

ORDINANCE NO. 20060727-136

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10300 MILKY WAY DRIVE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO SINGLE FAMILY RESIDENCE LARGE LOT-CONDITIONAL OVERLAY (SF-1-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 to single family residence large lot-conditional overlay (SF-1-CO) combining district on the property described in Zoning Case No. C14-06-0094, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.218 acre (9508 square feet) tract of land, more or less, out of the R.L. Preece Survey No. 2, 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 10300 Milky Way Drive, 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:

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.

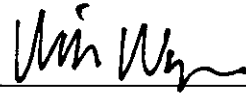
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence large lot (SF-1) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on August 7, 2006.

PASSED AND APPROVED

July 27, 2006

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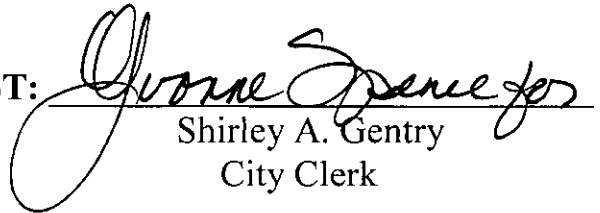
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

EXHIBIT A

**0.218 AC.
AUSTIN CHRISTIAN FELLOWSHIP
ZONING/ANNEXATION DESCRIPTION**

A DESCRIPTION OF 0.218 ACRES (APPROX. 9508 S.F.) IN THE R.L. PREECE SURVEY NO. 2, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1.647 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO AUSTIN CHRISTIAN FELLOWSHIP DATED JANUARY 10, 2000, OF RECORD IN DOCUMENT# 2000005917 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.218 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:


BEGINNING at a ½" rebar found for the southwest corner of the 1.647 acre tract, being also the northwest corner of Lot 9, Block B, The Preserve at Riverplace Section 2, a subdivision of record in Document No. 200000178 of the Official Public Records of Travis County, Texas, and an angle point in the southeast line of Lot 8, Block B;

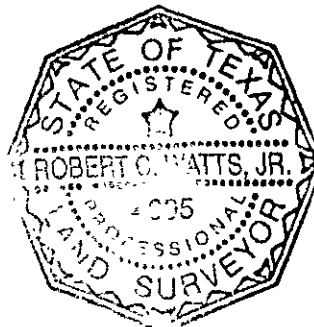
THENCE North 15°17'30" East, with the east line of Lot 8 and the west line of the 1.647 acre tract, a distance of 151.40 feet to a ½" rebar with cap set, from which a ½" rebar found in said line bears North 15°17'30" East, a distance of 169.22 feet;

THENCE South 23°33'39" East, over and across the 1.647 acre tract, a distance of 200.15 feet to a ½" rebar with cap set in the south line of the 1.647 acre tract, being also in the north line of Lot 9, from which a ½" rebar found for the northeast corner of Lot 9, being also the northwest corner of Lot 10, bears South 72°40'13" East, a distance of 212.34 feet;

THENCE North 72°40'13" West, with the south line of the 1.647 acre tract, being also the north line of Lot 9, a distance of 125.64 feet to the **POINT OF BEGINNING**, containing 0.218 acres of land, more or less.

Surveyed on the ground in December, 2005. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 014-101-Z1.


