

12/14/06
#60

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 9009 SPRING LAKE DRIVE FROM RURAL**
3 **RESIDENCE (RR) DISTRICT TO SINGLE FAMILY RESIDENCE LARGE LOT-**
4 **CONDITIONAL OVERLAY (SF-1-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from rural residence (RR) district to single family residence large
10 lot-conditional overlay (SF-1-CO) combining district on the property described in Zoning
11 Case No C14-05-0179, on file at the Neighborhood Planning and Zoning Department, as
12 follows

13
14 A 0.3689 acre tract of land, more or less, out of the James C. Irvine Survey No.
15 122, Travis County, the tract of land being more particularly described by metes
16 and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

17 locally known as 9009 Spring Lake Drive, in the City of Austin, Travis County, Texas, and
18 generally identified in the map attached as Exhibit "B"

19
20
21 **PART 2.** The Property within the boundaries of the conditional overlay combining district
22 established by this ordinance is subject to the following conditions

- 23
24 1 Development of the Property may not exceed one residential dwelling unit
25
26 2 A 50-foot wide building setback line shall be established from the existing
27 wetland/critical environmental feature located on the Property
28
29 3 The maximum impervious coverage is 2,500 square feet
30
31 4 The maximum building coverage is 1,500 square feet
32
33 5 The maximum floor-to-area (F A R) is 3,000 square feet
34

35 Except as specifically restricted under this ordinance, the Property may be developed and
36 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

1
2 **PART 3.** This ordinance takes effect on _____, 2006
3
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5 **PASSED AND APPROVED**
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9 _____, 2006

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§
§

Will Wynn
Mayor

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13
14 **APPROVED:** _____

15 David Allan Smith
16 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk

Exhibit "A"

METES AND BOUNDS DESCRIPTION

Being all that certain 0.3689 acre tract or parcel of land out of and part of that certain 1.3474 acre tract situated in the JAMES C. IRVINE SURVEY NO. 122, Travis County, Texas, as described in Deed to Rahul Deshmukh recorded in Document No. 2005121458, Travis County Official Public Records (TCOPR), and being more particularly described by metes and bounds as follows, to-wit:

COMMENCING at an iron rod found marking the most Northerly apex corner of said 1.3474 acre tract, same being located in the East right-of-way line of Spring Lake Drive (60 feet in width), same being an interior corner of that certain 13.47 acre tract as described in Deed to Balcones Country Club Membership Association, Inc. as recorded in Volume 12960, Page 664, Travis County Real Property Records,

THENCE, South $19^{\circ}00'00''$ East, with the common line of said 13.47 acre and said 1.3474 acre tract, a distance of 479.01 feet to a point for corner and the POINT OF BEGINNING hereof,

THENCE, with the following four (4) courses and distances:

- (1) In a Southwesterly direction along the arc of a curve to the right, having a radius of 62.00 feet, a chord bearing and distance of South $77^{\circ}53'45''$ West- 97.83 feet to a point of compound curvature;
- (2) In a Northwesterly direction along the arc of a curve to the left, having a radius of 750.00 feet, a chord bearing and distance of North $29^{\circ}26'55''$ West- 54.46 feet to a point of tangency,
- (3) North $31^{\circ}31'45''$ West- 59.94 feet, and
- (4) South $86^{\circ}19'05''$ West- 22.00 feet to a point for corner in the said East right-of-way line of Spring Lake Drive,

THENCE, South $03^{\circ}40'56''$ East, with the said East right-of-way line of Spring Lake Drive, a distance of 105.00 feet to an iron rod found for point of curvature,

THENCE, in a Southeasterly direction along the arc of a curve to the right, having a radius of 1463.10 feet, a chord bearing and distance of South $02^{\circ}51'40''$ East-41.93 feet to an iron rod found for point of reverse curvature,

THENCE, in a Southeasterly direction along the arc of a curve to the left, having a radius of 19.45 feet, a chord bearing and distance of South $47^{\circ}37'54''$ East-27.83 feet to an iron rod found for point of tangency,

THENCE, North $86^{\circ}49'06''$ East, and with the North right-of-way line of Jolly Hollow Drive (50 feet in width), a distance of 132.05 feet to an iron rod found for point of curvature,

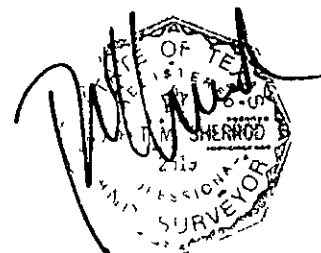
THENCE, in a Southeasterly direction along the arc of a curve to the right and with the said North right-of-way line of Jolly Hollow Drive, said curve having a radius of 221.73 feet, a chord bearing and distance of South $87^{\circ}43'48''$ East-43.17 feet to an iron rod found marking the Southeast corner of said 1.3474 acre tract,

