

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 7301-7207 ALBERT ROAD AND 1305-1407**
3 **MATTHEWS LANE FROM SINGLE FAMILY RESIDENCE LARGE LOT-**
4 **CONDITIONAL OVERLAY (SF-1-CO) COMBINING DISTRICT TO SINGLE**
5 **FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-CO)**
6 **COMBINING DISTRICT.**

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from single family residence large lot-conditional overlay (SF-1-
12 CO) combining district to single family residence standard lot-conditional overlay (SF-2-
13 CO) combining district on the property described in Zoning Case No. C14-2009-0157, on
14 file at the Planning and Development Review Department, as follows:

15
16 A 2.239 acre tract of land, more or less, out of the William Cannon League Survey
17 No. 19, Abstract No. 6, in Travis County, the tract of land being more particularly
18 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the
19 "Property"),
20

21 locally known as 7301-7207 Albert Road and 1305-1407 Matthews Lane, in the City of
22 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".
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24 **PART 2.** The Property within the boundaries of the conditional overlay combining district
25 established by this ordinance is subject to the following conditions:
26

27 All vehicular access to the Property from Matthews Lane shall be as
28 follows:
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30 A maximum of three driveways are permitted from the Property to
31 Matthews Lane. Two of the driveways shall be for single family
32 residence use and one shall be for drainage facility access.
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34 Except as specifically restricted under this ordinance, the Property may be developed and
35 used in accordance with the regulations established for the single family residence standard
36 lot (SF-2) base district, and other applicable requirements of the City Code.
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1 **PART 3.** This ordinance takes effect on _____, 2010.

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3
4 **PASSED AND APPROVED**

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8 _____, 2010 §
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Lee Leffingwell
Mayor

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

METCALFE & SANDERS, INC./LAND SURVEYORS

4800 SOUTH CONGRESS
AUSTIN, TEXAS 78745
(512) 442-5363

SURVEYS & RECORDS SINCE 1904

METES AND BOUNDS DESCRIPTION OF A SURVEY OF 2.239 ACRES OF LAND, A PORTION OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 2.239 ACRES OF LAND BEING ALL OF THAT TRACT OF LAND, A PORTION OF THE SAID WILLIAM CANNON LEAGUE SURVEY NO. 19, AS DESCRIBED IN A DEED FROM CECIL F. MEREDITH TO BEVERLY CLAIRE CHITWOOD AND SHERLEY LAVONNE WENTZ OF RECORD IN VOLUME 6332, PAGE 1134, TRAVIS COUNTY DEED RECORDS, AS SURVEYED FOR DON GODWIN BY METCALFE & SANDERS, INC., LAND SURVEYORS, 4800 SOUTH CONGRESS AVENUE, AUSTIN, TEXAS.

Beginning at a 3/4" iron pipe found in the south line of Matthews Lane at the northeast corner of that tract of land, a portion of the William Cannon League Survey No. 19, Abstract No. 6, in the City of Austin, Travis County, Texas, as described in a deed from Cecil F. Meredith to Beverly Claire Chitwood and Sherley Lavonne Wentz of record in Volume 6332, Page 1134, Travis County Deed Records, said 3/4" iron pipe found being also at the southeast corner of that 0.133 of one acre tract, a portion of the said William Cannon League Survey No. 19, as described in a Right Of Way deed from Cecil F. Meredith, et al to Travis County, Texas, of record in Volume 1549, Page 459, Travis County Deed Records, and at the northwest corner of Lot 1, Block A, Elm Wood Estates, a subdivision of a portion of the said William Cannon League Survey No. 19, of record in Plat Book 6, Page 140, Travis County Plat Records, for the POINT OF BEGINNING and northeast corner of the herein described tract;

(1) THENCE with the east line of the said Chitwood and Wentz tract of record in Volume 6332, Page 1134, Travis County Deed Records, and the west line of Lots 1 and 2, Block A of said Elm Wood Estates, S 31° 30' 00" W at 125.04 feet passing a 1/2" steel pin found at the southwest corner of said Lot 1 and the northwest corner of said Lot 2, in all 246.96 feet to a 1/2" steel pin set for the southeast corner of the said Chitwood and Wentz tract of record in Volume 6332, Page 1134, Travis County Deed Records, and for the northeast corner of that two acre tract of land, a portion of the said

EXHIBIT 'A'

William Cannon League Survey No. 19, as described in a deed from Robert Durham Allentharp, et al to Jack M. Jordan, et ux of record in Volume 2040, Page 125, Travis County Deed Records, for the southeast corner of the herein described tract, and from which 1/2" steel pin set a 1/2" steel pin found at the southwest corner of said Lot 2, Block A, Elm Wood Estates and the northwest corner of Lot 3, Block A of said Elm Wood Estates bears, S 31° 30' 00" W 3.00 feet;

(2) THENCE with the south line of the said Chitwood and Wentz tract of record in Volume 6332, Page 1134, Travis County Deed Records, and the north line of the said Jordan two acre tract, N 58° 30' 00" W 417.38 feet to a 1/2" steel pin set in the east line of Albert Lane for the southwest corner of the said Chitwood and Wentz tract of record in Volume 6332, Page 1134, Travis County Deed Records, and for the northwest corner of the said Jordan two acre tract, for the southwest corner of the herein described tract, and from which 1/2" steel pin set a 1/2" iron pipe found in the east line of Albert Lane at the southwest corner of the said Jordan two acre tract bears, S 31° 30' 00" W 208.95 feet;

