

ORDINANCE NO. 20061005-045

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 3329 HACKAMORE DRIVE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-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 interim rural residence (I-RR) district to single family residence standard lot-conditional overlay (SF-2-CO) combining district on the property described in Zoning Case No C14-06-0155, on file at the Neighborhood Planning and Zoning Department, as follows

A 5 973 acre tract of land, more or less, out of the Theodore Bissell League, Survey No 18, 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 3329 Hackamore 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 300 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 standard lot (SF-2) base district and other applicable requirements of the City Code

PART 3. This ordinance takes effect on October 16, 2006

PASSED AND APPROVED

_____, October 5, 2006 §
 §
 § _____
 Will Wynn
 Mayor

APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A Gentry
 City Attorney City Clerk

C14-06-0155
SF-2-CO DISTRICT
ZONING

BEGINNING, at an iron rod set at the southeast corner of said Gustafson tract, being also at the southwest corner of Lot 56 of Palomino Park Section 3, a subdivision recorded in Volume 28, Page 18 of the Plat Records of Travis County, Texas, and being also in the north line of Lot 28, Block G of Brodie Springs Section 1, a subdivision recorded in Volume 95, Pages 33-35 of the Plat Records of Travis County, Texas, for the **POINT OF BEGINNING** of the herein described 5 973 acre tract of land.,

1 N89°49'22"W, a distance of 89 93 feet to an iron rod found, and
2 S89°29'19"W, a distance of 243 17 feet to an iron rod found at the most southerly southwest corner of said Gustafson tract, being also the southeast corner of that certain tract of land described in a deed to Clifford L. Gustafson, recorded in Volume 3451, Page 2110 of the Deed Records of Travis County, Texas,

THENCE, with the north line of said Gustafson tract recorded in Volume 3451, Page 2110, being also a south line of said Gustafson tract recorded in Volume 4010, Page 1690, N74°16'00"W, a distance of 362 57 feet to an iron rod set at the northwest corner of said Gustafson tract recorded in Volume 3451, Page 2110, being also the most westerly southwest corner of said Gustafson tract recorded in Volume 4010, Page 1690, and being in the east line of Palomino Park Section 2, a subdivision recorded in Volume 24, Page 27 of the Plat Records of Travis County, Texas,

THENCE, with the north line of said Gustafson tract, being also the south line of said Lot 6, S70°39'20"E, a distance of 348 39 feet to an iron rod found at the southeast corner of said Lot 6, being also in the west right-of-way line of Dobbins Drive, a 50-foot wide public right-of-way,

THENCE, continuing with the north line of said Gustafson tract, being also the south line of said Shinol tract, S70°07'50"E, a distance of 251 61 feet to an iron pipe found at the northeast corner of said Gustafson tract, being also the southeast corner of said Shinol tract and in the west line of Lot 34 of said Palomino Park Section 3,

THENCE, with the east line of said Gustafson tract, being also the west line of said Lot 34, the following two (2) courses and distances, numbered 1 and 2,

- 1 S31°12'49"W, a distance of 72 05 feet to an iron pipe found, and
- 2 S18°16'42"W, a distance of 44 65 feet to an iron rod found at the southwest corner of said Lot 34, being also in the north right-of-way line of Hackamore Drive, a 50-foot wide public right-of-way,

THENCE, continuing with the east line of said Gustafson tract, being also the westerly terminus of said Hackamore Drive, S27°53'40"W, a distance of 56 56 feet to an iron rod set at the northwest corner of said Lot 56,

THENCE, continuing with the east line of said Gustafson tract, being also the west line of said Lot 56, the following two (2) courses and distances, numbered 1 and 2,

- 1 S27°46'54"W, a distance of 186 89 feet to an iron rod set, and
- 2 S17°42'22"E, a distance of 36 67 feet to the **POINT OF BEGINNING** and containing 5 973 acres of land

