

ORDINANCE NO. 20051117-Z009

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12251 RUNNING BIRD LANE FROM RURAL RESIDENCE (RR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT FOR TRACTS A AND B AND LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT FOR TRACT C AND RURAL RESIDENCE (RR) DISTRICT FOR TRACT D.

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 on the property described in Zoning Case No. C14-05-0016, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract A: From rural residence (RR) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district.

A 1.173 acre tract of land, more or less, out of Tract A, Tanglewilde Estates No. 2 Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract B: From rural residence (RR) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district.

Lot 1, Tanglewilde Estates Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 60, Page 56, of the Plat Records of Travis County, Texas; and

Tract C: From rural residence (RR) district to limited office-conditional overlay (LO-CO) combining district.

A 1.181 acre tract of land, more or less, out of Tract A, Tanglewilde Estates No. 2 Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance; and

Tract D: From rural residence (RR) district to rural residence (RR) district.

A 3.87 acre tract of land, more or less, out of Tract A, Tanglewilde Estates No. 2 Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance (the "Property"),

locally known as 12251 Running Bird Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "D".

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

1. A site plan or building permit for the property identified as Tract A, Tract B, and Tract C 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 450 trips per day.
2. The following uses are prohibited uses of Tract C:

Communication services	Club or lodge
Convalescent services	Cultural services
Hospital services (limited)	Medical offices (exceeding 5000 sq. ft.
Medical offices (not exceeding 5000 sq. ft.	of gross floor area)
of gross floor area)	


Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on November 28, 2005.

PASSED AND APPROVED

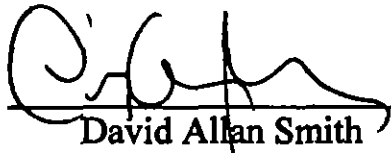
November 17, 2005

§
§
§



Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

THE RIPPY SURVEYING CO., INC.

(512) 836-9115 phone

(512) 836-9117 fax

Mailing Address:

P.O. Box 15182

Texas 78761

EXHIBIT A

TR. A

Office Address:

8216 Georgian Drive Austin,

Austin, Texas

FIELD NOTES describing 1.173 acres of land shown as northeast of a drainage easement out of Tract "A" Tanglewild Estates No. 2 of record in Plat Book volume 77, page 352 of the Travis County, Texas Plat Records, said 1.173 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the most easterly corner of the above said Tract "A", same point being the most easterly corner of the 1.173 acre tract herein described;

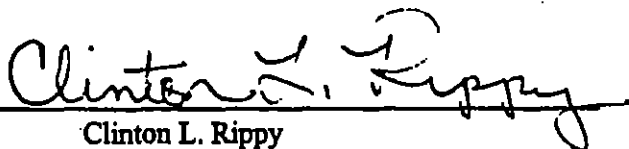
THENCE with the northeast line of the above said Tract "A" same line being the southwest line of Valley View Estates a subdivision plat recorded in Plat Book volume 59, page 81 of the Travis County, Texas Plat Records North 60°14' West a distance of 443.99 feet to a point at a bend in the drainage easement shown on the above said Tract "A" Tanglewild Estates No. 2;

THENCE leaving the northeast line of the above said Tract "A" and with the northeast line of the above said drainage easement labeled 100 year as shown on the above said plat of Tanglewild Estates No. 2, said line crossing the above said Tract "A" the following four(4) courses:

- 1) South 36°00' East a distance of 124.00 feet to a bend in said drainage easement;
- 2) South 15°00' East a distance of 70.00 feet to a bend in said drainage easement;
- 3) South 36°44' East a distance of 226.60 feet to a bend in said drainage easement;
- 4) South 53°00' East a distance of 72.00 feet to a point for the most southerly corner of the 1.173 acre tract herein described, said point being in the southeast line of the above said Tract "A";

THENCE with the southeast line of the above said Tract "A" North 30°27' East a distance of 200.03 feet to the point of beginning containing 1.173 Acres, more or less.

I hereby certify that the foregoing notes represent the results of a survey compiled from the record subdivision plat and does not purport to be the results of a survey made on the ground. They were compiled under my supervision according to law, they are true and correct to the best of my knowledge, this the 8th day of November, 2005.

