

**ORDINANCE NO. 050127-61**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1590-1602 BARCLAY DRIVE FROM DEVELOPMENT RESERVE (DR) DISTRICT AND SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) 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 development reserve (DR) district and single family residence standard lot (SF-2) district to single family residence standard lot-conditional overlay (SF-2-CO) combining district on the property described in Zoning Case No. C14-04-0171, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.748 acre tract of land, more or less, out of the A. Eames Survey No. 508 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

A 3.553 acre tract of land, more or less, out of the Alexander. Eames Survey No. 508 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, (the "Property")

locally known as 1590-1602 Barclay Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

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

1. Development of the Property may not exceed a density of 2.5 residential units per acre.
2. The minimum lot size for development on the Property is 9,200 square feet.

3. A 15-foot wide setback area shall be provided along and adjacent to the northeast property line. Improvements permitted within the setback area are limited to fences, landscaping, playscapes, utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
4. A 15-foot wide setback area shall be provided along and adjacent to the northwest property line. Improvements permitted within the setback area are limited to fences, landscaping, playscapes, driveways, utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

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 February 7, 2005.

**PASSED AND APPROVED**

\_\_\_\_\_, January 27 \_\_\_\_\_, 2005      §  
   §  
   §  
   \_\_\_\_\_  
   Will Wynn  
   Mayor

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
                                 David Allan Smith                                   Shirley A. Brown  
                                 City Attorney                                   City Clerk

Waterloo Surveyors Inc.

Office: 512-481-9602  
Fax: 512-330-1621

Thomas P. Dixon  
R.P.L.S. 4324  
J2528

## EXHIBIT "A"

July 13, 1995

## FIELD NOTES

**FIELD NOTES FOR 1.748 ACRES (1.752 AC. RECORD), MORE OR LESS, OUT OF A 18.17 ACRE TRACT OUT OF THE A. EAMES SURVEY NO. 508, IN TRAVIS COUNTY, TEXAS, CONVEYED TO BY HENRY WIRE AND WIFE, BEBE M. WIRE TO LELAND BARCLAY AND WIFE, JOHNNIE BARCLAY BY INSTRUMENT DATED MARCH 3, 1942, RECORDED IN VOLUME 692, PAGE 526, DEED RECORDS OF TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:**

**BEGINNING FOR REFERENCE** at a pipe found fill of concrete on the west R.O.W. of Barclay Drive (Formerly Campercraft Road) at the most northerly, N.E. corner of that certain 3.55 acre tract recorded in Volume 7415, Page 74, Deed Records, Travis County, Texas;

**THENCE** S29°27'21"W along the common west R.O.W. of Barclay Drive and the east line of said 3.55 acre tract for a distance of 226.11 feet to an iron rod set for the most easterly, N.E. corner hereof;

**THENCE** S29°27'21"W continuing along the west R.O.W. of Barclay Drive for a distance of 289.49 feet to an iron rod found at the most easterly, N.E. corner of Lot 1, ANITA SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 79, Page 114, Plat Records, Travis County, Texas, for the S.W. corner hereof;

**THENCE** the following three (3) courses along the northerly line of Lot 1:

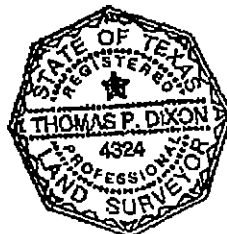
1. N49°20'55"W for a distance of 111.28 feet to an iron rod found at the point of curvature of a curve to the left having a radius of 50.00 feet;
2. 78.54 along the arc of said curve to the left with a chord which bears S85°29'51"W for a distance of 70.71 feet to an iron rod found;
3. N48°14'29"W for a distance of 65.64 feet to a concrete nail found at the N.W. corner of Lot 1, same being the N.E. corner of that certain 2.263 acre tract conveyed to Glen & Pamela J. Stevenson recorded in Volume 11774, Page 1108, Real Property Records, Travis County, Texas, for a corner hereof;

**THENCE** N30°27'28"W along the northeasterly line of the Stevenson tract for a distance of 239.28 feet to a concrete fence post at the at an angle point on the north line of the Stevenson tract, same being the S.W. corner of that certain 0.926 acre tract conveyed to Lelanne B. Anderson recorded in Volume 7415, Page 72, Deed Records, Travis County, Texas, for the most westerly corner hereof;

**THENCE** S82°04'40"E at 236.72 feet passing a concrete gate post at the S.E. corner of Anderson tract and in all 472.23 feet to the POINT OF BEGINNING, containing 1.748 acres of land.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.

