

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1601 CEDAR BEND DRIVE FROM RURAL RESIDENCE (RR) DISTRICT TO SINGLE FAMILY RESIDENCE-SMALL LOT-CONDITIONAL OVERLAY (SF-4A-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 rural residence (RR) district to single family residence-small lot-conditional overlay (SF-4A-CO) combining district on the property described in Zoning Case No. C14-2014-0193, on file at the Planning and Zoning Department, as follows:

29.17 acres of land out of the W. B. Harrison survey number 86, abstract number 382 and the S.A. & M.G.R.R. Co. survey number 290, abstract number 752, Travis County, Texas, and being out of that same property shown as 33.40 acres called Tracts "A" and "C" in that affidavit of partition recorded in Volume 2840, Page 212, of the Deed Records of Travis County, Texas and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

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

PART 2. Except as specifically provided in Part 3 of this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence-small lot (SF-4A) district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Vehicular access from the Property to Old Cedar Lane is prohibited, except for pedestrian, bicycle and emergency ingress and egress. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
- B. 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

1 cumulatively with all existing or previously authorized development and uses,
2 generate traffic that exceeds 2,000 trips per day.

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4 **PART 4.** This ordinance takes effect on _____, 2015.

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7 **PASSED AND APPROVED**

8
9 §
10 §
11 _____, 2015 § _____
12 Steve Adler
13 Mayor
14

15
16 **APPROVED:** _____ **ATTEST:** _____
17 Anne L. Morgan Jannette S. Goodall
18 Interim City Attorney City Clerk

FIELD NOTE DESCRIPTION FOR A 29.17 ACRE TRACT OF LAND:

BEING 29.17 ACRES OF LAND OUT THE W.B. HARRISON SURVEY NUMBER 86, ABSTRACT NUMBER 382 AND THE S.A. &M.G.R.R. CO. SURVEY NUMBER 290, ABSTRACT NUMBER 752, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT SAME PROPERTY SHOWN AS 33.40 ACRES CALLED TRACTS "A" AND "C" IN THAT AFFIDAVIT OF PARTITION RECORDED IN VOLUME 2840, PAGE 212, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found in the Easterly corner of Cearley Subdivision, a subdivision recorded in Document Number 201300266, Plat Records, Travis County, same lying on the northeast line of said Tract "A" and "C", for the northeast corner of this tract;

THENCE South 62° 43' 32" East along the southerly line of said Village At River Oaks Section One, Lot 1, Block 1, recorded in Volume 89, Page 155, Plat Records, Travis County, along the northeasterly line of said Tract "A" and "C", a distance of 926.97 feet, to a fence corner post found, at an angle corner in the Northwesterly line of that certain City of Austin Walnut Creek Metropolitan Park 277.12 acre tract, same being the east corner of said Tract "C", for the east corner of this tract;

THENCE South 27° 23' 46" West, along the northwesterly line of said 277.12 acre tract, along the easterly line of Tract "C", at 17.06 feet pass an iron rod found and continue a total of 1,095.60 feet to an iron rod found in said line, same being the south corner of said Tract "C", for the south corner of this tract;


THENCE North 62° 34' 01" West, along the northerly line of said 277.12 acre tract, a distance of 677.25 feet, to a ½ inch iron rod found, for the southwest corner of this tract;

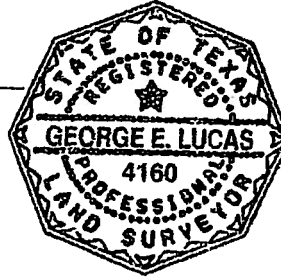
THENCE North 26° 34' 20" East, along the northerly line of said 277.12 acre tract, westerly line of Tract "C" and southerly line of Tract "A", a distance of 219.48 feet to an iron rod found, for an interior corner of this tract;

THENCE North 62° 41' 32" West, along the northerly line of said 277.12 acre tract, same being the southwest line of said Tract "A", a distance of 766.09 feet to an iron rod set, for the west corner of this tract;