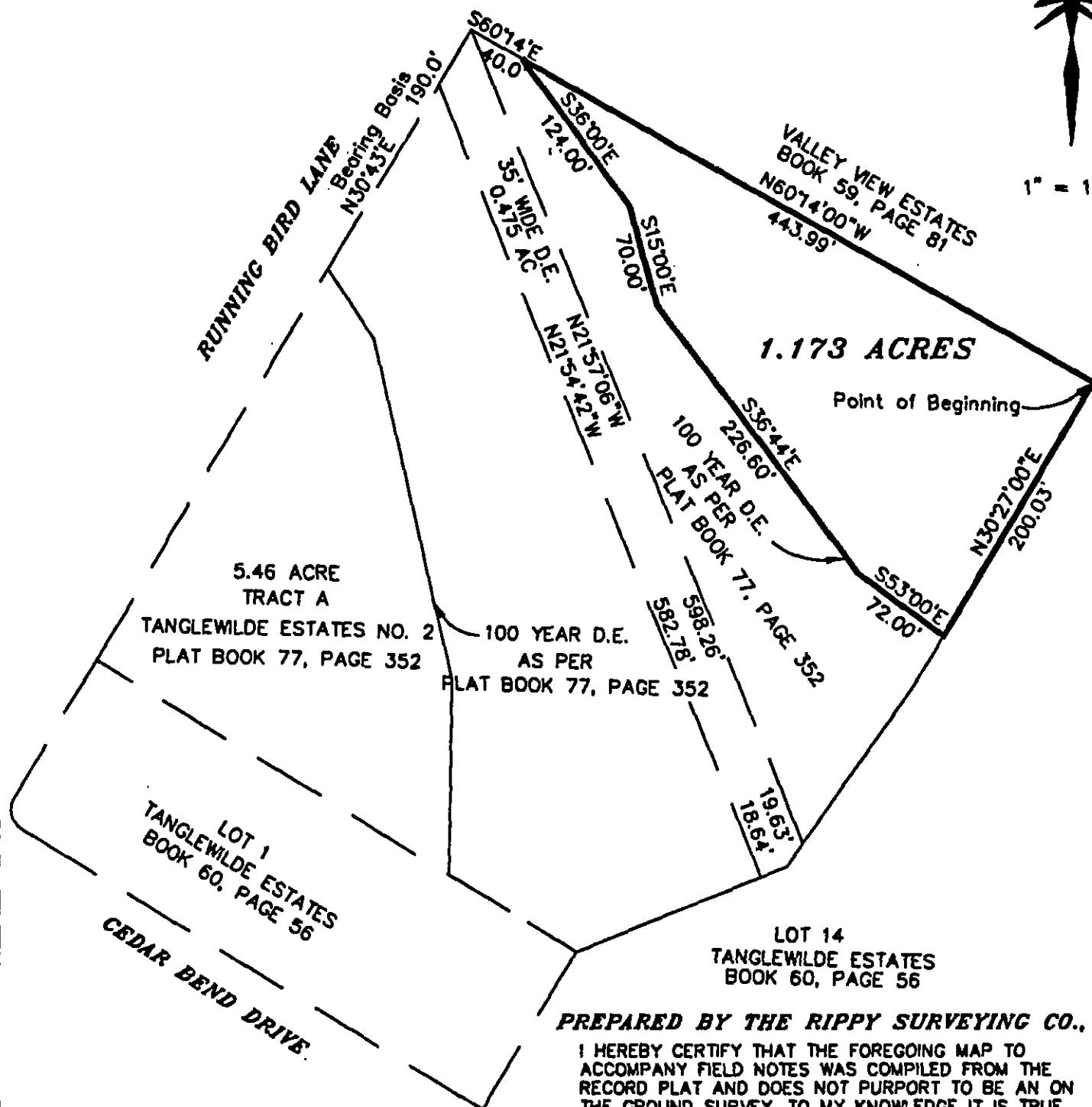


Clinton L. Rippy
Registered Professional Land Surveyor
No. 1926

**MAP TO ACCOMPANY FIELDNOTES DESCRIBING
1.173 ACRES OF LAND OUT OF TRACT A
TANGLEWILD ESTATES NO. 2 OF RECORD
IN PLAT BOOK VOLUME 77, PAGE 352 OF
THE TRAVIS COUNTY TEXAS, PLAT RECORDS.**



1" = 100'



PREPARED BY THE RIPPY SURVEYING CO., INC.