Thomas P. Dixon R.P.L.S. 4324



P.O. Box 160179  
Austin, Texas 78716-0176

**EXHIBIT B**  
**DESCRIPTION**

DESCRIPTION OF 3.553 ACRES OF LAND SITUATED IN THE ALEXANDER EANES SURVEY NUMBER 508, BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LELANNE B. ANDERSON IN VOLUME 7415, PAGE 74 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LELANNE B. ANDERSON A/K/A LELANNE B. BARR OF RECORD IN DOCUMENT NUMBER 2000121183, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.553 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with aluminum cap set in the west right-of-way of BARCLAY DRIVE (formerly Camp Craft Road) (R.O.W. varies) for the southeast corner of said Anderson tract (Volume 7415, Page 74), the northeast corner of that certain tract of land described in deed to Gary Lee Barr and Lelanne Barr of record in Volume 12395, Page 1130, Real Property Records of Travis County, Texas. and the southeast corner of the herein described tract. from which a 1/2 inch iron rod found in the west right-of-way of said BARCLAY DRIVE for the southeast corner of said Barr tract bears S29°29'24"W a distance of 289.71 feet;

THENCE with a south line of said Anderson tract (Volume 7415, Page 74), the south line of the herein described tract, and the north line of said Barr tract. N82°04'51"W passing at a distance of 0.30 feet a 1/2 inch iron rod found in all a total distance of 235.57 feet to a 8"X6" concrete fence post for an exterior ell corner of said Anderson tract (Volume 7415, Page 74), an exterior ell corner of the herein described tract, and the southeast corner of that certain tract of land described in deed to Lelanne B. Anderson of record in Volume 7415, Page 72. Deed Records of Travis County. Texas;

THENCE with a west line of said Anderson tract (Volume 7415, Page 74), a west line of the herein described tract, and the east line of said Anderson tract (Volume 7415, Page 72) N05°27'58"W a distance of 183.83 feet to a 3/16" brass rod found in concrete for an interior ell corner of said Anderson tract (Volume 7415, Page 74) and the northeast corner of said Anderson tract (Volume 7415, Page 72);

THENCE with a south line of said Anderson tract (Volume 7415, Page 74), a south line of the herein described tract, and the north line of said Anderson tract (Volume 7415, Page 72) N79°11'00"W a distance of 203.63 feet to a 3/16" brass rod found in concrete for an interior ell corner of said Anderson tract (Volume 7415, Page 74) and the northwest corner of said Anderson tract (Volume 7415, Page 72);

THENCE with an east line of said Anderson tract (Volume 7415, Page 74), an east line of the herein described tract, and the west line of said Anderson tract (Volume 7415, Page 72)

S05°04'31"W a distance of 189.37 feet to a P/K nail with aluminum washer set for the most southerly southwest corner of said Anderson tract (Volume 7415, Page 74), the southwest corner of said Anderson tract (Volume 7415, Page 72), the northwest corner of said Barr tract, and the east corner of a called 433 square foot tract of land described in deed to Lelanne B. Anderson, a/k/a Lelanne B. Barr of record in Document Number 2000121183, Official Public Records of Travis County, Texas;

THENCE with the south line of said 433 square foot tract and a south line of the herein described tract N77°18'57"W a distance of 51.43 feet to the corner of an existing rock chicken coop for the southwest corner of said 433 square foot tract and the most southerly southwest corner of the herein described tract;

THENCE with the west line of said 433 square foot tract and a west line of the herein described tract N11°22'18"E at a distance of 16.51 feet passing the northwest corner of said 433 square foot tract and the southeast corner of a called 433 square foot tract of land described in deed to Glenn T. Stevenson and Pamela J. Stevenson in Document Number 2000121181, Official Public Records of Travis County, Texas, in all a total distance of 26.75 feet to a 60-D nail found in a cedar fence post for the northeast corner of said Stevenson tract;