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



4.26-06

LOT 1
AUSTIN CHRISTIAN
FELLOWSHIP SUBDIVISION
200200020

R.L. PREECE SURVEY NO. 2

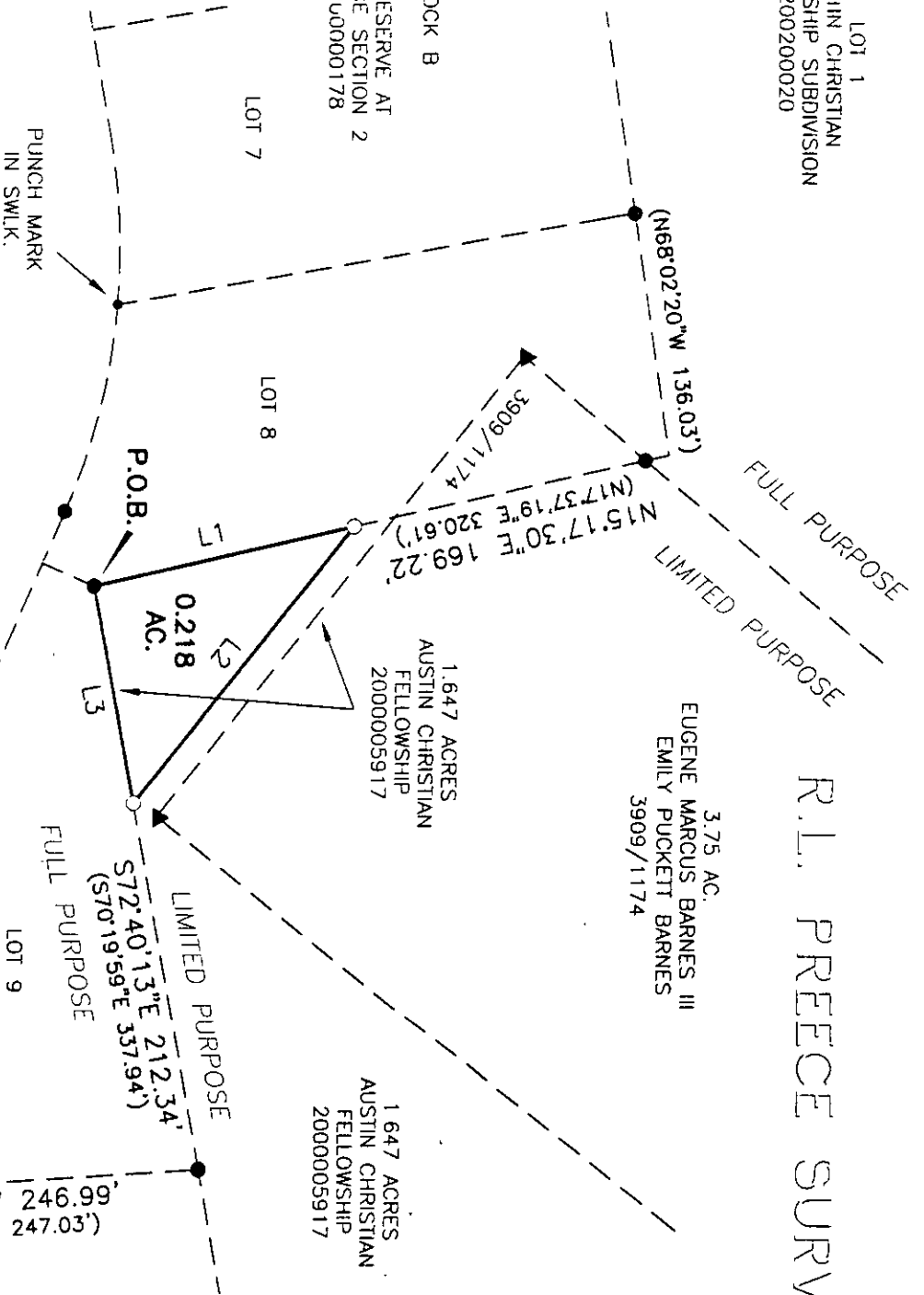
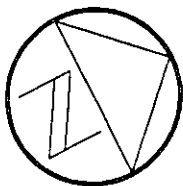
3.75 AC.
EUGENE MARCUS BARNES III
EMILY PUCKETT BARNES
3909/1174

BLOCK B
THE PRESERVE AT
RIVERPLACE SECTION 2
DOC. 200000178

1.647 ACRES
AUSTIN CHRISTIAN
FELLOWSHIP
2000005917

1.647 ACRES
AUSTIN CHRISTIAN
FELLOWSHIP
2000005917

SCALE: 1" = 100'



DATE OF SURVEY: DECEMBER, 2005
PLOT DATE: 04/26/06
DRAWING NO.: 014-101-Z1
PROJECT NO.: 014-101

THE PRESERVE AT
RIVERPLACE SECTION 2
DOC. 200000178

Chaparral

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.218 ACRES (APPROX. 9508 S.F.) IN THE R.L. PREECE SURVEY NO. 2, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1.647 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO AUSTIN CHRISTIAN FELLOWSHIP DATED JANUARY 10, 2000, OF RECORD IN DOCUMENT# 2000005917 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

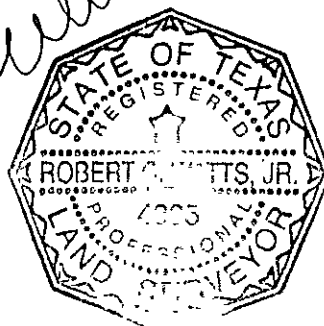
BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE,
1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS. METES AND BOUNDS DESCRIPTION XXXXXX