Surveyed By

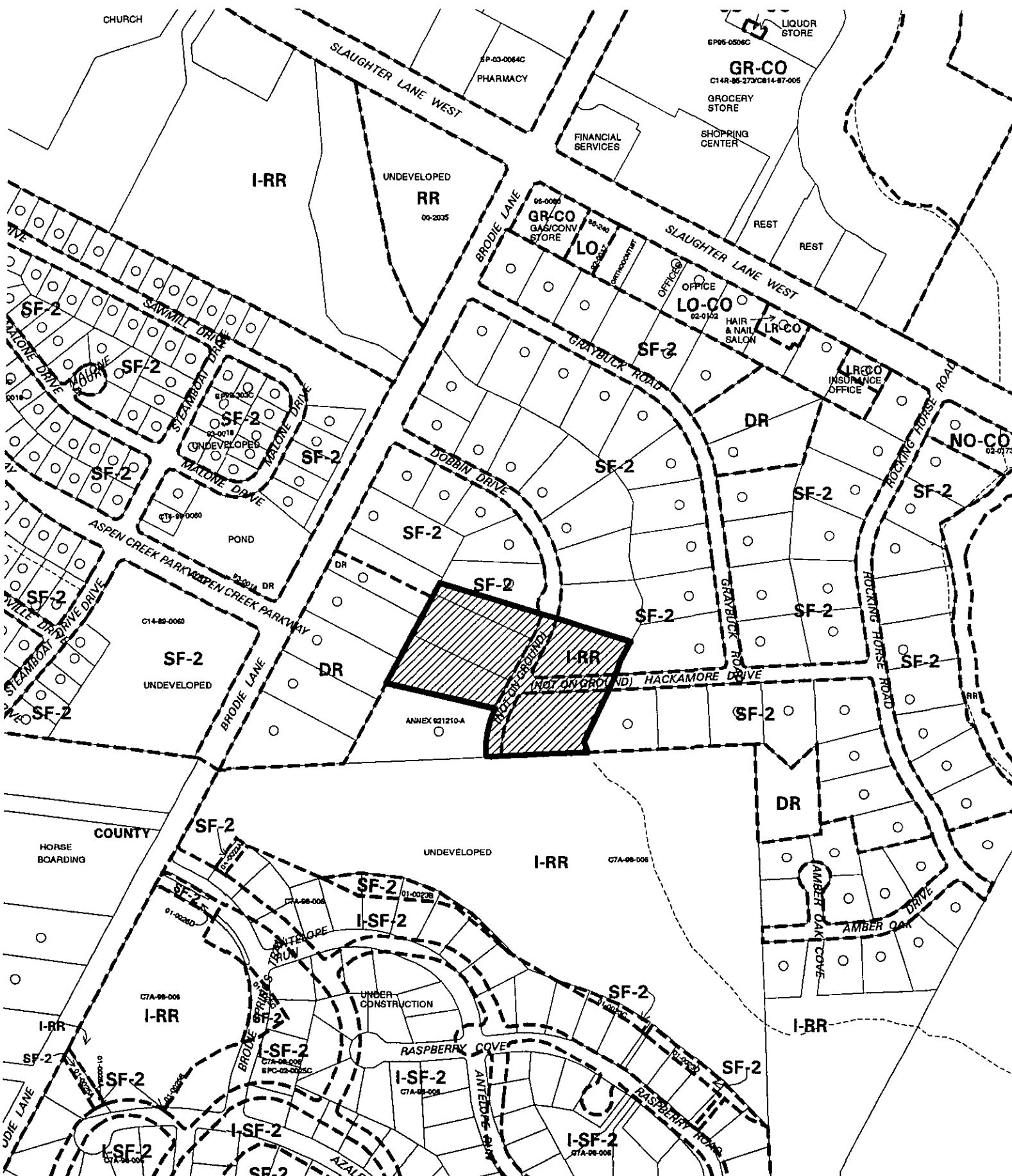


7/13/06

Douglas R. Rummel, Jr ~ R P L S No 5780
CARLSON, BRIGANCE & DOERING, INC
5501 West William Cannon Drive
Austin, Texas 78749
(512) 280-5160 Fax (512) 280-5165



Bearing Basis is from the recorded deed of Gustafson tract
Filename G:\DOCS\4177 036\fn title.doc



 1" = 400' SQUIRREL HOLLOW DRIVE	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR W WALSH	ZONING EXHIBIT B CASE # C14-06-0155 ADDRESS 3329 HACKAMORE DR SUBJECT AREA (acres) 5.973		DATE 06-09 INTLS SM	CITY GRID REFERENCE NUMBER D14