THENCE with the north line of said Stevenson tract and a south line of the herein described tract N65°34'13"W a distance of 93.06 feet to a 1/2 inch iron rod with aluminum cap set in the east line of Lot 3 Block D of LOST CREEK HILLTOP SUBDIVISION of record in Book 77, Page 196, Plat Records of Travis County, Texas, for the southwest corner of said Anderson tract (Volume 7415, Page 74), the southwest corner of the herein described tract, and the west corner of said Stevenson tract;

THENCE with the west line of said Anderson tract (Volume 7415, Page 74), the west line of the herein described tract, and the east line of Block D of said LOST CREEK HILLTOP SUBDIVISION N30°28'46"E a distance of 395.17 feet to a 1-1/2 inch iron pipe found in concrete for the northwest corner of said Anderson tract (Volume 7415, Page 74), the northwest corner of the herein described tract, and the southwest corner of Lot 3 of REPLAT OF BARCLAY WOODS SUBDIVISION of record in Document Number 200000286, Official Public Records of Travis County, Texas, from which a 1/2 inch iron rod found for the northeast corner of Lot 2 Block C of said LOST CREEK HILLTOP SUBDIVISION bears N30°28'46"E a distance of 17.08 feet;

THENCE with the north line of said Anderson tract (Volume 7415, Page 74), the north line of the herein described tract, and the south line of said REPLAT OF BARCLAY WOODS SUBDIVISION S60°41'50"E a distance of 582.46 feet to a 1-1/2 inch iron pipe found in concrete in the west right-of-way of said BARCLAY DRIVE for the northeast corner of said Anderson tract (Volume 7415, Page 74) and the herein described tract;

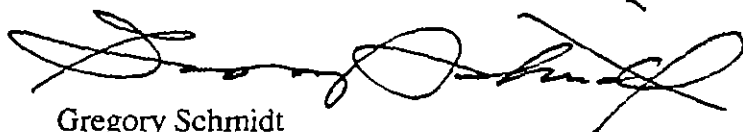
THENCE with the west right-of-way of said BARCLAY DRIVE, the east line said Anderson tract (Volume, Page 74), and the east line of the herein described tract S29°29'24"W a distance of 225.79 feet to the POINT OF BEGINNING, containing 3.553 acres of land within these metes and bounds.

I hereby certify that this description was prepared from the results of a survey made on the ground under my supervision.

Reference is herein made to the sketch accompanying this metes and bounds description.

Bearing Reference: The north line of that certain tract of land described in deed to Lelanne B. Anderson in Volume 7415, Page 74, Deed Records of Travis County, Texas.

Prepared by  
CUNNINGHAM-ALLEN, INC.



Gregory Schmidt  
Registered Professional Land Surveyor  
R.P.L.S. No. 4437  
Date: 10/11/04



