

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 1601 CEDAR BEND DRIVE FROM RURAL**
3 **RESIDENCE (RR) DISTRICT TO LIMITED OFFICE-MIXED USE-**
4 **CONDITIONAL OVERLAY (LO-MU-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from rural residence (RR) district to limited office-mixed use-
10 conditional overlay (LO-MU-CO) combining district on the property described in Zoning
11 Case No. C14-2011-0023, on file at the Planning and Development Review Department, as
12 follows:

13
14 A 5.032 acre tract of land, more or less, out of the William B. Harrison Survey No.
15 86, in Travis County, the tract of land being more particularly described by metes
16 and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

17
18 locally known as 1601 Cedar Bend Drive, in the City of Austin, Travis County, Texas, and
19 generally identified in the map attached as Exhibit "B".

20
21 **PART 2.** The Property within the boundaries of the conditional overlay combining district
22 established by this ordinance is subject to the following conditions:

23
24 A site plan or building permit for the Property may not be approved, released, or
25 issued, if the completed development or uses of the Property, considered cumulatively with
26 all existing or previously authorized development and uses, generate traffic that exceeds
27 1,400 trips per day.

28
29 Except as otherwise specifically restricted under this ordinance, the Property may be
30 developed and used in accordance with the regulations established for the limited office
31 (LO) base district, the mixed use combining district, and other applicable requirements of
32 the City Code.

PART 3. This ordinance takes effect on _____, 2011.

PASSED AND APPROVED

_____, 2011 §
 §
 §

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Shirley A. Gentry
City Attorney City Clerk

EXHIBIT A
FIELD NOTES TO ACCOMPANY MAP OF SURVEY
PREPARED FOR ZONING PURPOSES
5.032 ACRE OF LAND
WILLIAM B. HARRISON SURVEY NO. 86
TRAVIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 5.032 ACRES OF LAND OUT OF THE WILLIAM B. HARRISON SURVEY NO. 86, TRAVIS COUNTY, TEXAS, BEING A PORTION OF TRACT 'A' AND EASEMENT 1 DESCRIBED IN AN AFFIDAVIT OF PARTITION RECORDED IN VOLUME 2840, PAGE 212 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, JAMES ERWIN CEARLEY RECEIVING TRACTS 'A' AND 'C' ACCORDING TO THE SAID AFFIDAVIT. OTHER DOCUMENTS APPARENTLY CONVEYING INTEREST IN THE HEREIN DESCRIBED TRACT ARE 1) LAST WILL AND TESTAMENT OF J.E. CEARLEY, VOLUME 717, PAGE 331 (CAUSE 72759) PROBATE RECORDS OF TRAVIS COUNTY, TEXAS, AND 2) LAST WILL AND TESTAMENT OF WILLIAM EDMUND CEARLEY, CAUSE C-1-PB-09-000248 PROBATE RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 5.032 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a nail found in the west side of a fence corner post at the northwest corner of the said Tract 'A', the same being the northeast corner of Cedar Bend Subdivision, a subdivision recorded in Document Number 200600116 of the Official Public Records of Travis County, Texas and being on the south line of Valley View Estates, a subdivision of record in Book 59, Page 81 of the Plat Records of Travis County, Texas;

THENCE, S 62°54'19" E, a distance of 283.04 feet along a north line of the said Tract 'A' and south line of the said Valley View Estates, to an iron pipe found at the northerly most northeast corner of the said Tract 'A', the same being on the west line of Lot 1, Block C, Village at River Oaks Section One, a subdivision of record in Book 89, Page 155 of the Plat Records of Travis County, Texas;

THENCE, S 28°18'38" W, along the northerly most east line of the said Tract 'A', the same being the west line of the said Village at River Oaks, Section One subdivision, at 225.26 feet passing a ½ inch diameter steel pin found at the southerly most corner of the Scofield Farms Drive right-of-way, called Cedar Bend Drive as dedicated by the plat of the said Village at River Oaks, Section One subdivision, continuing for a **total distance of 263.89 feet** to an iron pipe found at the southwest corner of the said Village at River Oaks, Section One subdivision, the same being the northwest corner of the said Easement No. 1;

