

ORDINANCE NO. 040115-Z-6

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3100 WEST PARMER LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT AND RURAL RESIDENCE (RR) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-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 development reserve (DR) district and rural residence (RR) district to single family residence standard lot-conditional overlay (SF-2-CO) combining district on the property described in Zoning Case No.C14-03-0160, on file at the Neighborhood Planning and Zoning Department, as follows:

A 18.746 acre tract of land, more or less, out of the Francisco Garcia Survey, Abstract No. 60 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 3100 West Parmer Lane, 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 conditions:

1. Development of the Property may not exceed 38 residential units.
2. Development of the Property may not exceed 2.03 residential units per acre.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence standard lot (SF-2) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on January 26, 2004.

PASSED AND APPROVED

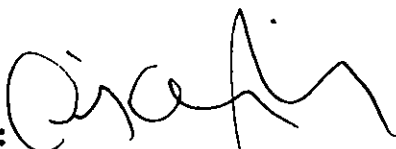
January 15, 2004

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Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

FIELD NOTES - PARCEL ONE

DESCRIPTION OF AN 18.746 ACRE TRACT LOCATED IN THE FRANCISCO GARCIA SURVEY, ABSTRACT NUMBER 60, TRAVIS COUNTY, TEXAS. SAID 18.746 ACRE TRACT BEING A PORTION OF THAT CALLED 33.098 ACRE TRACT DESCRIBED IN A DEED TO SAGINAW PARTNERS, LTD. AND RECORDED IN VOLUME 11863 PAGE 1797 REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. SAID 18.746 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with plastic 'Delta Survey' cap set in the north right-of-way (ROW) line of Parmer Lane (200' ROW), same being the southeast corner of Lot 7, Parmer Professional Center, a subdivision of record in Book 90 Page 212, Plat Records, Travis County, Texas, and also being the southwest corner of the said 33.098 acre Saginaw Partners tract, for the southwest corner of this tract and the **POINT OF BEGINNING**;

THENCE leaving said ROW line and with the east line of said Lot 7, same being the west line of said Saginaw Partners tract the following (4) four courses and distances;

1. N14°36'52"E a distance of 129.39 feet to a 1/2-inch iron rod found
2. N27°53'38"E a distance of 257.10 feet to a 1/2-inch iron rod found
3. N30°12'34"E a distance of 53.90 feet to a 1/2-inch iron rod found, and
4. N15°29'16"E a distance of 41.28 feet to a 1/2-inch iron rod found;

THENCE leaving said line and with the west line of said Saginaw Partners tract the following (4) four courses and distances;

1. N37°06'14"E a distance of 56.41 feet to a 60-D nail found
2. N27°54'50"E a distance of 73.09 feet to a 1/2-inch iron rod found
3. N35°07'24"E a distance of 59.64 feet to a 1/2-inch iron rod found, and
4. N43°10'00"W a distance of 9.12 feet to a 1/2-inch iron rod found for the southeast corner of Lot 20, Block D, Northwood Section Six, a subdivision of record in Book 80 Page 339, Plat Records, Travis County, Texas;

THENCE with the east line of said Northwood Section 6, same being the west line of said Saginaw Partners tract the following (2) two courses and distances;

1. N30°04'23"E a distance of 103.61 feet to a 1/2-inch iron rod found, and
2. N27°34'09"E a distance of 344.34 feet to a 1/2-inch iron rod with 'Delta Survey' cap set for the northwest corner of the said Saginaw Partners tract, same being the southwest corner of that 5.876 acre tract conveyed to Lillie and Paula Huber and recorded in Document Number 2000083385, Official Public Records, Travis County, Texas, for the northwest corner of this tract;

EXHIBIT A

18.746 Acres
Francisco Garcia Survey, Abstract No. 60

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THENCE with the south line of the said Huber tract, same being the north line of the said Saginaw Partners tract S65°44'25"E a distance of 441.52 feet to a 1/2-inch iron rod with plastic 'Delta Survey' cap set for the southeast corner of the said Huber tract, same being in the west line of Lot 1, North Fork Crossing, a subdivision of record in Book 83 Pages 87D - 88A, Plat Records, Travis County, Texas;

THENCE with the west line of said Lot 1 and the east line of said Saginaw Partners tract the following (7) seven courses and distances;

1. S00°20'31"E a distance of 42.59 feet to a 1/2-inch iron rod with plastic 'Delta Survey' cap set,
2. S11°27'10"E a distance of 163.52 feet to the centerline of a manhole cover,
3. S10°57'50"W a distance of 182.75 feet to the centerline of a manhole cover,
4. S32°34'04"W a distance of 125.59 feet to the centerline of a manhole cover,
5. S07°21'05"W a distance of 293.80 feet to the centerline of a manhole cover,
6. S26°19'11"E a distance of 198.36 feet to the centerline of a manhole cover, and
7. S30°19'34"E a distance of 180.59 feet to a 1/2-inch iron rod found for the most southerly corner of said Lot 1, same being the west line of that tract of land conveyed to the City of Austin (COA) and recorded in Volume 9837 Page 414, Real Property Records, Travis County, Texas;

THENCE with the west line of the said COA tract, same being the east line of said Saginaw Partners tract, with the arc of a curve to the right, a distance of 167.53 feet, through a central angle of 05°09'38", having a radius of 1860.08 feet, and whose chord bears S35°32'03"W a distance of 167.48 feet to a 1/2-inch iron rod in concrete;