# LEGEND

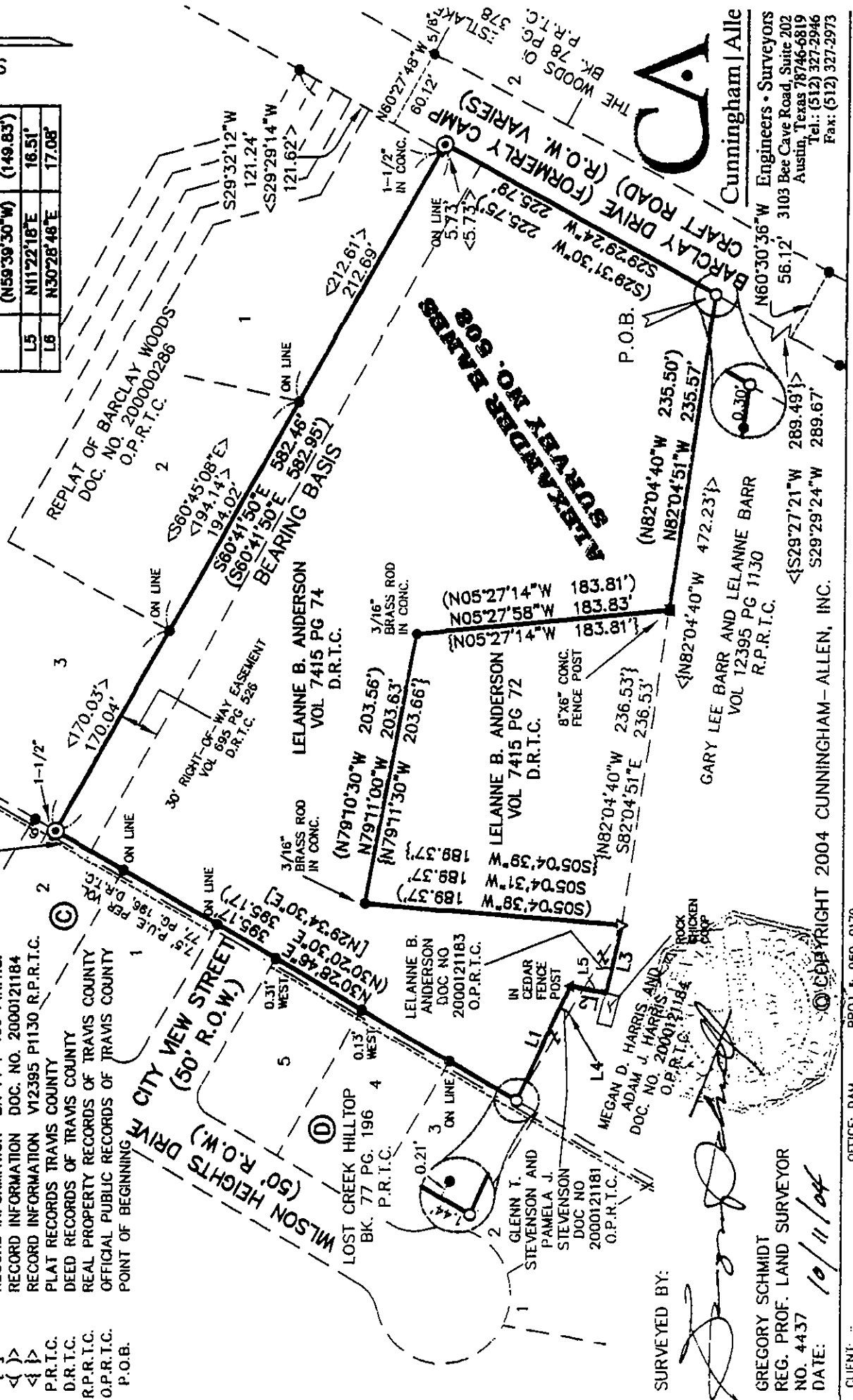
- 1/2" IRON ROD FOUND (UNLESS STATED)
- IRON PIPE FOUND
- NAIL FOUND
- 1/2" IRON ROD W/CAP SET (UNLESS STATED)
- P/K NAIL SET W/ ALUMINUM WASHER
- PUBLIC UTILITY EASEMENT
- RECORD INFORMATION V7415 P74 D.R.T.C.
- RECORD INFORMATION V7415 P72 D.R.T.C.
- RECORD INFORMATION DOC. NO. 200000286 O.P.R.T.C.
- RECORD INFORMATION BK 77 P 196 P.R.T.C.
- RECORD INFORMATION DOC. NO. 2000121184
- RECORD INFORMATION V12395 P1130 R.P.R.T.C.
- PLAT RECORDS TRAVIS COUNTY
- DEED RECORDS OF TRAVIS COUNTY
- REAL PROPERTY RECORDS OF TRAVIS COUNTY
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- POINT OF BEGINNING
- P.U.E.
- D.R.T.C.
- R.P.R.T.C.
- O.P.R.T.C.
- P.O.B.