(3) THENCE with the east line of Albert Lane and the west line of the said Chitwood and Wentz tract of record in Volume 6332, Page 1134, Travis County Deed Records, N 31° 30' 00" E 220.39 feet to a 1/2" steel pin set at the intersection of the east line of Albert Lane with the south line of Matthews Lane for the northwest corner of the said Chitwood and Wentz tract of record in Volume 6332, Page 1134, Travis County Deed Records, and for the southwest corner of the said Travis County, Texas 0.133 of one acre tract, for the northwest corner of the herein described tract;

(4) THENCE with the south line of Matthews Lane and the north line of the said Chitwood and Wentz tract of record in Volume 6332, Page 1134, Travis County Deed Records, being also with the south line of the said Travis County, Texas 0.133 of one acre tract, S 62° 08' 30" E 418.22 feet to the POINT OF BEGINNING of the herein described tract, containing 2.239 acres of land.

Godwin FN of 2.239 Ac, P 3

Survey Completed April 8, 1996



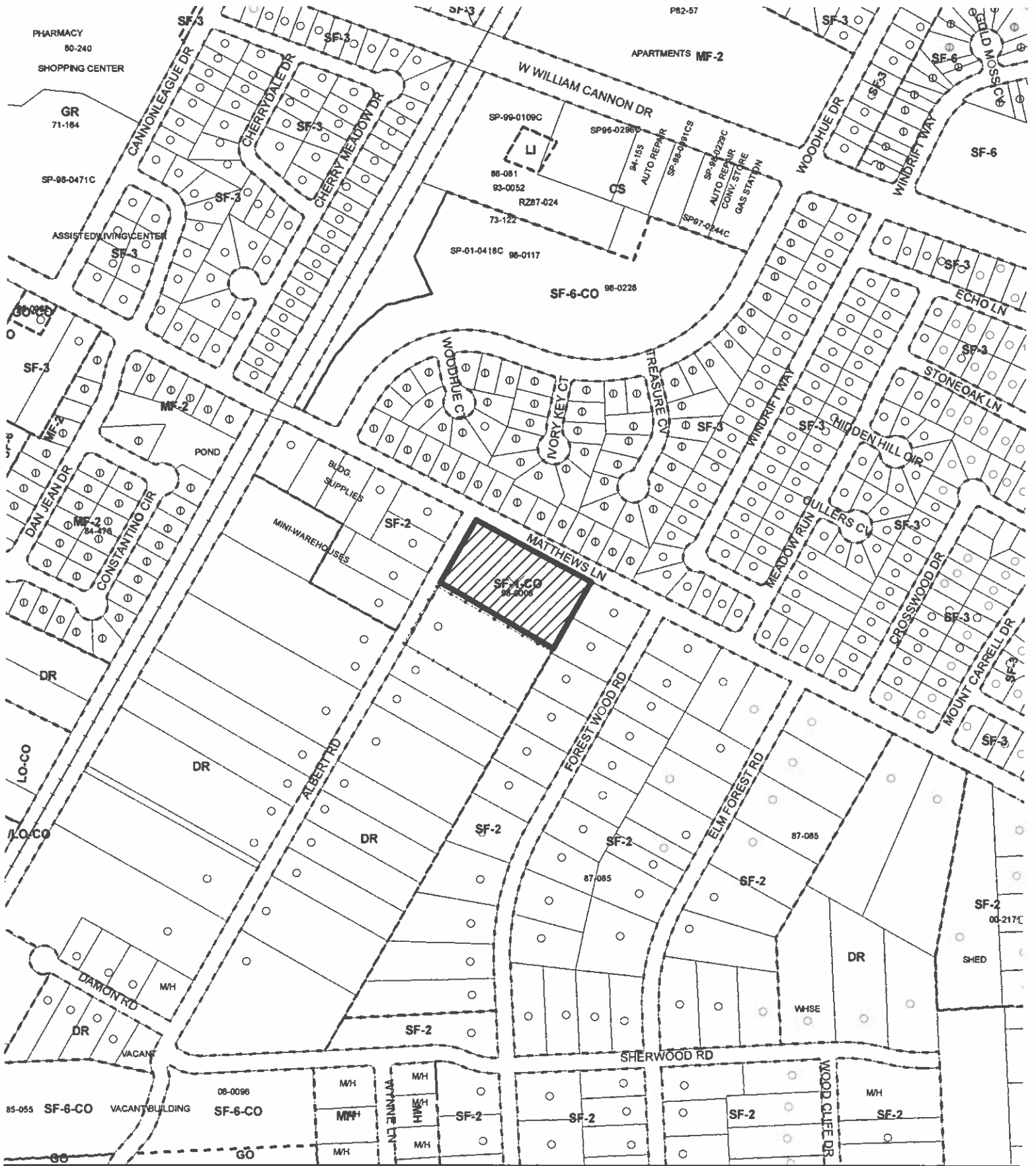
METCALFE & SANDERS, INC.
Land Surveyors

By:

A handwritten signature in cursive script, appearing to read "George L. Sanders".

George L. Sanders
Texas Registered Professional
Land Surveyor No. 1838

Plan 9631
FB 793, P 42-47 & DC
2FN96/96026.01



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C14-2009-0157

ADDRESS: 7201-7207 ALBERT RD & 1305-1407 MATTHEWS LN

SUBJECT AREA: 2.167 ACRES

GRID: F16

MANAGER: W. RHOADES

CITY OF AUSTIN

FOUNDED 1839

1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.