

**ORDINANCE NO. 20110512-069**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9901-10001 AND 10145-10161 HUNDRED YEAR OAK DRIVE, 1305-1325 TILLERFIELD TRAIL, 1400-1417 MIDDLEFIELD COURT, 1301-1425 CANOPY CREEK WAY, AND 10100-10156 WADING POOL PATH, AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT AND INTERIM-SINGLE FAMILY RESIDENCE SMALL LOT (I-SF-4A) DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) 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 districts on the property described in Zoning Case No. C14-2011-0008, on file at the Planning and Development Review Department, as follows:

From interim-rural residence (I-RR) district to single family residence small lot (SF-4A) district.

Lot 51, Block A, The Hollow at Slaughter Creek Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200800072, of the Official Public Records of Travis County, Texas; and an 11.924 acre tract of land, more or less, out of the S.F. Slaughter Survey No. 1, the tract more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

From interim-single family residence small lot (I-SF-4A) district to single family residence small lot (SF-4A) district.

Lots 1-19, Lots 46-50 and Lots 52-80, Block A; Lots 1-24, Block C; and Lots 14-25, Block E, The Hollow at Slaughter Creek Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200800072, of the Official Public Records of Travis County, Texas,

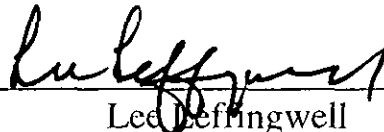
locally known as 9901-10001 and 10145-10161 Hundred Year Oak Drive, 1305-1325 Tillerfield Trail, 1400-1417 Middlefield Court, 1301-1425 Canopy Creek Way, and 10100-10156 Wading Pool Path, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on May 23, 2011.

**PASSED AND APPROVED**

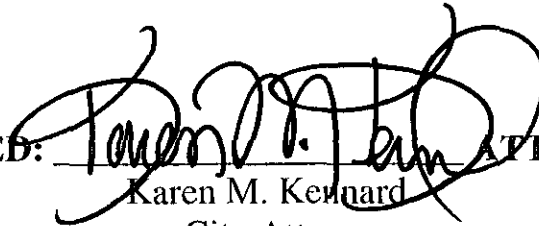
\_\_\_\_\_, May 12 \_\_\_\_\_, 2011

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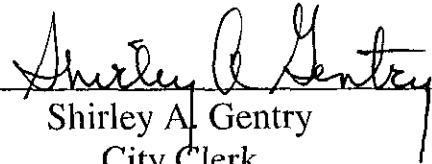
Lee Jeffingwell  
Mayor

APPROVED: \_\_\_\_\_



Karen M. Kennard  
City Attorney

ATTEST: \_\_\_\_\_



Shirley A. Gentry  
City Clerk

EXHIBIT A-

**FIELD NOTES**

**BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF AND PART OF THE S. F. SLAUGHTER SURVEY NO. 1, ABSTRACT 20, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED TO CENTEX HOMES, RECORDED IN DOCUMENT 2007096664 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 11.924 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING**, at an iron rod found in the south right-of-way line of Genoa Drive, a varying width public right-of-way, also being the northwest corner of Lot 2, Block B of Texas Oaks Four-B, a subdivision recorded in Volume 87, Pages 17D-18A of the Plat Records of Travis County, Texas, being also the northeast corner of Lot 2, Block "A" The Hollow At Slaughter Creek Section 1, recorded in Document No. 200800072, of the Plat Records of Travis County, Texas, for the **POINT OF COMMENCEMENT** of the herein described tract,

**THENCE**, with the northernmost east line of said The Hollow At Slaughter Creek Section 1, also being the west line of said Texas Oaks Four-B subdivision, for the following two (2) courses and distances, numbered 1 and 2,

1. S00°08'15"W, a distance of 315.08 feet, to an iron rod found,
2. S00°07'10"W, a distance of 424.99 feet to a concrete monument set, for the northeast corner and the **POINT OF BEGINNING** of the herein described tract,

**THENCE**, with the common boundary line of said Centex Homes tract and said Lot 1, Texas Oaks Four-B subdivision, S00°07'10"W, a distance of 812.20 feet to an iron rod found at a point of curvature to the left on the northwesterly right-of-way line of Bilbrook Place,

**THENCE**, with the common boundary line of said Centex Homes tract, also being the northwesterly right-of-way line of Bilbrook Place, the following four (4) courses and distances, numbered 1 through 4,

1. with said curve to the left having a radius of 691.53 feet, an arc length of 48.25 feet and whose chord bears, S30°12'08"W, a distance of 48.24 feet to an iron rod found at a point of curvature to the left,

