

ORDINANCE NO. 20160414-012

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7809 OLD BEE CAVES ROAD IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM RURAL RESIDENCE-NEIGHBORHOOD PLAN (RR-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) 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 rural residence-neighborhood plan (RR-NP) combining district to family residence-neighborhood plan (SF-3-NP) combining district on the property described in Zoning Case No. C14-2016-0008, on file at the Planning and Zoning Department, as follows:

10.17 acre tract of land more or less, being out of the A.J. Bond Survey No. 91, in Travis County, Texas, and in the City of Austin, more particularly being the first and second tracts of land described in warranty deed with vendor's lien dated May 17, 1995, executed by Frank O. Glauninger and wife, Minnie Muriel Glauninger to Ron McGuire, doing business as Ron McGuire Construction, recorded in Volume 12439, Page 960, Real Property Records, Travis County, Texas (R.P.R.T.C.TX.), being a part of that 22.1 acre tract conveyed to Mrs. Adele O. Wright by deed recorded in Volume 2897, Page 329, Deed Records, Travis County, Texas (D.R.T.C.TX.) and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 7809 Old Bee Caves Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

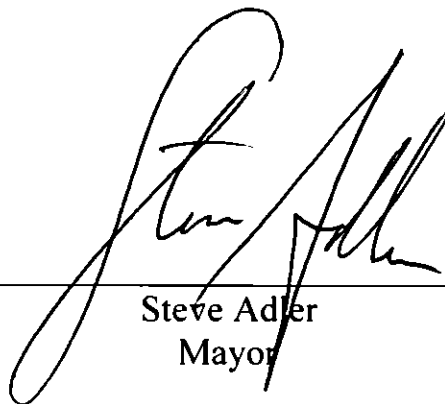
PART 2. The Property is subject to Ordinance No. 20081211-097 that established zoning for the Oak Hill Combined Neighborhood Plan.

PART 3. This ordinance takes effect on April 25, 2016.

PASSED AND APPROVED


____ April 14 _____, 2016

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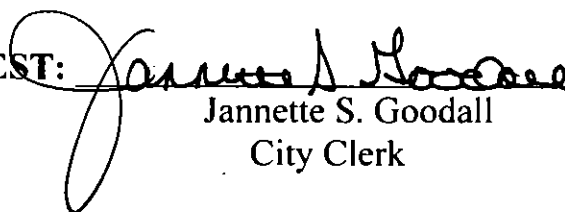
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



EXHIBIT "A"

Land Surveying & Mapping

METES AND BOUNDS DESCRIPTION-FOR REZONING PURPOSES

DESCRIPTION OF A 10.16 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF THE A.J. BOND SURVEY NO. 91, IN TRAVIS COUNTY, TEXAS, AND IN THE CITY OF AUSTIN, MORE PARTICULARLY BEING THE FIRST AND SECOND TRACTS OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 17, 1995, EXECUTED BY FRANK O. GLAUNINGER AND WIFE, MINNIE MURIEL GLAUNINGER TO RON MCGUIRE, DOING BUSINESS AS RON MCGUIRE CONSTRUCTION, RECORDED IN VOLUME 12439, PAGE 960, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS (R.P.R.T.C.TX.), BEING A PART OF THAT 22.1 ACRE TRACT CONVEYED TO MRS. ADELE O. WRIGHT BY DEED RECORDED IN VOLUME 2897, PAGE 329, DEED RECORDS, TRAVIS COUNTY, TEXAS (D.R.T.C.TX.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 1/2 inch iron rod, being accepted as the Northwest corner of the herein described tract and as a point on the Southwest line of Old Oak Hill-Bee Caves Road also being the Northeast line of said 22.1 acre tract, from which a 1/2 inch iron rod found at the most Northerly or Northwest corner of said 22.1 acre tract bears N 49° 29' 41" W, 181.04 feet;

THENCE S 49° 22' 04" E, 112.29 feet with said Southwest Right-of-Way and the Northeast line of said 22.1 acre tract to a found 1/2 inch iron rod accepted as an angle point;

THENCE S 43° 12' 07" E, 496.71 feet continuing along said Southwest Right-of-Way and the Northeast line of said 22.1 acre tract to a found 1/2 inch iron rod accepted as the Northeast corner of the herein described tract and the Northwest corner of that 3.00 acres to Najib F. Wehbe recorded as Instrument No. 2008155913, Official Public Records, Travis County, Texas (O.P.R.T.C.TX.);

