

ORDINANCE NO. 20141106-112

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7231 COLTON BLUFF SPRINGS ROAD FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT FOR TRACT 1 AND FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT FOR TRACT 2.

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 on the property (the "Property") described in Zoning Case No. C14-2014-0144, on file at the Planning and Development Review Department, as follows:

Tract 1:

from community commercial (GR) district to townhouse and condominium residence (SF-6) district,

5.87 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance;

Tract 2:

from neighborhood commercial (LR) district to single family residence small lot (SF-4A) district,

1.58 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24 the tract of land being more particularly described by metes and bounds and listed as Tract 2 in Exhibit "B" incorporated into this ordinance;

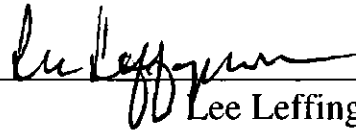
locally known as 7231 Colton Bluff Springs Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. This ordinance takes effect on November 17, 2014.

PASSED AND APPROVED

November 6, 2014

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§
§



Lee Leffingwell
Mayor

APPROVED: 

Karen M. Kennard
City Attorney

ATTEST: 

Jannette S. Goodall
City Clerk

Tract 1

FIELD NOTES

JOB NO. 14200-06

DATE: JUNE 17, 2014

PAGE 1 OF 2

5.87 ACRES

Being 5.87 acres of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24 in Travis County, Texas, and being out of a called 120.321 acre property conveyed to Colton Bluff, LLC, recorded in Document No. 2012049474, Official Public Records, Travis County, Texas, and further described by metes and bounds as follows:

BEGINNING: at a calculated point in the North line of said Colton Bluff tract and a Drainage and Lateral Support Easement recorded under Document No. 2008149582, said Official Public Records, and in the south right-of-way line of Colton Bluff Springs Road, for the northeast corner of this tract, from which a 1/2 inch iron rod found in the south right-of-way line of said Colton Bluff Springs Road bears S 62°29'12" E, 1638.31 feet marking the northeast corner of said Colton Bluff tract;

THENCE: S 27°30'50" W, leaving the south right-of-way line of said Colton Bluff Springs Road into and across said Bluff, 791.57 feet to a calculated point, for the southeast corner of this tract,

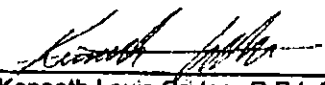
THENCE: N 62°37'51" W, continuing inside of said Colton Bluff tract, 342.11 feet to a calculated point in the the east right-of-way line of McKinney Falls Parkway, being the east line of a called 2.641 acre tract conveyed to Travis County under Document No. 2008149581, said Official Public Records, for the southwest corner of this tract, from which a 1/2 inch iron rod found in the south line of said Colton Bluff tract bears S 27°10'41" W, 535.86 feet, marking the southeast corner of said Travis County tract;

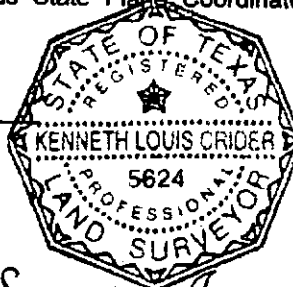
THENCE: N 27°10'41" E, with the west line of said Drainage and Lateral Support Easement, and the east line of said Travis County tract, 589.54 feet to a calculated point in the north line of said Colton Bluff tract, for the northwest corner of this tract,

THENCE: with the north line of said Colton Bluff tract and said Lateral Support Easement the following two (2) courses:

1. 384.84 feet along a curve to the right ($r=324.27'$, $LC=N 83°29'33" E 362.65'$) to a calculated point, marking an angle point in the south right-of-way line of Colton Bluff Springs Road, for an angle point in the north line of this tract;
2. S 62°29'12" E, with the south right-of-way line of said Colton Bluff Spring Road, 44.99 feet to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83(93).

 8-25-14
Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPLS FIRM No. 10056200

JOB NO: 14260-CE
DRAWN: RDG
E.C.: CC



FIELD NOTES

JOB NO. 14200-03

DATE: JUNE 17, 2014

PAGE 1 OF 3

TRACT 1: 1.34 ACRES

Being 1.34 acres of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24 in Travis County, Texas, and being out of a called 120.321 acre property conveyed to Colton Bluff, LLC, recorded in Document No. 2012049474, Official Public Records, Travis County, Texas, and further described by metes and bounds as follows:

BEGINNING: at a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set in the westerly line of a called 2.641 acre property conveyed to Travis County for additional right-of-way, recorded in Document No. 2008149581, said Official Public Records, and in the north line of a Lateral Support Easement, recorded in Document No. 2008149583, said Official Public Records, and being inside of said Bluff tract, for the northwest corner of this tract, from which a 5/8 inch iron rod with aluminum cap inscribed "TRAVIS COUNTY SURVEY DEPT." found bears N 62°47'39" W, 65.92 feet marking the westerly corner of said Travis County tract and an angle point in the north line of said Bluff tract;