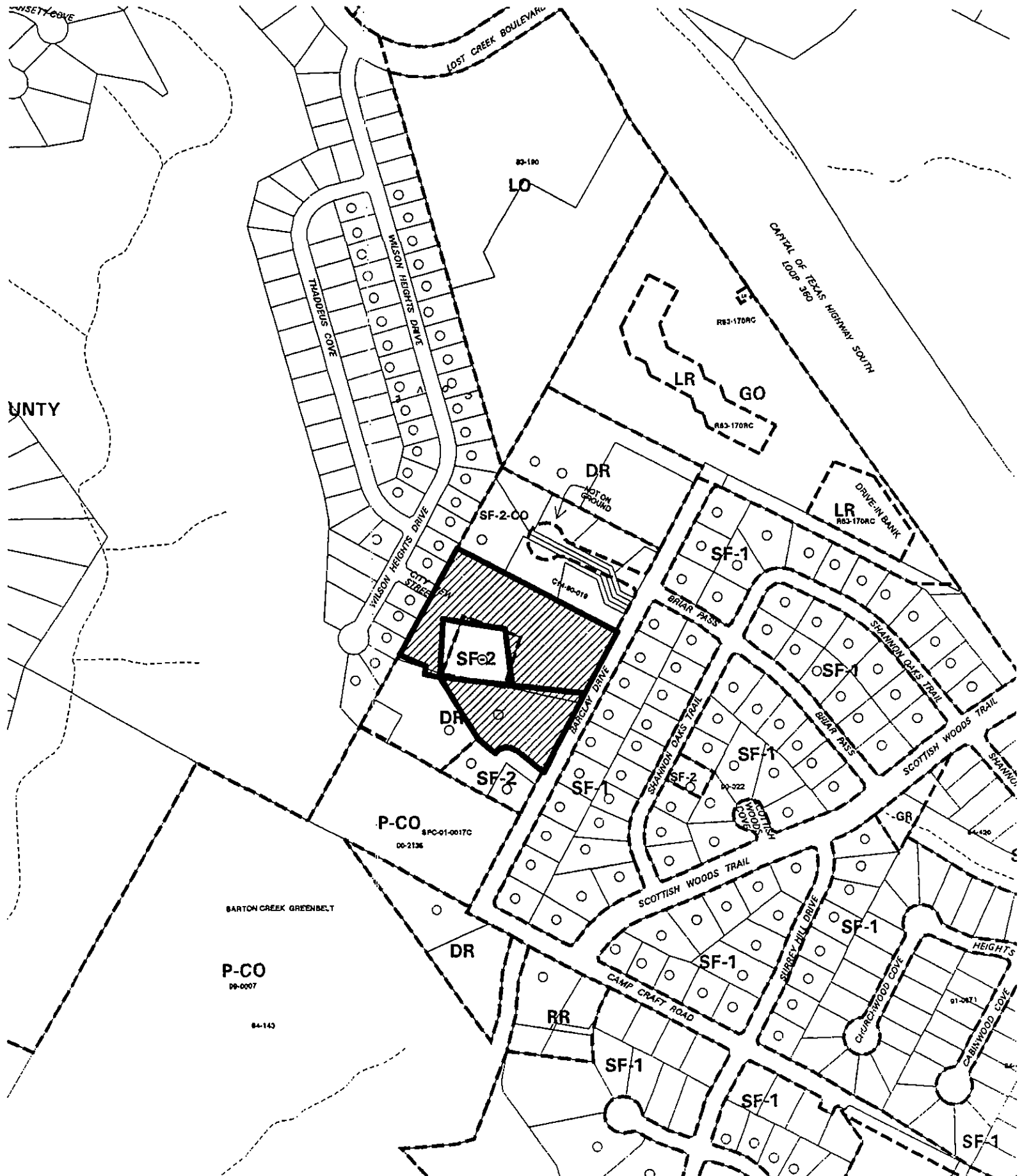
## SKETCH TO ACCOMPANY DESCRIPTION

3.553 ACRES OF LAND

SHEET 1 OF 1

LINE	BEARING	DISTANCE
L1	N85°34'13"W	83.08'
L2	N11°22'18"E	26.75'
L3	N77°18'57"W	51.43'
L4	S59°37'02"E	150.27'
L5	N11°22'18"E	16.51'
L6	N30°28'48"E	17.08'





 1" = 400'	SUBJECT TRACT 	<b>ZONING EXHIBIT C</b>		CITY GRID REFERENCE NUMBER E23
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-04-0171	DATE: 04-10	
	CASE MGR: R. HEIL	ADDRESS: 1590-1602 BLK BARCLAY SUBJECT AREA (acres): 5.301	INTLS: SM	