THENCE S 26° 24' 37" W, 701.80 feet leaving said Right-of-Way along the common line of the herein described tract and the Northwest line of said 3.00 acre tract to the calculated point of intersection with the Northeast line of Block A Williamson Creek Plaza Subdivision, Section 1, as recorded in Vol. 99, Pg. 146, Plat Records, Travis County, Texas (P.R.T.C.TX.), being the approximate center of Williamson Creek and the South line of said 22.1 acre tract, passing a found 1/2 inch iron rod at 688.91 feet at the North Bank of said Williamson Creek, held for line;

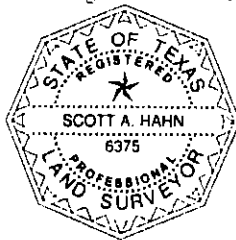
THENCE N 47° 05' 18" W, 181.69 feet along the common line of the herein described tract and the Northeast line of said Williamson Creek Plaza Subdivision also being the approximate center of said Williamson Creek to a found 1/2 inch iron rod, deteriorated, said point being accepted as the Northwest corner of said Williamson Creek Plaza Subdivision and the Northeast corner of the "Y" Subdivision, Section 4 as recorded in Vol. 80, Pg. 90, P.R.T.C.TX., also being accepted as an angle point in the Southerly line of said 22.1 acre tract;

THENCE N 54° 24' 02" W, 449.40 feet along the common line of the herein described tract and the Northeast line of said "Y" Subdivision also being the approximate center of said Williamson Creek to a found 1/2 inch iron rod, deteriorated, said point being accepted as the Southwest corner of the herein described tract and the Southeast corner of Lot A, Sailor's Subdivision, recorded in Vol. 79, Pg. 120, P.R.T.C.TX.;

THENCE N 29° 35' 54" E, 780.26 feet along the common line of the herein described tract and said Sailor's Subdivision to the POINT OF BEGINNING hereof, containing a calculated area of 442,711.46 Sq. Ft., 10.16 Acres, said field notes being described in accordance with a survey made on the ground by me or under my direction and Exhibit "B" attached hereto and made a part hereof. All bearings shown above are based on NAD 83 Texas State Plane Coordinate System, South Central Zone. All distances shown are surface or ground distances.

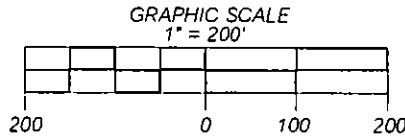
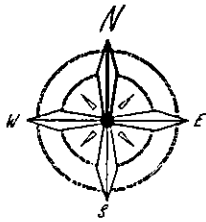
Scott A. Hahn, RPLS 6375

