

ORDINANCE NO. 20051215-096

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 308 RALPH ABLANEDO DRIVE AND 8319 PEACEFUL HILL LANE FROM TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT, WAREHOUSE LIMITED OFFICE (W/LO) DISTRICT, LIMITED INDUSTRIAL SERVICES (LI) DISTRICT, AND DEVELOPMENT RESERVE (DR) 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 townhouse and condominium residence (SF-6) district, warehouse limited office (W/LO) district, limited industrial services (LI) district, and development reserve (DR) district to single family residence small lot-conditional overlay (SF-4A-CO) combining district on the property described in Zoning Case No. C14-05-0034.SH, on file at the Neighborhood Planning and Zoning Department, as follows:

A 13.65 acre tract of land, more or less, out of the William Cannon League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

A 9.75 acre tract of land, more or less, out of the William Cannon League 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 308 Ralph Ablanedo Drive and 8319 Peaceful Hill 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. 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 single family residence small lot (SF-4A) base district and other applicable requirements of the City Code.

PASSED AND APPROVED

www

APPROVED:

ATTEST:

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EXHIBIT A

PROPERTY DESCRIPTION

DESCRIPTION OF 13.65 ACRES OF LAND OUT OF THE WILLIAM CANNON LEAGUE IN TRAVIS COUNTY, TEXAS. SAID 13.65 ACRES BEING DESCRIBED IN A DEED TO PEACEFUL HILL ONE, LTD. AND RECORDED IN DOCUMENT NO. 2000006614 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BEGINNING, at the southwest corner of said 13.65 acre tract, being the northwest corner of Lot 1 of Steel concepts Park Subdivision, a subdivision as recorded in Book 78, Page 69 of the Plat Records of Travis County, Texas, and being the southeast corner of a strip of land dedicated to the City of Austin for additional right-of-way for Peaceful Hill Lane and recorded in Volume 10417, Page 60 of the Real Property Records of Travis County, Texas;

THENCE, with the east line of said Peaceful Hill Lane right-of-way strip, being the west line of the herein described 13.65 acre tract, the following three (3) courses:

1. N 05° 45' 46" E, a distance of 335.23 feet,
2. a distance of 228.87 feet with an arc of a curve to the right with a radius of 876.90 feet and whose chord bears N 13° 38' 43" E, a distance of 228.22 feet, and
3. a distance of 17.59 feet with an arc of a curve to the right with a radius of 624.28 feet and whose chord bears N 22° 19' 17" E, a distance of 17.59 feet to the northeast corner of said right-of-way strip, being in the south line of a called 0.4275 acre tract described in a deed to Serena Walsh and recorded in Volume 12562, Page 1525 of the Real Property Records of Travis County, Texas, and being the northwest corner of the herein described 13.65 acre tract;

THENCE, leaving said line, with the north line of the herein described 13.65 acre tract, N 81° 56' 01" E, a distance of 364.09 feet to the southeast corner of a called 1.858 acre tract of land described in a deed to John F. Taylor and recorded in Volume 12827, Page 1551 of the Real Property Records of Travis County, Texas, being the southwest corner of a called 7.51 acre tract of land described in a deed to Henry A. Hubach and recorded in Volume 6605, Page 2194 of the Deed Records of Travis County, Texas, for the north corner of the herein described 13.65 acre tract;

THENCE, with the south line of said 7.51 acre tract, being the north line of the herein described 13.65 acre tract, and the south and west line of another 7.51 acre tract of land described in a deed to Henry A. Hubach and recorded in Volume 6605, Page 2192 of the Deed Records of Travis County, Texas, being a north and east line of the herein described 13.65 acre tract, the following two (2) courses:

1. S 63° 59' 56" E, a distance of 697.56 feet, and
2. S 06° 01' 46" W, a distance of 160.51 feet to a southwest corner of said 7.51 acre tract, being a northeast corner of a called 7.7256 acre tract of land described in a deed to Mickey Rich Plumbing and Heating, Inc. and recorded in Volume 8855, Page 975 of the Real Property Records of Travis County, Texas;

THENCE, continuing with the east line of the herein described 13.65 acre tract, being the west line of said 7.7256 acre tract leaving said line, the following two (2) courses:

1. S 05° 33' 21" W, a distance of 57.78 feet, and

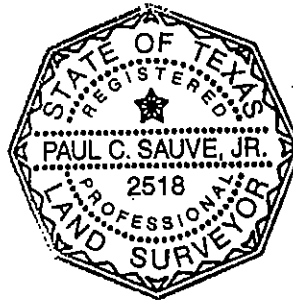
2. S 05° 59' 06" W, a distance of 206.32 feet to the northeast corner of a called 9.75 acre tract of land described in a deed to Austin Peaceful Hill, Ltd. And recorded in Document No. 2003202684 of the Official Public Records of Travis County, Texas for the southwest corner of the herein described 13.65 acre tract;

THENCE, leaving said line, with the north line of said 9.75 acre tract, being the south line of the herein described 13.65 acre tract, N 84° 15' 58" W, a distance of 614.46 feet to the northwest corner of said 9.75 acre tract, being the northeast corner of said Lot 1;

THENCE, continuing with the south line of the herein described 13.65 acre tract, being the north line of Lot 1 of said Steel Concept Park, the following two (2) courses:

1. N 84° 11' 38" W, a distance of 301.61 feet, and
2. N 83° 52' 19" W, a distance of 126.95 feet to the **POINT OF BEGINNING** and containing 13.65 acres of land.

Property Description prepared by:
CFE, L.P.
400 Bowie St, Suite 250
Austin, Texas 78703



Paul C. Sauve, Jr.
Paul C. Sauve, Jr.
Registered Professional Land Surveyor
No. 2518 - State of Texas
Date 3/8/05

PROPERTY DESCRIPTION

DESCRIPTION OF 9.75 ACRES OF LAND OUT OF THE WILLIAM CANNON LEAGUE IN TRAVIS COUNTY, TEXAS. SAID 9.75 ACRES BEING DESCRIBED IN A DEED TO AUSTIN PEACEFUL HILL, LTD. AND RECORDED IN DOCUMENT NO. 2003202684 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BEGINNING, at the southwest corner of a called 7.7256 acre tract of land described in a deed to Mickey Rich Plumbing and Heating, Inc. and recorded in Volume 8855, Page 975 of the Real Property Records of Travis County, Texas, being in the north right-of-way of Ralph Ablanado Drive and being the southeast corner of the herein described 9.75 acre tract,

THENCE, with the north line of said Ralph Ablanado Drive, being the south line of the herein described 9.75 acre tract, the following three (3) courses:

1. N 67° 35' 24" W, a distance of 277.02 feet,
2. a distance of 260.81 feet with an arc of a curve to the left, with a radius of 603.11 feet and whose chord bears N 80° 01' 26" W, a distance of 258.78 feet, and
3. S 87° 32' 53" W, a distance of 89.48 feet to the east line of a called 4 acre tract of land described in a deed to James M. and Barbara Pallas and recorded in Volume 8835, Page 990 of the Real Property Records of Travis County, Texas, and being the southwest corner of the herein described 9.75 acre tract;

THENCE, with the east line of said 4 acre tract, being the west line of the herein described 9.75 acre tract, N 05° 34' 24" E, a distance of 393.50 feet to the northeast corner of said 4 acre tract, being the southeast corner of Lot 2 of Steel Concepts Park Subdivision, a subdivision as recorded in Book 78, Page 69 of the Plat Records of Travis County, Texas;

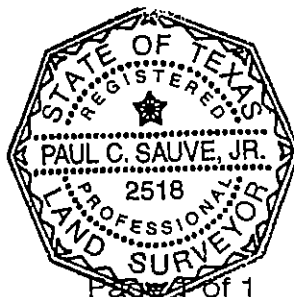
THENCE, continuing with the west line of the herein described 9.75 acre tract, being the east line of said Steel Concepts Park Subdivision, the following two (2) courses:

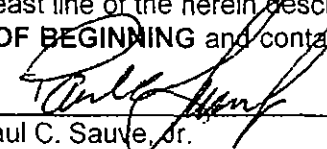
1. N 05° 44' 18" E, a distance of 185.73 feet, and
2. N 05° 40' 35" E, a distance of 99.03 feet to the northeast corner of Lot 1 of said Steel Concepts Park Subdivision, being in the south line of a called 13.655 acre tract of land described in a deed to Peaceful Hill One, Ltd, and recorded in Document No. 2000006614 of the Official Public Records of Travis County, Texas, for the northwest corner of the herein described 9.75 acre tract;