I HEREBY CERTIFY THAT THE FOREGOING MAP TO ACCOMPANY FIELD NOTES WAS COMPILED FROM THE RECORD PLAT AND DOES NOT PURPORT TO BE AN ON THE GROUND SURVEY. TO MY KNOWLEDGE IT IS TRUE AND CORRECT THIS THE 27TH DAY OF OCTOBER, 2005.

Mailing Address:
P.O. Box 15182
Austin, Texas 78761
Office Address:
8216 Georgian Drive
Austin, Texas
(512) 836-9115
(FAX) 836-9117

Clinton L. Rippy

Clinton L. Rippy
Registered Professional
Land Surveyor No. 1926

THE RIPPY SURVEYING CO., INC.

(512) 836-9115 phone

(512) 836-9117 fax

Mailing Address:

P.O. Box 15182

Texas 78761

EXHIBIT B
TRC

Office Address:

8216 Georgian Drive Austin,

Austin, Texas

FIELD NOTES describing 1.181 acres of land shown as southwest of a drainage easement out of Tract "A" Tanglewild Estates No. 2 of record in Plat Book volume 77, page 352 of the Travis County, Texas Plat Records, said 1.181 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the southeast line of Running Bird Lane for the most westerly corner of the above said Tract "A", same point being the most westerly corner of the 1.181 acre tract herein described;

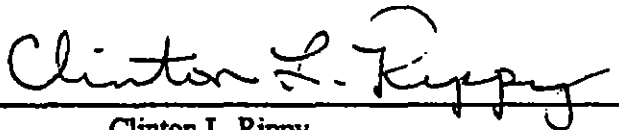
THENCE with the northeast line of Lot 1 Tanglewild Estates of record in Plat Book volume 60, page 56 of the Travis County, Texas Plat Records, said line being also the southwest line of the above said Tract "A" of the above said Tanglewild Estates No. 2 South 58°23'00" East a distance of 279.87 feet to a point in the west line of a drainage easement shown on the recorded plat of the above said Tanglewild Estates No. 2 for a bend in the above said drainage easement;

THENCE leaving said southwest line of the above said Tract "A", and crossing through the above said Tract "A", and with the west line of a drainage easement labeled 100 year shown on the above said plat of Tanglewild Estates No. 2 the following three(3) courses:

- 1) North 1°00' East a distance of 134.20 feet to a bend in said drainage easement;
- 2) North 12°43' West a distance of 237.26 feet to a bend in said drainage easement;
- 3) North 33°00' West a distance of 56.00 feet to a point in the northwest line of the above said Tract "A", same line being also in the southeast Right-of-Way line of Running Bird Lane;

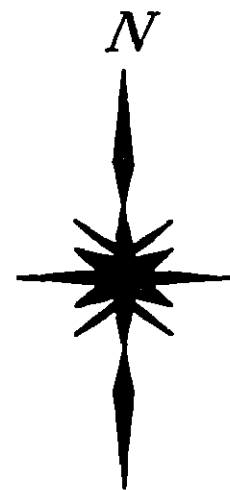
THENCE South 30°42' 48" West a distance of 309.24 feet to the point of beginning containing 1.181 Acres, more or less.

I hereby certify that the foregoing notes represent the results of a survey compiled from the record subdivision plat and does not purport to be the results of a survey made on the ground. They were compiled under my supervision according to law, they are true and correct to the best of my knowledge, this the 8th day of November 2005.