THENCE: S 62°47'39" E, continuing inside of said Bluff tract with the north line of said Lateral Support Easement, 291.37 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set, marking the northeast corner of said Lateral Support Easement and an internal "ell" corner in the west line of said Travis County tract, for the northeast corner of this tract;

THENCE: S 27°10'17" W, continuing inside of said Bluff tract with the west line of said Travis County tract, 199.85 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set in the west line of said Travis County tract and the east line of said Lateral Support Easement, for the southeast corner of this tract;

THENCE: N 62°37'30" W, leaving the west line of said Travis County tract and continuing inside of said Bluff tract, 30.00 feet pass the west line of said Lateral Support Easement, continuing in all for 292.08 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set, for the southwest corner of this tract;

THENCE: N 27°22'30" E, continuing inside of said Bluff tract, 148.28 feet pass the west line of said Lateral Support Easement, continuing in all for 198.98 feet to the Point of Beginning.

*** TRACT 2: 1.58 ACRES**

Being 1.58 acres of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24 in Travis County, Texas, and being out of a called 120.321 acre property conveyed to Colton Bluff, LLC, recorded in Document No. 2012049474, Official Public Records, Travis County, Texas, and further described by metes and bounds as follows:

BEGINNING: at a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set in the east line of a called 2.641 acre property conveyed to Travis County for additional right-of-way, recorded in Document No. 2008149581, said Official Public Records, and in the west line of a Drainage and Lateral Support Easement, recorded in Document No. 2008149582, said Official Public

FIELD NOTES

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Records, and being inside of said Bluff tract, for the southwest corner of this tract, from which a 1/2 inch iron rod found in the south line of said Bluff tract, bears S 27°10'41" W, 301.93 feet, marking the southwest corner of said Travis County tract;

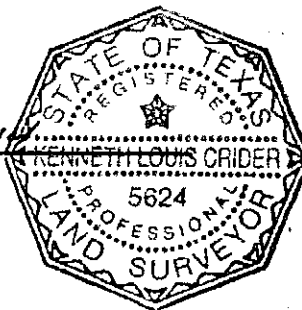
THENCE: N 27°10'41" E, continuing inside of said Bluff tract with the east line of said Travis County tract and west line of said Drainage and Lateral Support Easement, 234.07 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set, marking the northwest corner of this tract;

THENCE: continuing inside of said Bluff tract the following three (3) courses:

1. S 62°37'51" E, 64.60 feet pass the east line of said Drainage and Lateral Support Easement, continuing in all for 293.88 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set, for the northeast corner of this tract,
2. S 27°22'30" W, 234.10 feet, for the southeast corner of this tract,
3. N 62°37'30" W, 198.45 feet pass the east line of said Drainage and Lateral Support Easement, continuing in all for 293.08 feet to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83(93).


Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



SCANNED

Texas Land Surveying, Inc.

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(512) 930-1600 www.texas-ls.com
TBPLS FIRM No. 10056200

F.C.; CC

[illegible]

BEARINGS OTED PERSON BASED ON
TEXAS STAR PLANE COORDINATE
SYSTEM NORTH AMERICAN DATUM
1983/93, TEXAS CENTRAL ZONE

CO. 705 B. OFF. LLO
CALLED CO. 32 ACRES
DC M. " 10 20 208-74

DUNN - AND STAFF WITH
 CALLED 250 ACRES
 WOODLAND 118'2, 100'4 150' 100'

OVERALL
(S 62°49'17" E 357.00')
N 62°47'39" W
65.92'

3/2" IRON ROD FOUND
- WITH ALUMINUM CAP
TRAVIS COUNTY SURVEY DIST.

POINT OF
BEGINNING
(TRACT 1)

FAVS COLONY
CALLED 264' ACRES
DOCUMENT NO 2008-00-0
0.5510

CRAN INLET

- CONCRETE SIDEWALK

MCKINNEY FALLS PARKWAY

POINT OF
BEGINNING
(TRACT 2)

DRAINAGE & LATERAL SUPPORT EASEMENT.
(DCC. NO. 2008149582, D.P.R.T.C.)

DORING & AND STAR WEST
 (A11) 25.0 ACRES
 VOLUME 11822, PAGE 135 R.F.

TRACT 2
1.58 ACRES

COLSON BUOFF, LLC
CALLED 120 371 ACRES
DOCUMENT NO. 2012042474
2012

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLAMETTE. I KNOW ALL MEN BY THESE PRESENTS
THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONTACTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DESIGNATED ROADWAY, EXCEPT AS SHOWN HEREON.

NO PORTIONS OF THIS AREA APPEAR TO
BE INSIDE SPECIAL FLOOD HAZARD
AREAS PER FEMA'S FLOOD INSURANCE
RATE MAP #84530008-5H, DATED SEPT.
26, 2008. THIS STATEMENT IS NOT MADE
IN LIEU OF AN ELEVATION CERTIFICATE.

Texas Land Surveying, Inc.