Spot On Surveying-TX Firm No. 10193894
1345 Elliott Ranch Rd., Buda Texas 78610



March 17, 2016

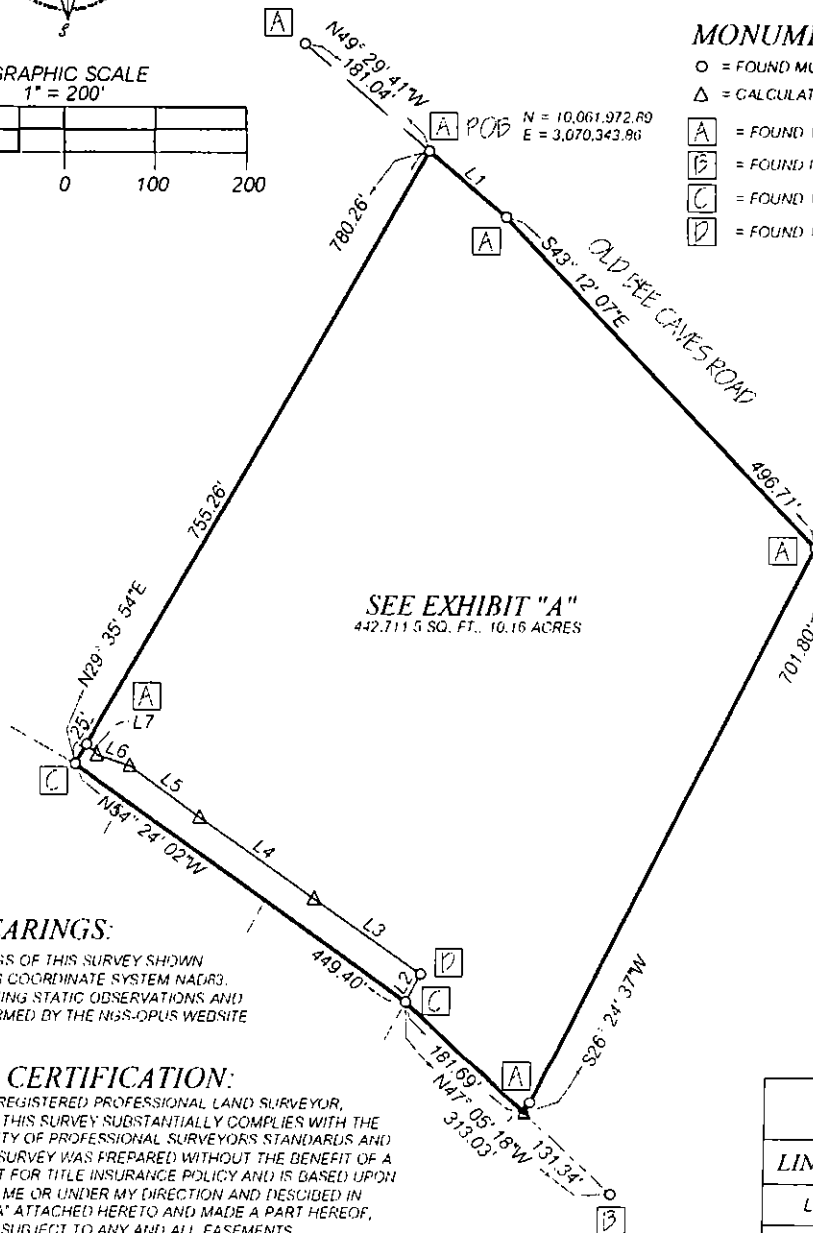
Date



BEING 10.16 ACRES OUT OF THE A.J. BOND SURVEY NO. 91, IN TRAVIS COUNTY, TEXAS, AND IN THE CITY OF AUSTIN, BEING THAT PORTION OF LAND DESCRIBED IN VOLUME 12439, PG. 960. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

MONUMENT LEGEND / NOTE:

- = FOUND MONUMENT AS DESCRIBED
- △ = CALCULATED POINT
- A = FOUND 1/2" IRON ROD.
- B = FOUND IRON ROD WITH CAP STAMPED "HOLT CARSON"
- C = FOUND 1/2" IRON ROD, DETERIORATED
- D = FOUND 1" IRON PIPE.



LEGEND:

- COR = CORNER
- FD = FOUND
- INT = INTERSECTION
- NTS = NOT TO SCALE
- PL = PROPERTY LINE
- PROD = PRODUCED
- R.O.W. = RIGHT-OF-WAY
- P = PROPERTY LINE
- RW = RIGHT-OF-WAY
- C = CENTER LINE
- POB = POINT OF BEGINNING

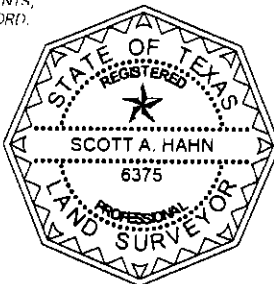
BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE

SURVEYOR'S CERTIFICATION:

I, SCOTT A. HAHN, AM REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT COMMITMENT FOR TITLE INSURANCE POLICY AND IS BASED UPON A GROUND SURVEY BY ME OR UNDER MY DIRECTION AND DESCRIBED IN FIELD NOTES EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD.

