ORDINANCE NO. 20080320-043

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6204 CROW LANE FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-NEIGHBORHOOD PLAN (MF-2-NP) 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 family residence-neighborhood plan (SF-3-NP) combining district to multifamily residence low density-neighborhood plan (MF-2-NP) combining district on the property described in Zoning Case No. C14-2007-0229, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2.00 acre tract of land, more or less, out of the William Cannon League, Abstract No. 6, 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 6204 Crow Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit “B”.

PART 2. The Property is subject to Ordinance No. 20050818-Z002 that established the Sweetbriar neighborhood plan combining district.

PART 3. This ordinance takes effect on March 31, 2008.

PASSED AND APPROVED

March 20, 2008

Will Wynn
Mayor

APPROVED: 
David Allan Shmith
City Attorney

ATTEST: 
Shirley A. Gentry
City Clerk

Page 1 of 1
DESCRIPTION OF 2.00 ACRE TRACT OF LAND SITUATED IN THE WILLIAM CANNON LEAGUE, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS. BEING PART OF THAT CERTAIN 2.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO WILLIAM E. SMITH AND WIFE, ELLEN SMITH, OF RECORD IN VOLUME 964, PAGE 473 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 2.00 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at a ½ inch iron rod found for the southeast corner of said 2.00 acre Smith tract, being also in the north line of Crow Lane, a variable width right-of-way, being also an angle point in the original west line of Stassney Heights South, Section Two, a subdivision of record in Book 99, Pages 272-273 of the Plat Records of Travis County, Texas and being the southeast corner of the herein described tract;

THENCE S 78°13'45" W, with the north line of said Crow Lane, the south line of said 2.00 acre tract and the south line of the herein described tract, for a distance of 225.86 feet to a V½ inch iron rod with cap set for the southwest corner of said 2.00 acre tract and being the southwest corner of the herein described tract;

THENCE N 37°53'32" E, with the north line of said 2.00 acre tract, the north line of the herein described tract, at a distance of 612.30, pass an iron pipe found for the most easterly corner of Lot 1 of the Mott Addition, a subdivision of record in Book 3, Page 364 of the Plat Records of Travis County, Texas, and being a corner in the south line of that certain 26.7 acre tract of land as described in a deed to TCR Stassney Holdings, of record in Document No. 2000203726 of the Official Public Records of Travis County, Texas, for a total distance of 1117 10 feet to an iron pipe found for an angle point in the north line of said 2.00 acre tract, being also an angle point in the north line of the herein described tract, and being an angle point in the south line of said 26.7 acre tract;

THENCE N 58°48'19" E, continuing with the north line of said 2.00 acre tract, the north line of the herein described tract, and the south line of said 26.7 acre tract, for a distance of 12 57 feet to an "X" marked in concrete for the most northerly corner of the herein described tract, being also the most easterly corner of said 26.7 acre tract and being in the southwest line of Little Texas Lane, a varying width right-of-way;

THENCE with the northeast line of the herein described tract and the southwest line of said Little Texas Lane, the following two (2) courses and distances;

1. S 60°11'00" E for a distance of 4.50 feet to an "X" marked in concrete at the beginning of a curve to the right, and
2. along said curve to the right, an arc distance of 0.81 feet, said curve having a radius of 680.71 feet and a chord bearing of S 62°58'44" E for a chord distance of 0.81 feet to
an "X" marked in concrete for the most northeasterly corner of the herein described tract, and being in the south line of said 2.00 acre tract:

THENCE S 29°46'51" W, with the south line of said 2.00 acre tract, the south line of the herein described tract and the southwest line of said Little Texas Lane, at a distance of 500 feet pass a ½ inch iron rod found for the northeast corner of Lot 1, Block B of said Stassney Heights South. Section Two, for a total distance of 967.14 feet to the POINT OF BEGINNING and containing 2.00 acres of land.

Bearings are based on the West Line of Lot 1, Block B, Stassney Heights South, Section Two.

THIE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS.

That I, William D. Warrick, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during May and June 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 6th day of May 2002. A.D.

Zamora-Warrick and Associates, L.L.C
5316 Hwy. 290 West, Suite 150
Austin, Texas 78735

REFERENCE ZWA Plat No Z02-024-01

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
WILLIAM D. WARRICK
NO. 4426 - STATE OF TEXAS

2.00 Acres
W E Smith Tract

Page 2 of 2
The following Title Commitment information has been furnished by Alamo 17, 2002. No additional research was performed for any easements and exclusions. Conditions and Restrictions of record are as follows:

1. The following restrictive covenants of record in Section B above, have been deleted in its entirety:

   Exception No. 1

   a. Drainage easement granted to the City of Austin, recorded in Docum

LEGAL DESCRIPTION.

Approximately 200 acres of land situated in the William Cannon League, and bounds in the Deed Recorded in Volume 964, Page 473, Deed Record.

William D. Warrick, do hereby state to Ellen N. Smith, Austin Area Church that I have surveyed, on the ground, the property legally described hereinafter, encroachments, overlaps and gaps in place except as shown herein and shown herein is within a special flood hazard zone as determined by the Dated June '6, 1993.

William D. Warrick, RPLS No. 4426 State of Texas

DATE: JUNE 10, 2002

© 2002
Title Insurance, Title Commitment Number 02-7018549 issued June 4, 2002, dated May or building lines which may or may not affect subject tract. The following Restrictions, by

Power & Light Company, recorded in Volume 543, Page 612, Deed Records of Travis

ent No 2001009128, Official Public Records of Travis County, Texas (AS SHOWN)

n Travis County, Texas and being the same property more particularly described by metes

es Federal Credit Union, Home Title insurance and to their heirs, successors and assigns.
, that it is true and correct to the best of my knowledge and that there are no
aid property abuts a dedicated right-of-way except as shown hereon. The property
Federal Emergency Management Agency and identified on FRV Panel No 48453C 5175E