THENCE, with the south line of said 13.655 acre tract, being the north line of the herein described 9.75 acre tract, S 84° 15' 58" E, a distance of 614.46 feet to the west line of said 7.7256 acre tract, for the northeast corner of the herein described 9.75 acre tract;

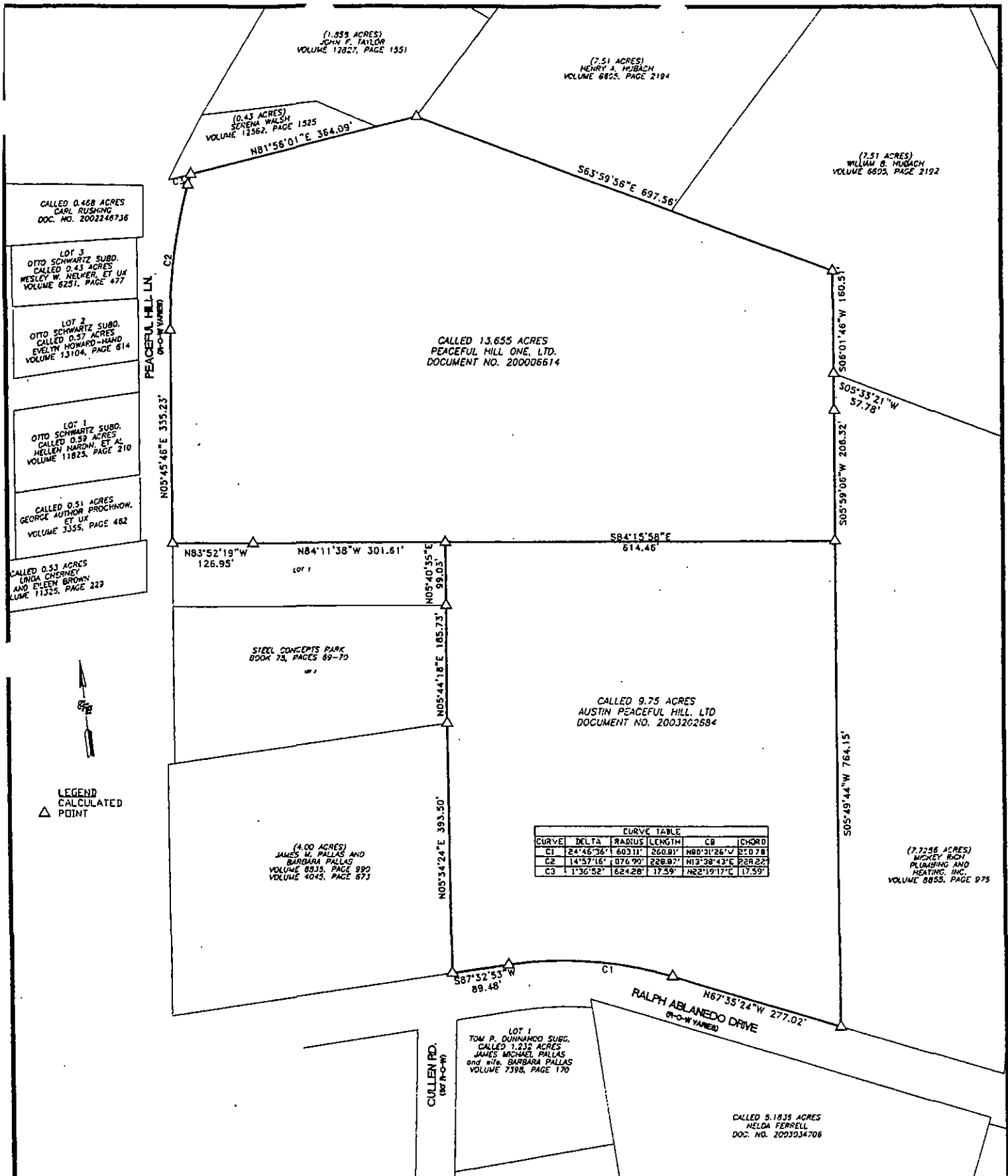
THENCE, with the west line of said 7.7256 acre tract, being the east line of the herein described 9.75 acre tract; S 05° 49' 44" W, a distance of 764.15 to the **POINT OF BEGINNING** and containing 9.75 acres of land.