3513 Williams Drive, Suite 903 - Georgetown, Texas 78628

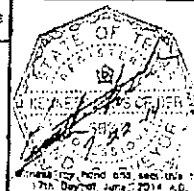
(512) 930-1600 / (512) 930-9389 'cx

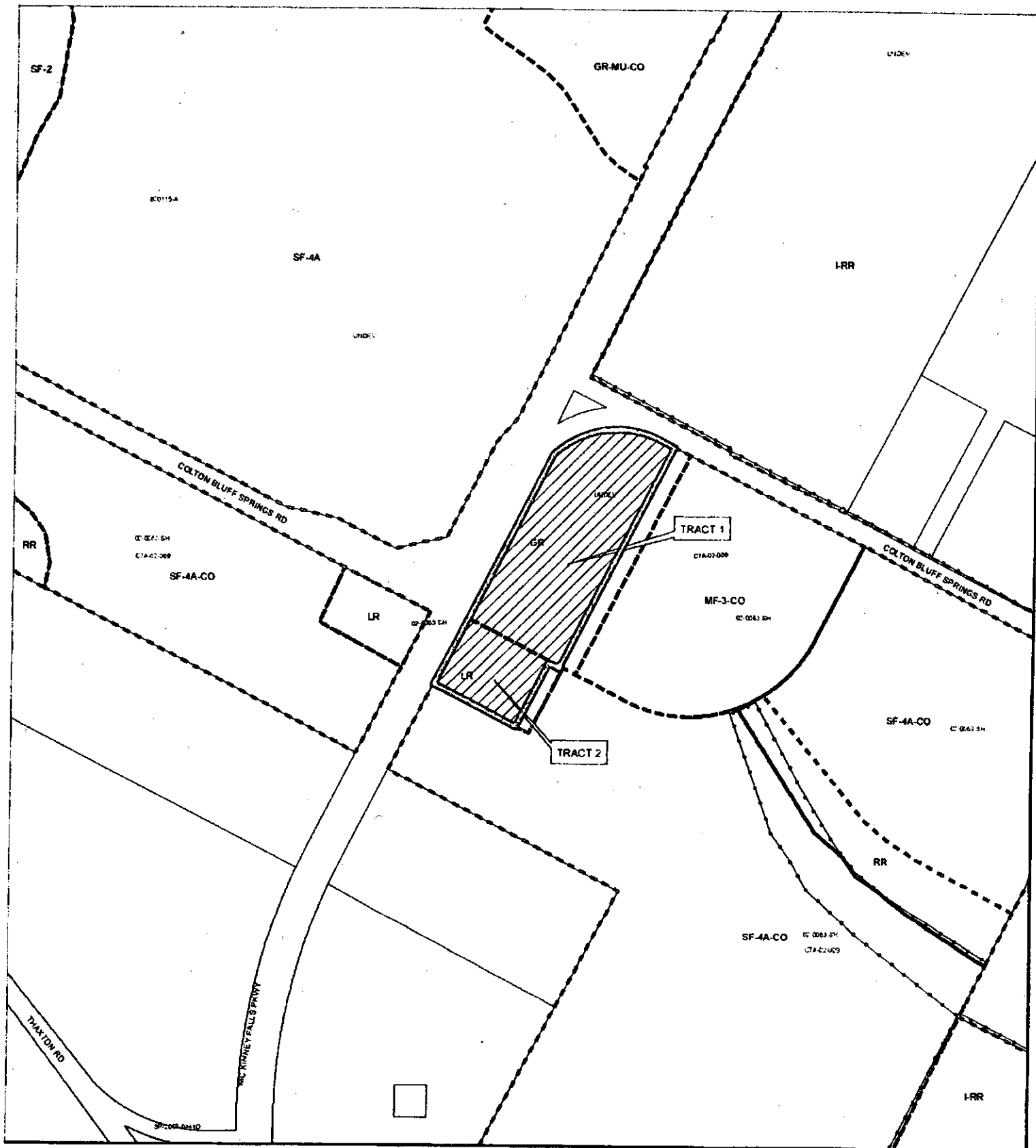
www.lexipol.com

TSPLS FIRM NO.10056200

THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED TEXT OF THE UNDERLYING SURVEYOR. IT IS AN UNCLASSIFIED LEGAL DOCUMENT. TERMS AND SURVEYING ARE ASSUMED TO BE THE USE OF ANY UNCLASSIFIED LEGAL DOCUMENT.

10. COMPANY POLICY AT TELUS 24/7 SUPPORTING THE TELECOM INDUSTRY: THE COMPANY PROVIDES SUPPORT FOR THE USE OF THE EXISTING PARTIES AND NO LICENSE HAS BEEN CREATED. SUPPORT IS PROVIDED TO THE COMPANY AS NECESSARY IN COORDINATION WITH THE ORIGINAL TRANSACTION. THE COMPANY HAS NOT BEEN ADVISED OF THE COMPLETION OF THE SUPPORT.








ZONING

ZONING CASE#: C14-2014-0144



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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, by the City of Austin regarding specific accuracy or completeness.



Exhibit C