11.924 ACRES

S.F. SLAUGHTER SURVEY NO. 1, ABSTRACT NO. 20  
TRAVIS COUNTY, TEXAS  
THE HOLLOW AT SLAUGHTER CREEK SECTION 2, BOUNDARY


2. with said curve to the left having a radius of 332.00 feet, an arc length of 134.70 feet and whose chord bears,  $S17^{\circ}07'45''W$ , a distance of 133.78 feet to an iron rod found at a point of curvature to the left,
3. with said curve to the left having a radius of 337.77 feet, an arc length of 37.32 feet and whose chord bears,  $S02^{\circ}06'17''W$ , a distance of 37.30 feet to an iron rod found,
4.  $S00^{\circ}48'52''E$ , a distance of 68.56 feet to an iron rod set at the northeast corner of said Lot 46, Block "A" The Hollow At Slaughter Creek Section 1,

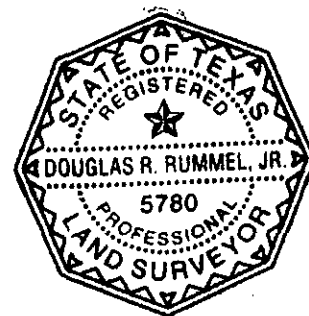
**THENCE**, leaving the westerly right-of-way line of Bilbrook Place, along the common boundary line of said The Hollow At Slaughter Creek Section 1, and said Centex Homes tract, the following thirty-one (31) courses and distances, numbered 1 through 31,

1.  $S89^{\circ}11'08''W$ , a distance of 165.00 feet to an iron rod set,
2.  $S00^{\circ}48'52''E$ , a distance of 26.50 feet to an iron rod set at a point of curvature to the right,
3. with said compound-curve to the right having a radius of 15.00 feet, an arc length of 25.73 feet and whose chord bears,  $S48^{\circ}19'59''W$ , a distance of 22.69 feet to an iron rod set,
4. with said curve to the right having a radius of 275.00 feet, an arc length of 42.48 feet and whose chord bears,  $N78^{\circ}05'38''W$ , a distance of 42.44 feet to an iron rod set,
5.  $N73^{\circ}40'05''W$ , a distance of 6.02 feet to an iron rod set,
6.  $N14^{\circ}42'47''E$ , a distance of 113.18 feet to an iron rod set,
7.  $N75^{\circ}17'13''W$ , a distance of 490.96 feet to an iron rod set,
8.  $N14^{\circ}42'47''E$ , a distance of 100.00 feet to an iron rod set at a point of curvature to the right,
9. with said curve to the right having a radius of 15.00 feet, an arc length of 23.56 feet and whose chord bears,  $N59^{\circ}42'47''E$ , a distance of 21.21 feet to an iron rod set,
10.  $S75^{\circ}17'13''E$ , a distance of 5.00 feet to an iron rod set,
11.  $N14^{\circ}42'47''E$ , a distance of 50.00 feet to a concrete monument set,
12.  $N75^{\circ}17'13''W$ , a distance of 5.00 feet to an iron rod set at a point of curvature to the right,
13. with said curve to the right having a radius of 15.00 feet, an arc length of 23.56 feet and whose chord bears,  $N30^{\circ}17'13''W$ , a distance of 21.21 feet to an iron rod set,
14.  $N14^{\circ}42'47''E$ , a distance of 200.00 feet to an iron rod set at a point of curvature to the right,
15. with said curve to the right having a radius of 15.00 feet, an arc length of 23.56 feet and whose chord bears,  $N59^{\circ}42'47''E$ , a distance of 21.21 feet to an iron rod set,