THENCE, S 62°40'35" E, a distance of 243.77 feet along the north line of the said Easement No. 1 and south line of the said Village at River Oaks, Section One subdivision, to a computed point, from which a fence corner post found on the north line of the said Easement No. 1 bears S 62°40'35" E, 927.25 feet;

THENCE, S 70°30'52" W, 762.23 feet, to a computed point on the west line of the said Tract 'A', the same being the east line of Lot 12-A, Tanglewild Redubdivision No. 2, a subdivision of record in Book 77, Page 3 of the Plat Records of Travis County, Texas, from which a ½ inch diameter steel pin found at the southwest corner of the said Tract 'A' bears S 27°10'01" W, 318.65 feet;

5.032 Acres
Page 2 of 2

THENCE, N 27°10'01" E, a distance of 291.37 feet along the west line of the said Tract 'A', the same being the east line of the said Lot 12-A and Lot 13 of Tanglewild Estates, a subdivision of record in Book 60, Page 56 of the Plat Records of Travis County, Texas, to a ½ inch diameter steel pin found at the southeast corner of Cedar Bend Drive, as dedicated by the plat of the said Tanglewild Estates subdivision;

THENCE, N 27°20'56" E, a distance of 527.08 feet along the west line of the said Tract 'A' the same being the east line of the said Cedar Bend Drive and Cedar Bend Subdivision, to the **PLACE OF BEGINNING**, containing 5.032 acres of land, more or less;

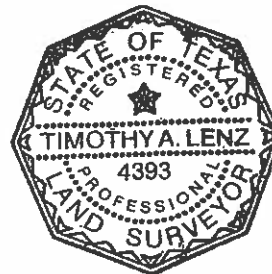
BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83, CENTRAL ZONE.

THIS DESCRIPTION WAS PREPARED FOR ZONING PURPOSES ONLY.

