31.244 acre tract, being also the north corner of the 5.74 acre tract and in the east right-of-way line of Nuckols Crossing Road;

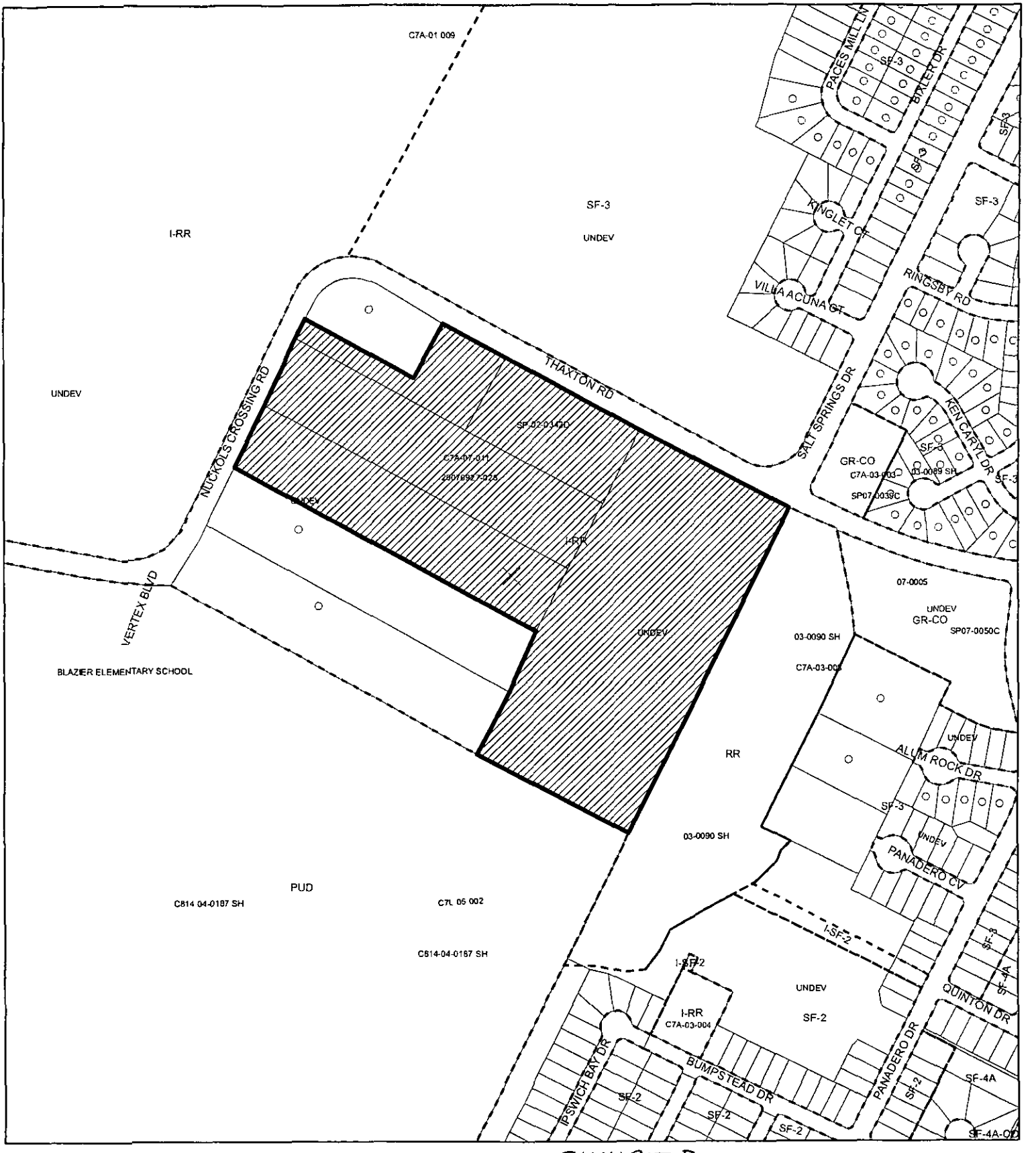
THENCE North 25°38'25" East, along the common line of the 31.244 acre tract and Nuckols Crossing Road, a distance of 519.74 feet to the **POINT OF BEGINNING**, containing an area of 31.244 acres of land, more or less.

Surveyed on the ground February, 2007. Bearing basis is Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: None.

12/19/07

David Klotz Date
Registered Professional Land Surveyor
State of Texas No. 5428





ZONING EXHIBIT B

N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

ZONING CASE#	C14-2007-0265
ADDRESS	7840 THAXTON RD
SUBJECT AREA	31.244 ACRES
GRID	H13 J12-13
MANAGER	W. RHOADES

OPERATOR: S. MEEKS

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