SCOTT A. HAHN - RPLS NO. 6375
1345 ELLIOTT RANCH RD., BUDA, TX. 78610
TEXAS FIRM NO. 10193804
DATE: MARCH 17, 2016



LINE TABLE

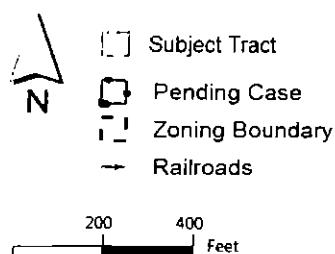
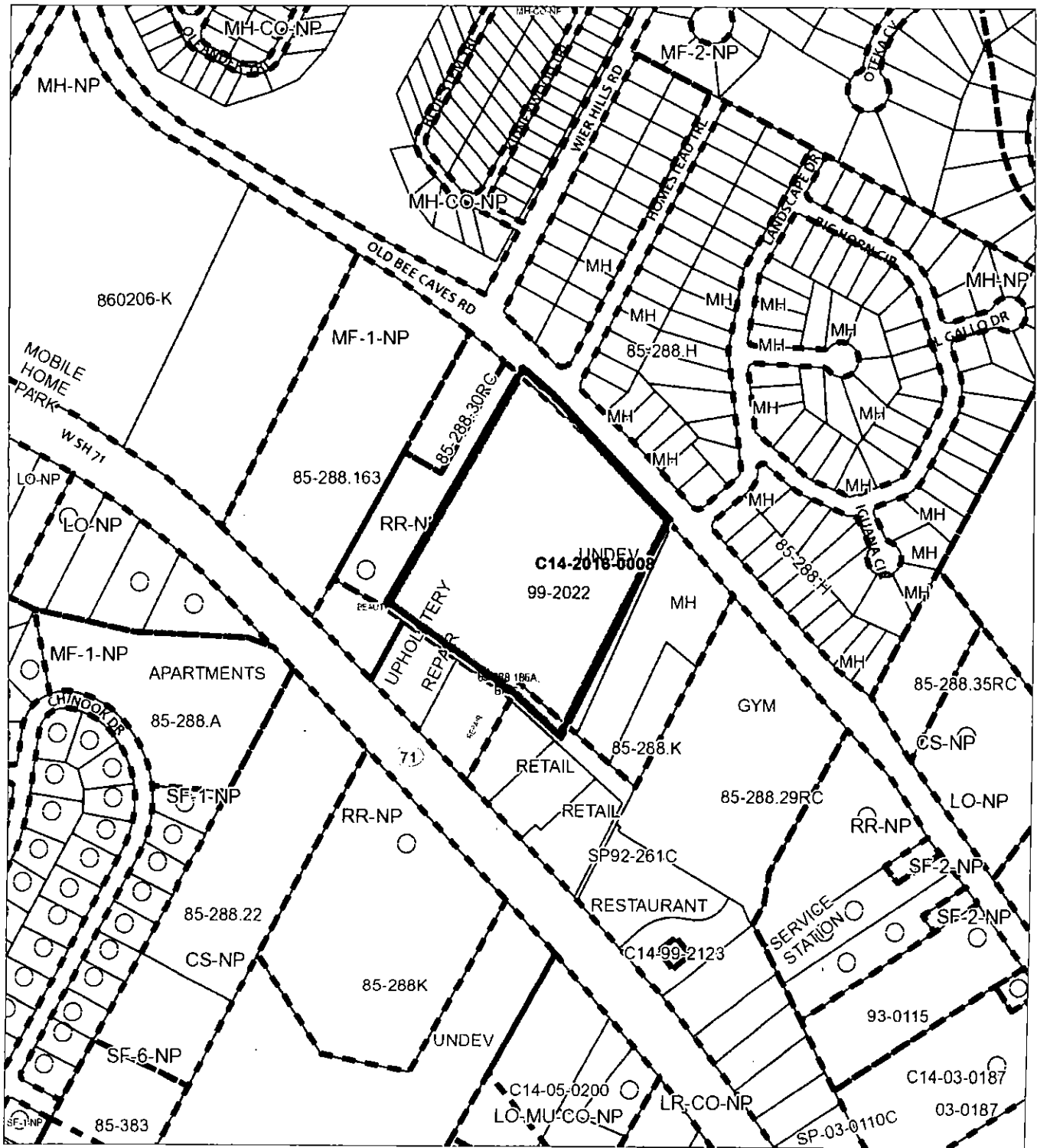
LINE #	BEARING	LENGTH
L1	S49°22'04"E	112.29'
L2	N27°49'18"E	34.55'
L3	N54°57'08"W	143.80'
L4	N54°36'08"W	154.70'
L5	N53°43'08"W	95.60'
L6	N71°20'08"W	38.20'
L7	N45°44'08"W	16.90'

PREPARED BY:
SPOT ON SURVEYING
1345 ELLIOTT RANCH ROAD
BUDA, TX. 78610
TEL: (512) 574-9792 FAX: (512) 854-0320 EMAIL: INFO@SPOTONSURVEYING.COM



TO BE USED FOR RE-ZONING
PURPOSES ONLY

FIELD SURVEY BY: S.W. DATED: AUGUST 31, 2015
PREPARED BY: S.H. DATED: MARCH 17, 2016
SCS JIN 0016-15-029



ZONING ZONING CASE#: C14-2016-0008

Exhibit B



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.