

ORDINANCE NO. 20090618-059

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7007½ HEINE FARM ROAD FROM SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT TO PUBLIC (P) 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 single family residence small lot (SF-4A) district to public (P) district on the property described in Zoning Case No. C14-2009-0010, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2.8669 acre tract of land, more or less, being all of Lot 1 as shown on the proposed subdivision plat of Stoney Ridge Phase "C", the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,


locally known as 7007 ½ Heine Farm Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on June 29, 2009.


PASSED AND APPROVED

June 18, 2009

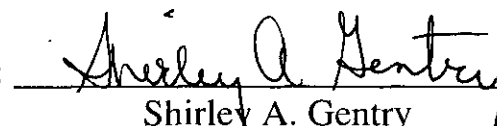
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§


for Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Gentry
City Clerk

2.8669 Acres
Travis County, Texas

FN No. 07-0031R
D&A Job No. 535-005

EXHIBIT "A"
A.E. Substation

DESCRIPTION OF A TRACT OF LAND CONTAINING 2.8669 ACRES (124,882 SQUARE FEET) BEING ALL OF LOT 1 AS SHOWN ON THE PROPOSED SUBDIVISION PLAT OF STONEY RIDGE PHASE "C", PREPARED BY DOUCET & ASSOCIATES, AND BEING A PORTION OF A 28.21 ACRE TRACT OF LAND CONVEYED TO SR DEVELOPMENT, INC. IN DOCUMENT NO. 2004106868, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.T.), SAID 2.8669 ACRE (124,882 SQUARE FEET) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000031643):

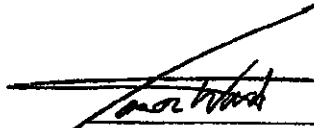
BEGINNING at a 1/2-inch iron rod found in the east Right-of-Way line of Heine Farm Road (50' R.o.w.), being the southwest corner of said 28.21 acre tract, and being in the north line of a 100 foot wide L.C.R.A. Easement, of record in Volume 649, Page 593, of the Deed Record Travis County, Texas, (D.R.T.C.T.), also being the northwest corner of Lot 1, Block "A" of Stoney Ridge North Pond, recorded in Document Number 200500088, (O.P.R.T.C.T.), for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, along the east Right-of-Way line of said Heine Farm Road, with the west line of said 28.21 acre tract, N27°51'34"E, a distance of 370.90 feet to a calculated point for the northwest corner hereof, from which a 1/2-inch iron rod found in the east Right-of-Way line of said Heine Farm Road, and being the common west corner of said 28.21 acre tract, and the Christine Ann Dixon tract, of record in Volume 9300, Page 140, of the Real Property Records of Travis County, Texas, (R.P.R.T.C.T.), bears, N27°51'34"E, a distance of 1043.87 feet;

THENCE, departing the east Right-of-Way line of said Heine Farm Road, over and across said 28.21 acre tract, and in part over and across a proposed 10' wide R.o.w. widening, and in part with the north line of Lot 1 of said proposed subdivision, and in part with the south line of Lots 2, 3, 4, 5, 6, 7, 8, 9, and 10 all of said proposed subdivision, S62°08'23"E, a distance of 456.01 feet to a 1/2-inch iron rod with "Doucet" cap set for the northeast corner hereof, said point is also in the west line of Lot 13, and being the southeast corner of Lot 10, both of said proposed subdivision;

THENCE, continuing over and across said 28.21 acre tract, with the east line of Lot 1, and in part with the west line of Lots 13, 14, and 15, all of said proposed subdivision, S27°51'37"W, a distance of 176.82 feet to a 1/2-inch iron rod with "Doucet" cap set for the southeast corner hereof, said point being in the north line of said L.C.R.A. Easement and the south line of said 28.21 acre tract, also being the southeast corner of Lot 1, and the southwest corner of Lot 15, both of said proposed subdivision, and being in the north line of Lot 1, Block "A", of said Stoney Ridge North Pond, from which a 1/2-inch iron rod found at the southeast corner of said 28.21 acre tract, and being in the north line of said L.C.R.A. Easement, also being in the west line of a 279.240 acre tract of land to M.C. Joint Venture, recorded in Volume 11921, Page 585. (R.P.R.T.C.T.), bears, S85°11'41"E, a distance of 616.74 feet;