11.924 ACRES  
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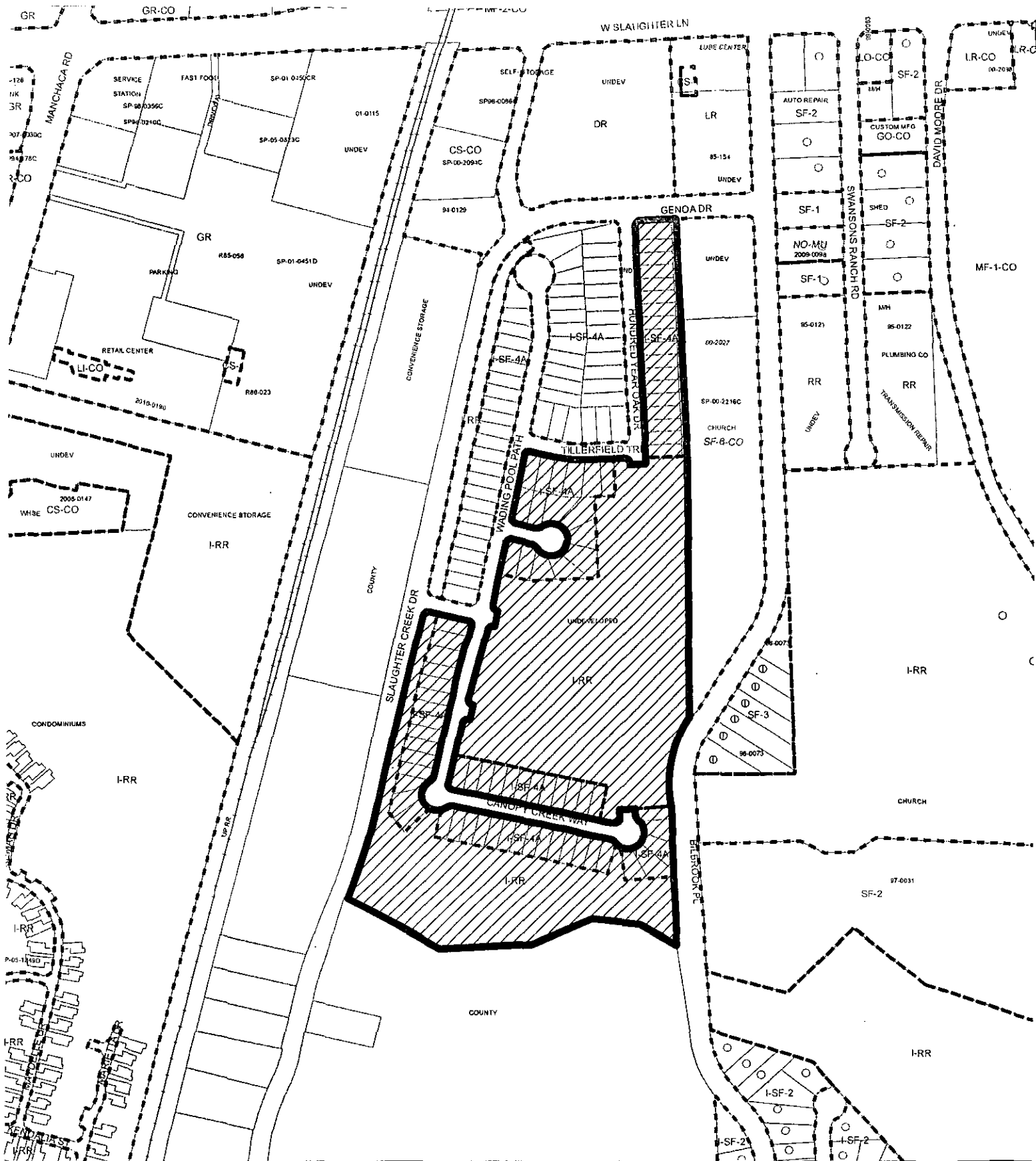
16. S75°17'13"E, a distance of 5.00 feet to an iron rod set,
17. N14°42'47"E, a distance of 50.00 feet to an iron rod set,
18. N75°17'13"W, a distance of 5.00 feet to an iron rod set at a point of curvature to the right,
19. with said curve to the right having a radius of 15.00 feet, an arc length of 23.56 feet and whose chord bears, N30°17'13"W, a distance of 21.21 feet to an iron rod set,
20. N14°42'47"E, a distance of 100.00 feet to an iron rod set,
21. S75°17'13"E, a distance of 93.70 feet to an iron rod set,
22. S89°52'50"E, a distance of 212.12 feet to an iron rod set,
23. N00°07'10"E, a distance of 255.00 feet to an iron rod set,
24. S89°52'50"E, a distance of 65.00 feet to an iron rod set,
25. N00°07'10"E, a distance of 115.00 feet to an iron rod set,
26. S89°52'50"E, a distance of 35.00 feet to an iron rod set at a point of curvature to the right,
27. with said curve to the right having a radius of 15.00 feet, an arc length of 23.56 feet and whose chord bears, S44°52'50"E, a distance of 21.21 feet to an iron rod set,
28. S00°07'10"W, a distance of 5.00 feet to an iron rod set,
29. S89°52'50"E, a distance of 50.00 feet to a concrete monument set,
30. N00°07'10"E, a distance of 20.10 feet to an iron rod set and
31. S89°52'50"E, a distance of 130.00 feet to the **POINT OF BEGINNING** and containing 11.924 Acres of land.

Surveyed by:   
Douglas R. Rummel, Jr. ~ R.P.L.S. No. 5780  
**Carlson, Brigance & Doering, Inc.**  
5501 West William Cannon  
Austin, TX 78749 (512) 280-5160



BEARING BASIS IS FROM THE RECORDED PLAT OF TEXAS OAKS FOUR-B

J:/LP/4355/Survey/Field Notes/FN The Hollow at Slaughter Creek Section 2.doc



### ZONING EXHIBIT B

ZONING CASE#: C14-2011-0008

LOCATION: HUNDRED YEAR OAK DR, TILLERFIELD TR  
WADING POOL PATH, CANOPY CREEK WAY

SUBJECT AREA: 27.96 ACRES

GRID: E13 & E14

MANAGER: WENDY RHOADES



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