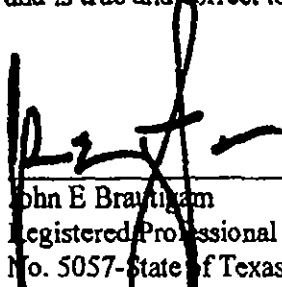
THENCE continuing with the said common line, S38°06'57"W a distance of 36.57 feet to a 1/2-inch iron rod with plastic 'Delta Survey' cap set for the intersection of the west line of the said COA tract and the north ROW line of said Parmer Lane, same being the southeast corner of the said Saginaw Partners tract, for the southeast corner of this tract;

THENCE with the north ROW line of Parmer Lane, same being the south line of the said Saginaw Partners tract, the following (2) two courses and distances;

1. With the arc of a curve to the left, a distance of 289.24 feet, through a central angle of $02^{\circ}08'29''$, having a radius of 7739.26 feet and whose chord bears, $N60^{\circ}54'33''W$ a distance of 289.22 feet to a TXDOT brass disk found, and
2. $N61^{\circ}54'54''W$ a distance of 680.54 feet to the **POINT OF BEGINNING** and containing 18.746 acres of land, more or less.

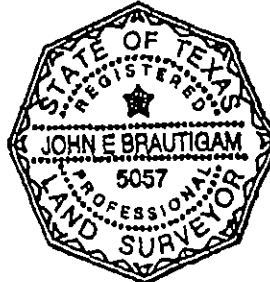
BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/HARN

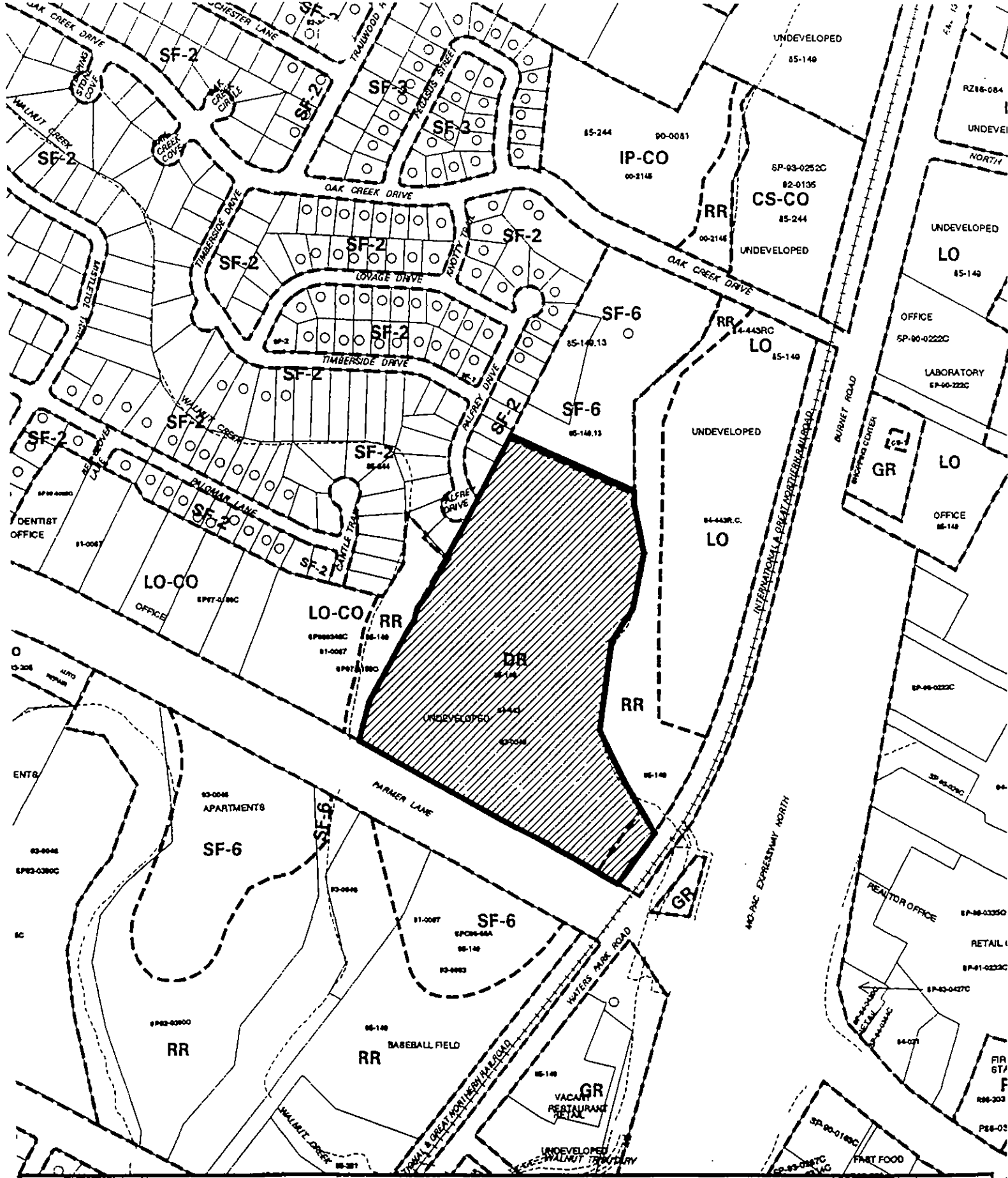
I, John E Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during September 2003, and is true and correct to the best of my knowledge and belief.


John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas

Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745

10/28/03
Date





 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER L35
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-03-0160	DATE: 03-11	
	CASE MGR: S. GAGER	ADDRESS: W PARMER LANE	INTLS: SM	
SUBJECT AREA (acres): 18.746				