LEGEND

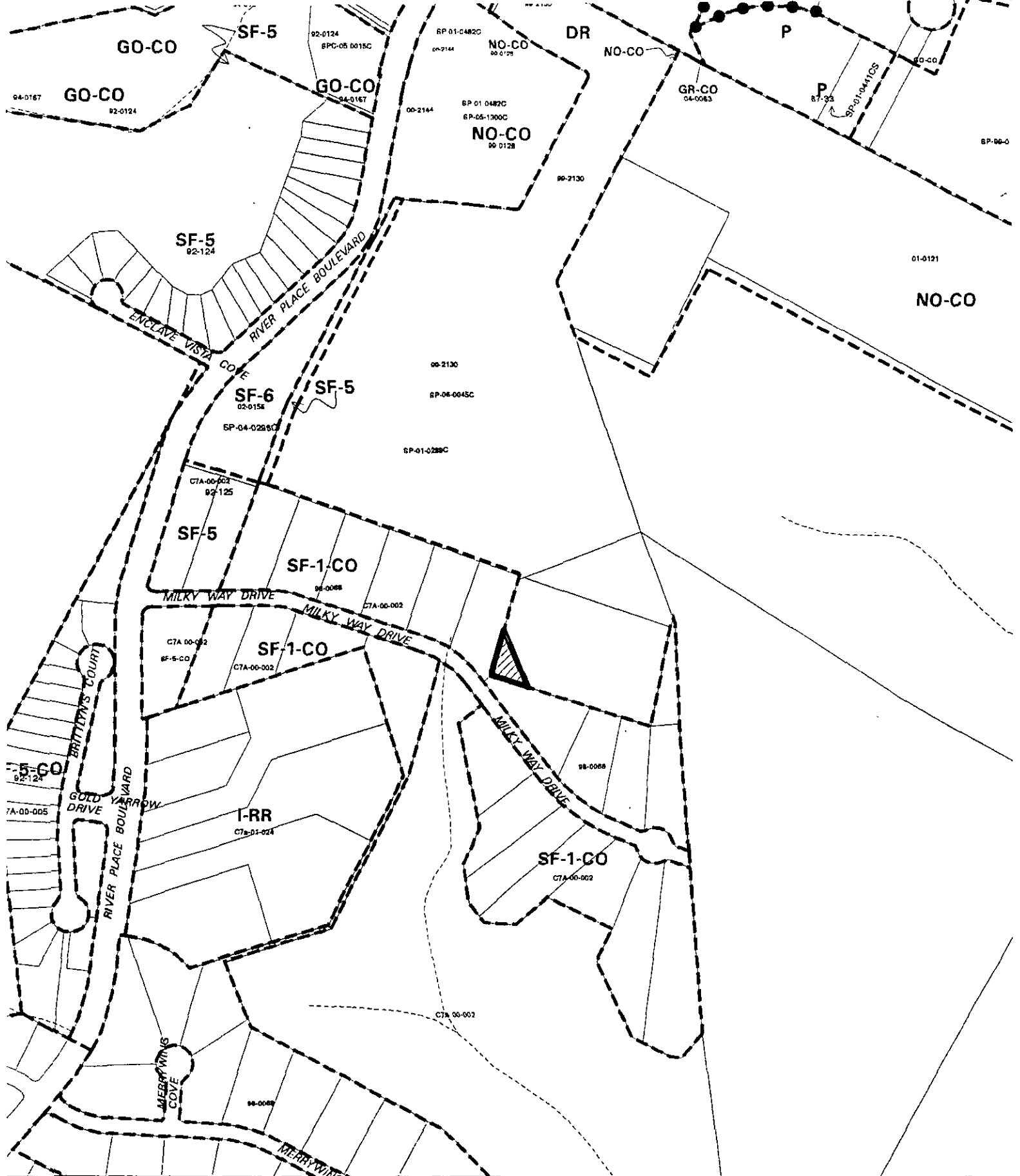
- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- ▲ 60D NAIL FOUND





LINE TABLE		
No.	BEARING	LENGTH
L1	N15°17'30"E	151.40'
L2	S23°33'39"E	200.15'
L3	N72°40'13"W	125.64'



DATE OF SURVEY: DECEMBER, 2005
PLOT DATE: 04/26/06
DRAWING NO.: 014-101-Z1
PROJECT NO.: 014-101

Chaparral



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT B CASE #: C14-06-0094 ADDRESS: 10300 MILKY WAY DR SUBJECT AREA (acres): 0.218	DATE: 06-04 INTLS: SM	CITY GRID REFERENCE NUMBER D32
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: J. ROUSSELIN				