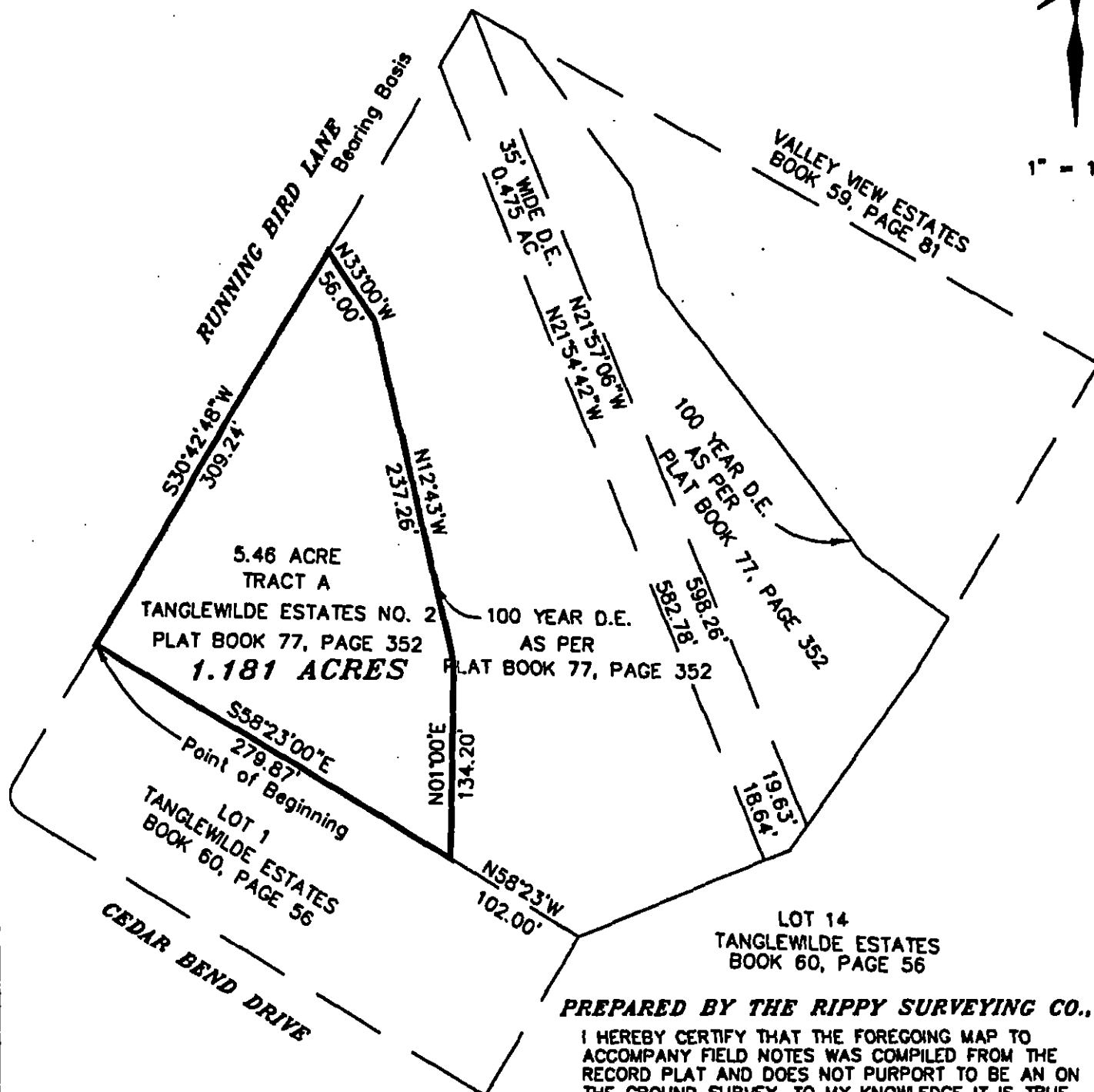


Clinton L. Rippy
Registered Professional Land Surveyor
No. 1926

**MAP TO ACCOMPANY FIELDNOTES DESCRIBING
1.181 ACRES OF LAND OUT OF TRACT A
TANGLEWILD ESTATES NO. 2 OF RECORD
IN PLAT BOOK VOLUME 77, PAGE 352 OF
THE TRAVIS COUNTY TEXAS, PLAT RECORDS.**



1" = 100'



PREPARED BY THE RIPPY SURVEYING CO., INC.