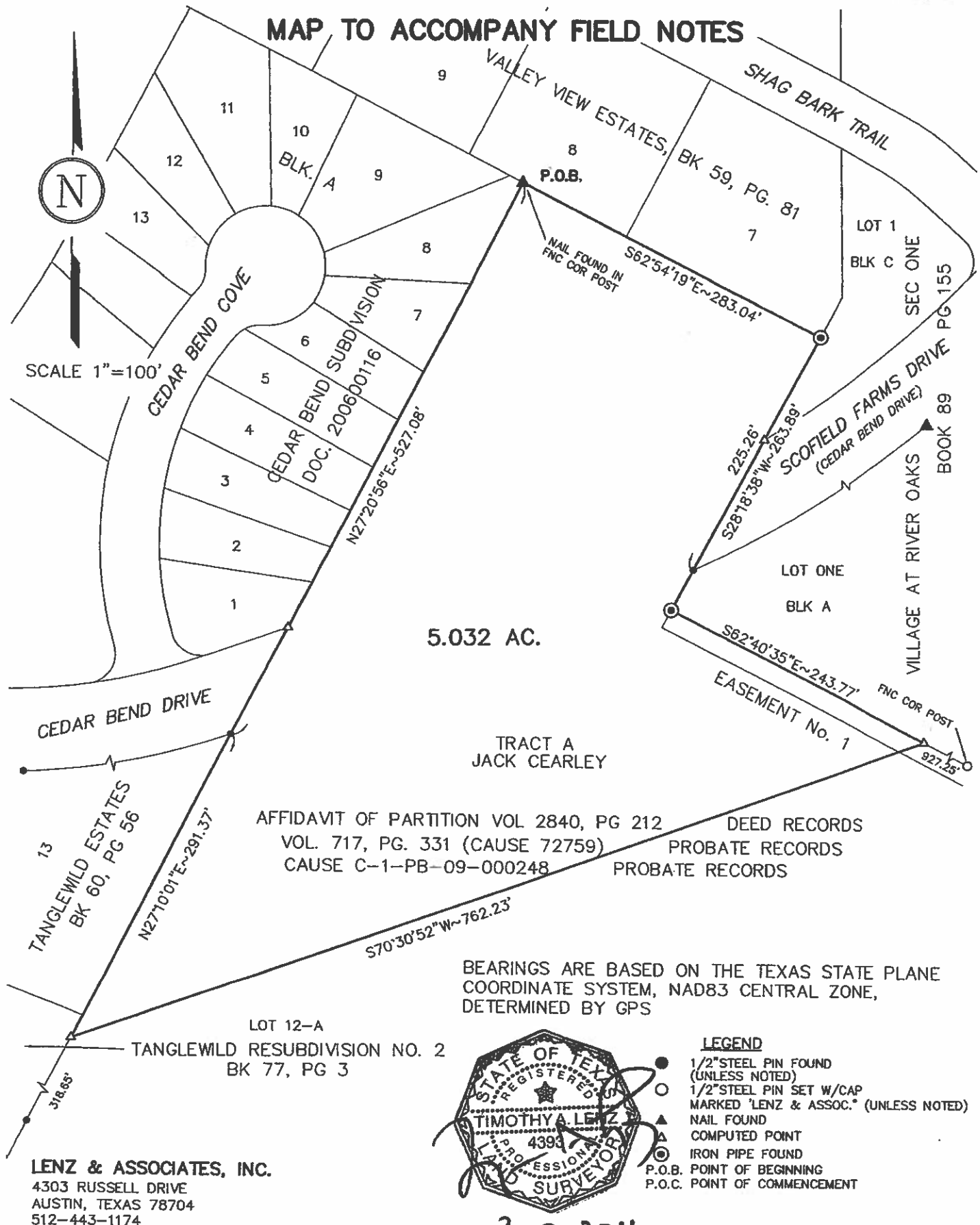

TIMOTHY A. LENZ, R.P.L.S. No. 4393
Lenz & Associates, Inc
4303 Russell Drive
Austin, Texas 78704

2011-0050(5.032ac).doc

3-9-2011
DATE



MAP TO ACCOMPANY FIELD NOTES



3-9-2011

MAP TO ACCOMPANY FIELD NOTES

LEGEND

- 1/2" STEEL PIN FOUND
(UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP
MARKED "LENZ & ASSOC." (UNLESS NOTED)
- ▲ NAIL FOUND
- △ COMPUTED POINT
- ⊙ IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