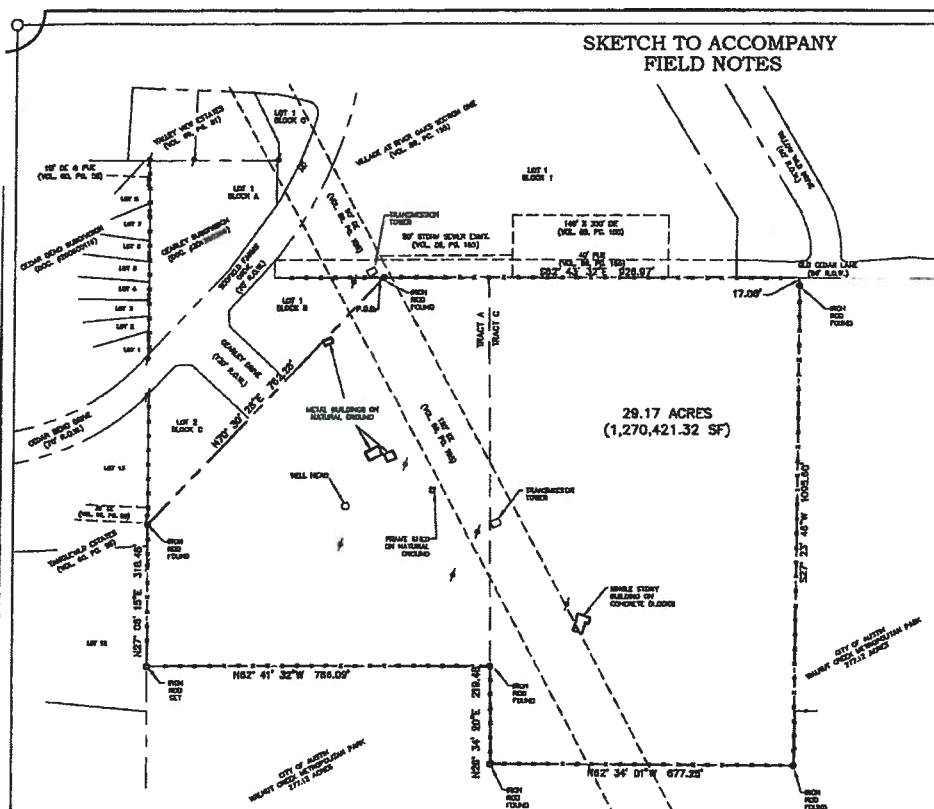
THENCE North 27° 08' 15" East, along the easterly line of Lots 12 and 13, Tanglewild Estates, a subdivision recorded in Volume 60, Page 56, Plat Records, Travis County, a distance of 318.45 feet to an iron rod found, marking the west corner of said Cearley Subdivision, for the northwest corner on this tract;

THENCE North 70° 30' 28" East, through and across said Tract "A", along the south line of Cearley Subdivision and along the north line of this tract, a distance of 762.28 feet the POINT OF BEGINNING, containing 29.17 acres of land, more or less.


George E. Lucas
Registered Professional
Land Surveyor No. 4160
Celco Surveying, Firm Registration No. 10193975
2205 Stonecrest Path
Date: May 19, 2015



SKETCH TO ACCOMPANY
FIELD NOTES



LEGEND

	IRON BOLT POINT
	BOUNDARY LINE
	OPENING BOLT LINE
	OPENING LAT LINE
	IMPERIMENT
	DIETING FORTIFICATION
	POLE MINIMUM
	POLE POLE
	CHAIN LINK POLE
	SHIELD BOLT POLE
	OPENING ELECTRIC

4CUATRO
consultants, LTD

LEGAL DESCRIPTION

BEING 29.57 ACRES OF LAND OUT THE W.B. HARRISON SURVEY NUMBER 88, ABSTRACT NUMBER 362 AND THE E.A. BAILEY, CO. SURVEY NUMBER 290, ABSTRACT NUMBER 752, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT SAME PROPERTY SHOWN AS 33.60 ACRES CALLED TRACTS "A" AND "C" IN THAT ATTENDANT OF PARTITION RECORDED IN VOLUME 2040, PAGE 212, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

THE UNDERSIGNED DOES HEREBY CERTIFY TO STEWART TITLE GUARANTY COMPANY, THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A SURVEY.

1. I HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY DESCRIBED HEREON IS WITHIN A SPECIFIC FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT OF HUD.

