

ORDINANCE NO. 20131003-070

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3903 CLAWSON ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO TOWNHOUSE & CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-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 family residence (SF-3) district to townhouse & condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-2013-0032, on file at the Planning and Development Review Department, as follows:

0.82 acre tract of land, more or less, being a portion of Lot G, Thirty-One of Banister Heights Subdivision the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 3903 Clawson 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 condition:

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.

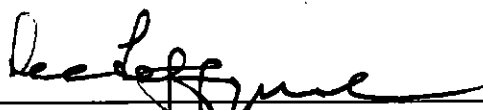
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse & condominium residence (SF-6) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 14, 2013.

PASSED AND APPROVED

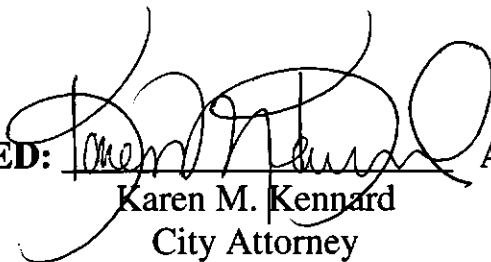
October 3, 2013

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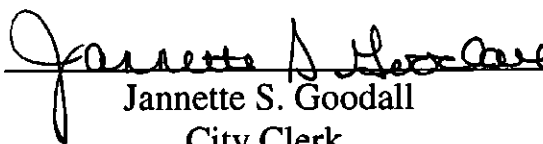
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

PROPERTY DESCRIPTION

FIELD NOTES

0.8236 ACRE OF LAND, MORE OR LESS, BEING ALL OF THAT CERTAIN 0.83 ACRE OF LAND BEING A PORTION OF LOTG THIRTY-ONE (31) OF BANISTER HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 256, PLAT RECORDS, TRAVIS COUNTY, TEXAS AS CONVEYED TO GLEN R. ROUSE AS RECORDED IN VOLUME 10904, PAGE 588, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at a 1/2" Iron Rod found on the east R.O.W. of Glawson Road at the common N.W. corner of RESUBDIVISION OF LOTSW 29 & 30, BANISTER HEIGHTS, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 13, Page 91, Plat Records, Travis County, Texas and being the S.W. corner of that certain 0.83 acre of land conveyed to Glenn R. Crouse as recorded in Volume 10904, Page 588, Real Property Records, Travis County, Texas, from which a 1/2" Iron Rod found on the east R.O.W. of Glawson Road bears S30°45'00"W at a distance of 93.51 feet;

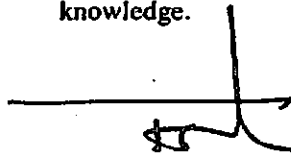
THENCE N30°45'08"E along the east R.O.W. of Glawson Road for a distance of 133.13 feet to a 1/2" Iron Rod found at the N.W. corner of Lot 31, BANISTER HEIGHTS, for the N.W. corner hereof;

THENCE S60°38'00"E along the north line of Lot 31 for a distance of 248.26 feet to a 1/2" Iron Rod found for the N.E. corner hereof;

THENCE S19°29'23"W, crossing Lot 31 for a distance of 143.08 feet to a 1/2" iron rod found on the south line of Lot 31 for the S.E. corner hereof;

THENCE N59°00'02"W along the south line of Lot 31 for a distance of 276.13 feet to the **POINT OF BEGINNING**, containing 0.8236 acre of land.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.


Thomas P. Dixon R.P.L.S. 4324



P.O. Box 160176
Austin, Texas 78716

Exhibit A

J13537

LEGEND

SCALE
1"=40'

TREE LIST

35 10" CEDAR
36 11" 6" LUG
37 8" SPANISH OAK
38 10" HACKBERRY
39 14" 7" HACKBERRY
40 8" HACKBERRY
41 12" CHINABERRY
43 9" 6" HACKBERRY
44 5" 4" 3" 2" LUG
45 11" 4" LUG
46 8" HACKBERRY
47 10" HACKBERRY
48 9" CHINABERRY
49 11" CHINABERRY
50 12" HACKBERRY
51 8" CHINABERRY
52 9" CHINABERRY
53 11" LIVE OAK
54 8" LIVE OAK
55 10" LIVE OAK
56 15" LIVE OAK
57 8" HACKBERRY
58 10" CHINABERRY
59 12" HACKBERRY
60 8" Burr Oak
62 8" HACKBERRY
63 11" HACKBERRY
64 8" 6" 5" 4" 3" LUG
65 8" 6" HACKBERRY
66 11" HACKBERRY

NOTE:
THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT AND OTHER
RIGHTS AND RESTRICTIONS MAY
APPLY.

LEGAL DESCRIPTION:

0.8236 ACRE OF LAND, MORE OR LESS, BEING ALL OF THAT CERTAIN
0.83 ACRE OF LAND BEING A PORTION OF LOT THIRTY-ONE (31); OF
BANISTER HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING
TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 256, PLAT
RECORDS, TRAVIS COUNTY, TEXAS AS CONVEYED TO GLEN R. ROUSE AS
RECORDED IN VOLUME 10904, PAGE 588, REAL PROPERTY RECORDS, TRAVIS
COUNTY, TEXAS

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

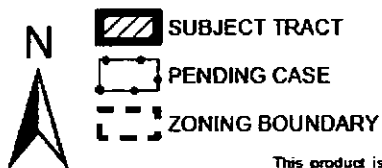
And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 4845360585H
Zone: X Dated: 9/26/08

Dated this the 5TH day of MARCH, 2013

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Thomas P. Dixon R.P.L.S. 4324

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1" = 200'

ZONING
ZONING CASE#: C14-2013-0032

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