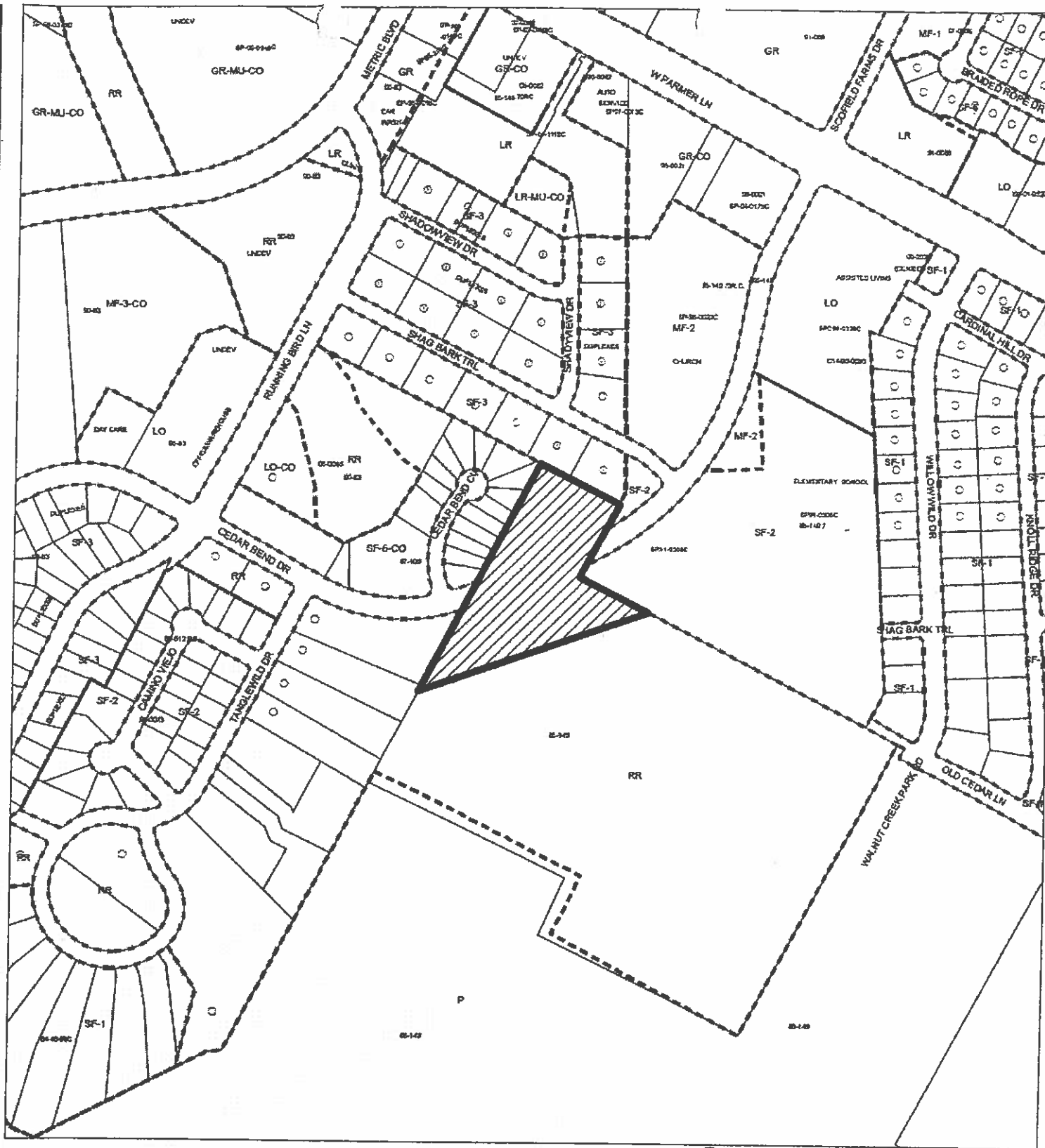
BEARINGS ARE BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD83 CENTRAL ZONE,
DETERMINED BY GPS

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S28°18'38"W	125.30
L-2	S70°30'52"W	66.84
L-3	S19°29'08"E	175.00
L-4	S70°30'52"W	120.00
L-5	N19°29'08"W	175.00
L-6	S70°30'52"W	91.77
L-7	S27°20'56"W	102.32
L-8	S28°18'38"W	99.96
L-9	S28°18'38"W	38.64

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
C1	11°33'33"	880.00	89.07	177.54	177.24	S64°44'05"W
C2	05°02'38"	950.00	41.84	83.63	83.60	S67°59'33"W
C3	90°00'00"	25.00	25.00	39.27	35.36	S25°30'52"W
C4	90°00'00"	25.00	25.00	39.27	35.36	N64°29'08"W
C5	55°07'16"	950.00	495.82	913.94	879.10	N37°54'36"E
C6	48°46'01"	566.41	256.74	482.10	467.68	N85°10'22"W

LENZ & ASSOCIATES, INC.




4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704
512-443-1174



ZONING EXHIBIT B

ZONING CASE#: C14-2011-0023
 LOCATION: 1601 CEDAR BEND DR
 SUBJECT AREA: 5.032 ACRES
 GRID: L34
 MANAGER: SHERRI SIRWAITIS



-  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.