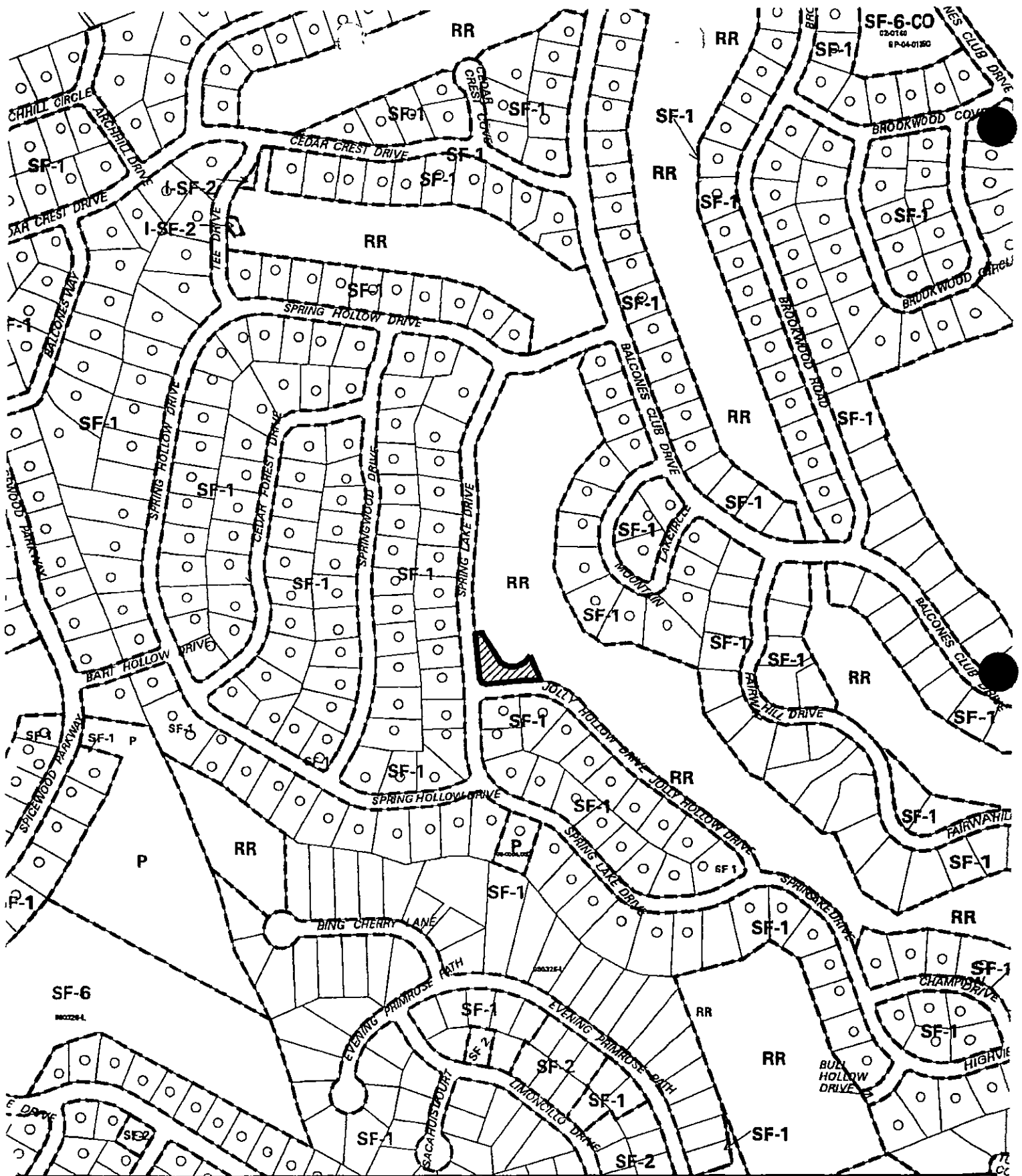
THENCE, North $19^{\circ}00'00''$ West, with the said East line of the 1.3474 acre tract, a distance of 88.00 feet to the POINT OF BEGINNING hereof and containing 0.3689 acres of land.

BASIS OF BEARINGS Document No. 2005121458, TCOPR

Compiled By

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GEO, A Geographical Land Services Co.
4412 Spicewood Springs Road, #1002
Austin, Texas 78759
November 29, 2006
GEO Job No. 0511347





 1" = 400'	SUBJECT TRACT 	ZONING Exhibit B CASE # C14-05-0179 ADDRESS 9009 SPRING LAKE DR SUBJECT AREA (acres) 0.369	CITY GRID REFERENCE NUMBER F37
	PENDING CASE 		DATE 08-12 (12-05-06)
	ZONING BOUNDARY 		INTLS SM
	CASE MGR S SIRWAITIS		