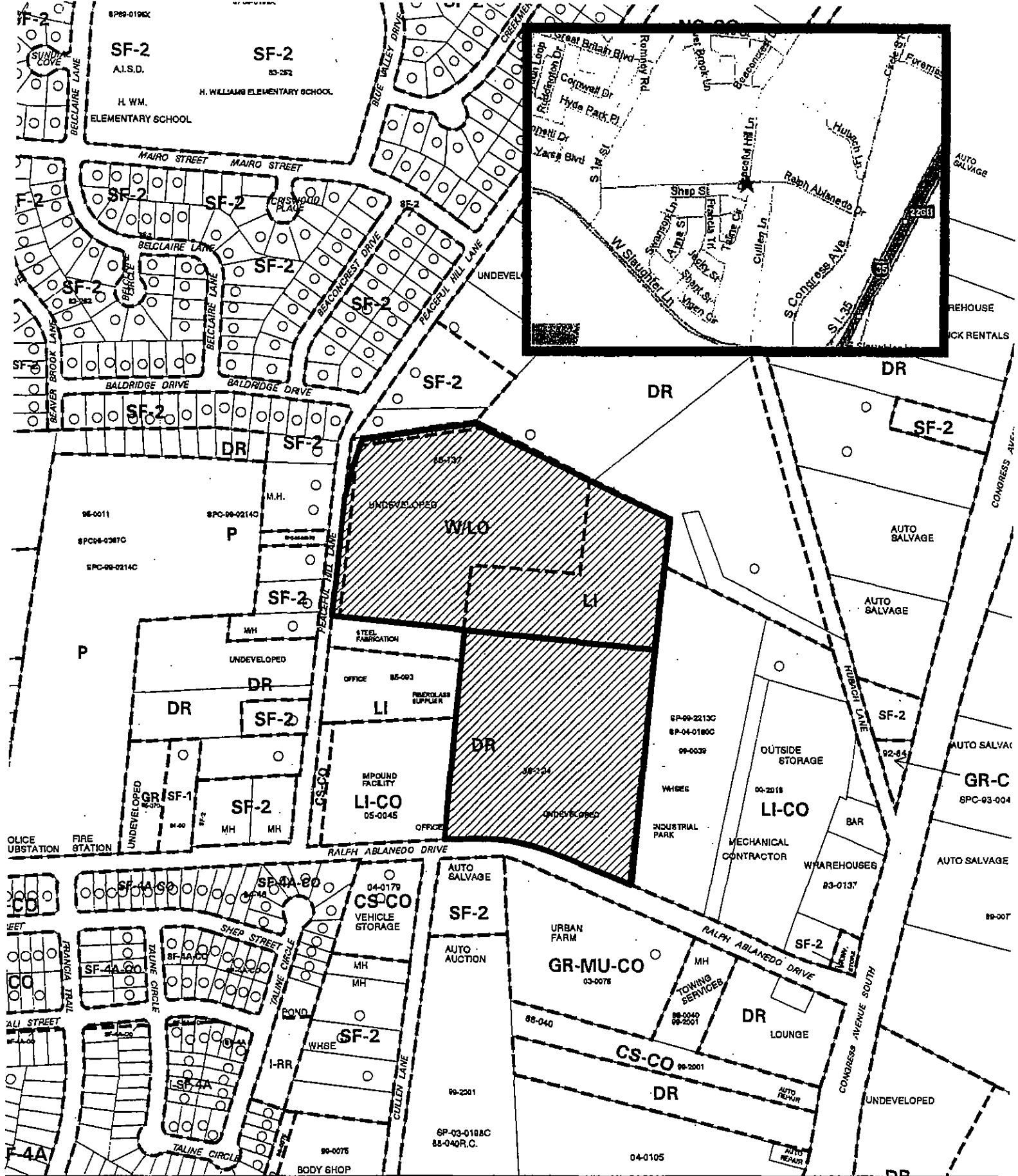
Property Description prepared by:
CFE, L.P.
400 Bowie St, Suite 250
Austin, Texas 78703




Paul C. Sauve, Jr.
Registered Professional Land Surveyor
No. 2518 - State of Texas

Date 3/8/05





 1" = 400'	SUBJECT TRACT	ZONING EXHIBIT B CASE #: C14-05-0034.SH ADDRESS: 308 RALPH ABLANEDO DR & 8319 PEACEFUL HILL LANE SUBJECT AREA (acres): 23.400	DATE: 05-11 INTLS: SM	CITY GRID REFERENCE NUMBER G14
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: W. WALSH			