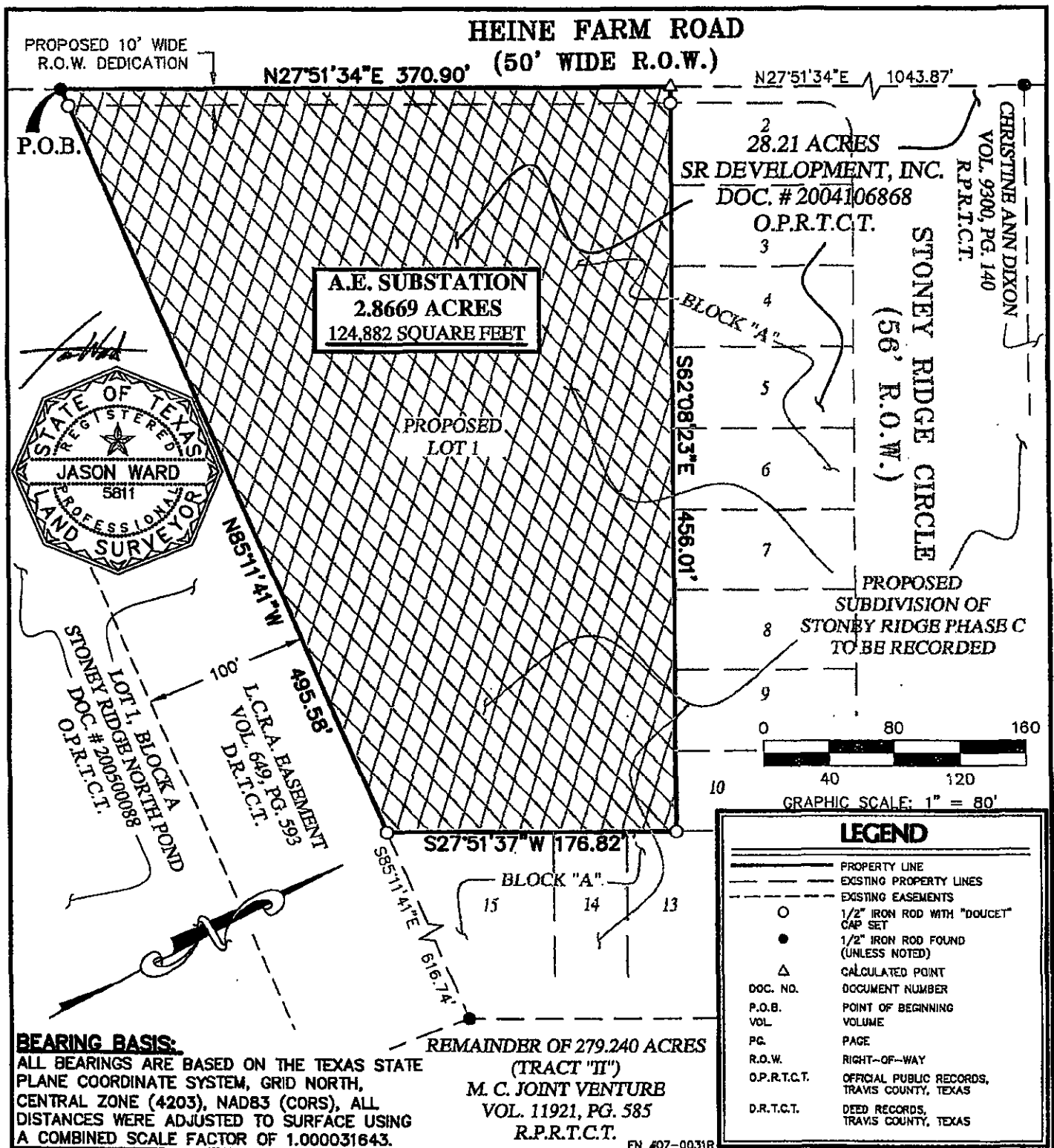
THENCE, with the north line of said L.C.R.A. Easement and the north line of Lot 1, Block "A", of said Stoney Ridge North Pond, and with the south line of said 28.21 acre tract, also being the south line of said proposed Lot 1, N85°11'41"W, a distance of 495.58 feet to the **POINT OF BEGINNING** and containing 2.8669 Acre (124,882 sq. ft.) of land, more or less.