COLORADO POWER PROJECT: 404530202
FLOOD MAP DATED: SEPTEMBER 26, 2001

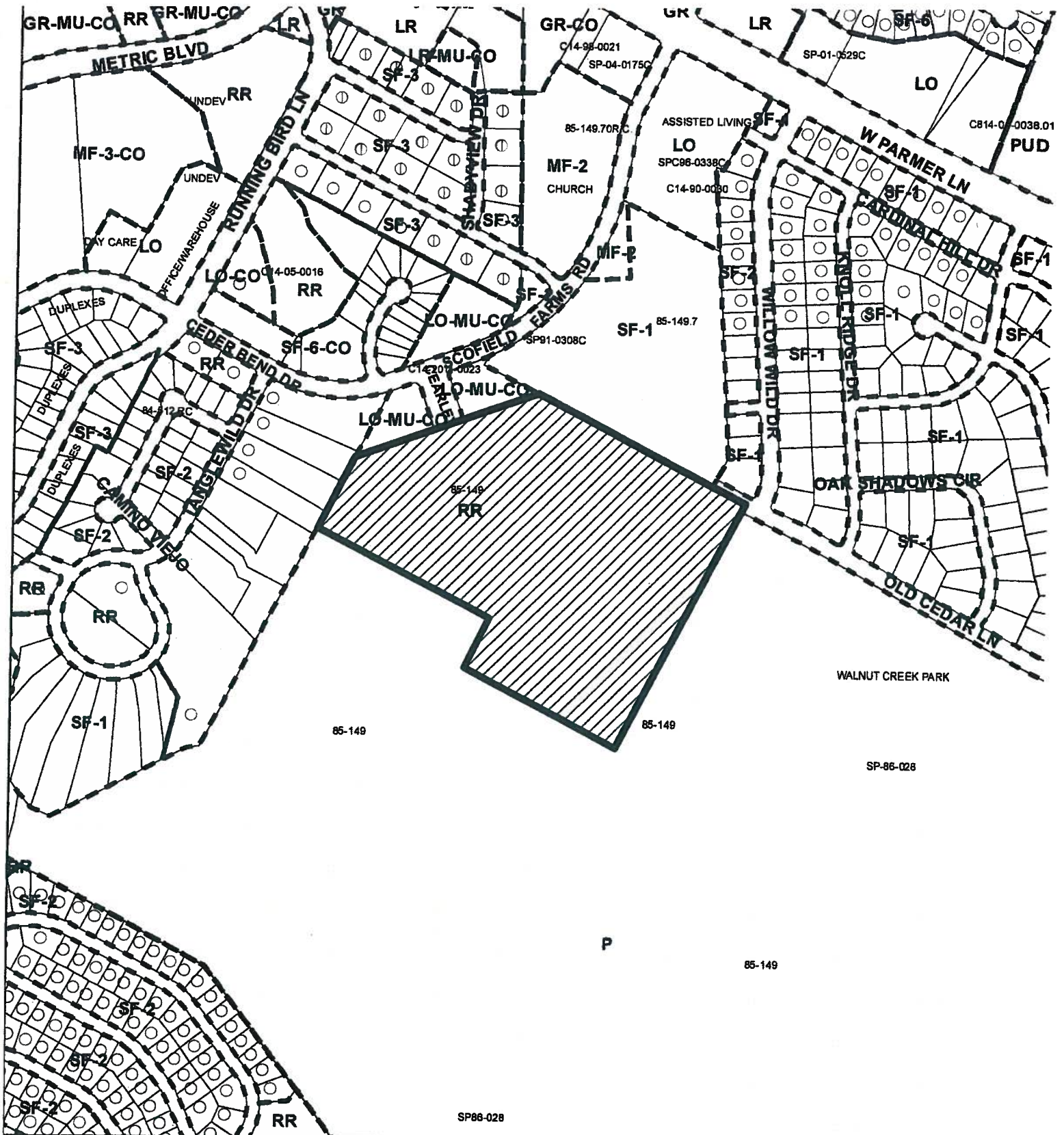
ESTIMONET: _____
 WILE CL: _____
 G.F. NO: _____




5-19-19



EDWARD C. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 418
CERO SURVYNOS, FIRM REGISTRATION NO. T0183978
2205 STONECROFT PLAZA
NEW BRAUNFELS, TEXAS 78130
OFFICE (512) 638-4657

DATE: 05/19/15



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

CASE#: C14-2014-0193

1" = 500'

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.