Jason Ward, R.P.L.S.
Texas Registration No. 5811
Doucet & Associates Inc.,
7401 B Hwy. 71 West
Suite 160
Austin, Texas 78735

7-14-08
Date

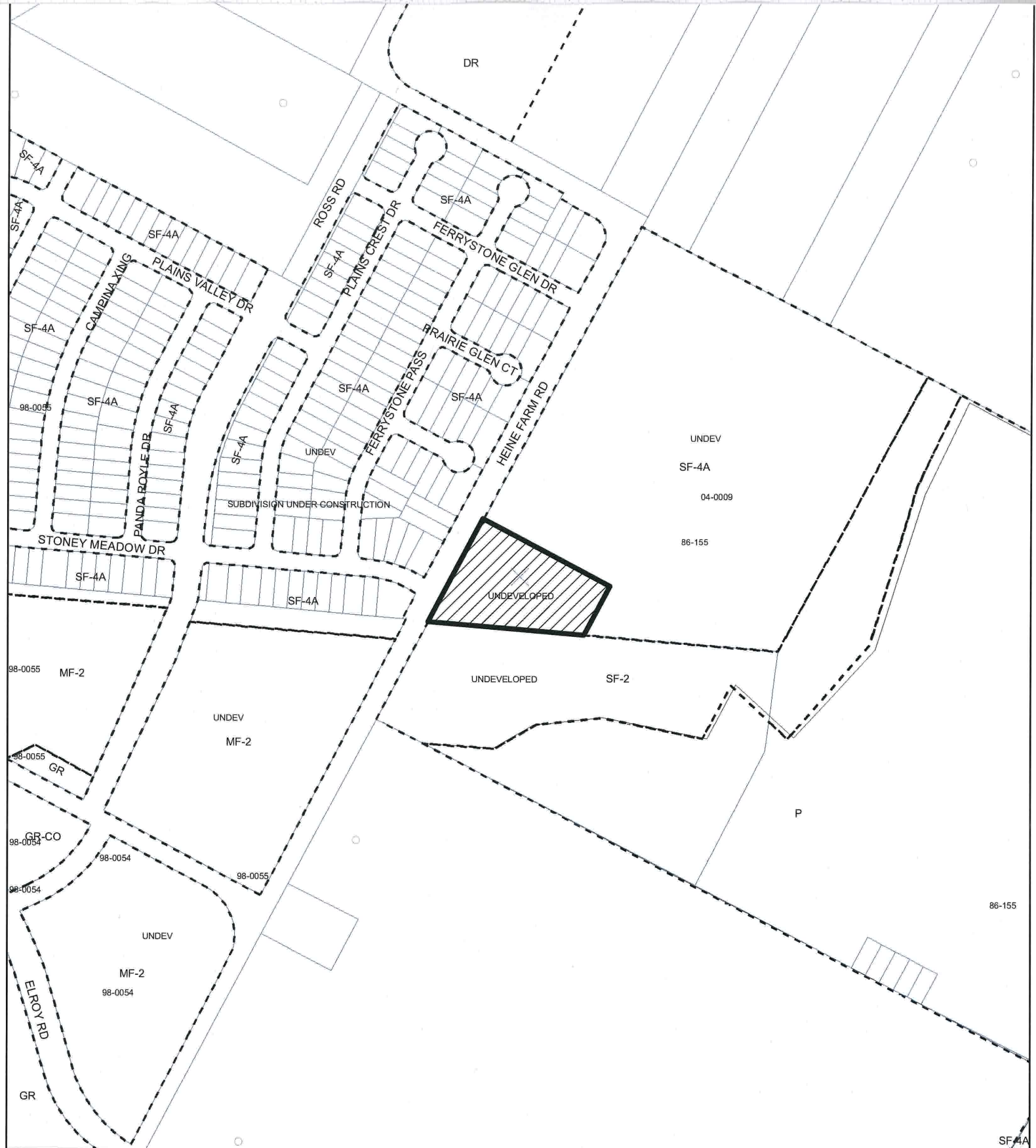







**2.8669 ACRE
A.E. SUBSTATION
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS**

D&A Doucet & Associates, Inc.
7401 B Hwy. 71 West, Suite 160
Austin, TX 78735, Phone: (512) 583-2600 Fax: (512) 583-2601
AUSTIN, TEXAS - NORTHAMPTON, MASSACHUSETTS - ROSEVILLE, CALIFORNIA
www.doucetandassociates.com

Date: 7/14/2008
Scale: 1"=80'
Drawn by: JL
Reviewer: JSW
Project: 535-005
Sheet: 1 of 1
Field Book: 135
Party Chief: MN
Survey Date: 06/18/06



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

ZONING EXHIBIT B

ZONING CASE#: C14-2009-0010
 ADDRESS: 7007-1/2 HEINE FARM RD
 SUBJECT AREA: 2.8669 ACRES
 GRID: P13
 MANAGER: W. RHOADES



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.