I HEREBY CERTIFY THAT THE FOREGOING MAP TO ACCOMPANY FIELD NOTES WAS COMPILED FROM THE RECORD PLAT AND DOES NOT PURPORT TO BE AN ON THE GROUND SURVEY. TO MY KNOWLEDGE IT IS TRUE AND CORRECT THIS THE 27TH DAY OF OCTOBER, 2005.

Mailing Address:
P.O. Box 15182
Austin, Texas 78761
Office Address:
8218 Georgian Drive
Austin, Texas
(512) 836-9115
(FAX) 836-9117

Clinton L. Rippy

Clinton L. Rippy
Registered Professional
Land Surveyor No. 1926

TRACT D

THE RIPPY SURVEYING CO., INC.

(512) 836-9115 phone

(512) 836-9117 fax

Mailing Address:

P.O. Box 15182

Texas 78761

EXHIBIT C

Office Address:

8216 Georgian Drive Austin,

Austin, Texas

FIELD NOTES describing 3.108 acres of land shown as a drainage easement out of Tract "A" Tanglewild Estates No. 2 of record in Plat Book volume 77, page 352 of the Travis County, Texas Plat Records, said 3.108 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the most northerly corner of the above said Tract "A", same point being the most northerly corner of the 3.108 acre drainage easement herein described;

THENCE with the northeast line of the above said Tract "A" same line being the south line of Valley View Estates a subdivision plat recorded in Plat Book volume 59, page 81 of the Travis County, Texas Plat Records South 60°14' East a distance of 40.0 feet to a point at a bend in the above said drainage easement;

THENCE leaving the northeast line of the above said Tract "A" and with the east line of the herein described drainage easement labeled 100 year as shown on the above said plat of Tanglewild Estates No. 2, said line crossing the above said Tract "A" the following four(4) courses:

- 1) South 36°00' East a distance of 124.00 feet to a bend in said drainage easement;
- 2) South 15°00' East a distance of 70.00 feet to a bend in said drainage easement;
- 3) South 36°44' East a distance of 226.60 feet to a bend in said drainage easement;
- 4) South 53°00' East a distance of 72.00 feet to point for the most easterly corner of the 3.108 acre tract herein described, said point being in the southeast line of the above said Tract "A", said point being also South 30°27' West a distance of 200 feet from the northeast corner of the above said Tract "A";

THENCE with the southeast line of the above said Tract "A" the following three(3) courses;

- 1) South 30°27' West a distance of 42.80 feet to a bend in the above said east line;
- 2) South 34°54' West a distance of 148.00 feet to a bend in the above said east line;
- 3) South 67°40' West a distance of 153.70 feet to the most southerly point of the above said Tract "A", same point being the most southerly point of the 3.108 acre tract herein described;

THENCE with the southwest line of the above said Tract "A", same line being the northeast line of Lot 1 Tangle Wild Estates a subdivision plat recorded in Plat Book volume 60, page 56 of the Travis County, Texas Plat Records, same line being also the southwest line of the above said 3.108 acre tract herein described North 58°23'00" West a distance of 102.00 feet;


THENCE leaving said southwest line of the above said Tract "A", and crossing through the above said Tract "A", and with the west line of a drainage easement labeled 100 year shown on the above said plat of Tanglewild Estates No. 2 the following three(3) courses:

- 1) North 1°00' East a distance of 134.20 feet to a bend in said drainage easement;
- 2) North 12°43' West a distance of 237.26 feet to a bend in said drainage easement;

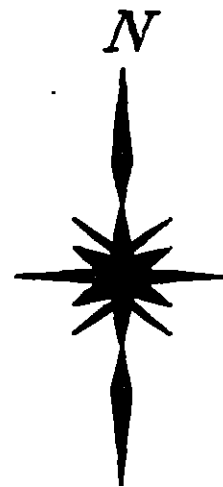
3) North $33^{\circ}00'$ West a distance of 56.00 feet to a point in the west line of the above said Tract "A", same line being also the east Right-of-Way line of Running Bird Lane;

THENCE North $30^{\circ}43'$ East a distance of 190.00 feet to the point of beginning containing 3.108 Acres, more or less.

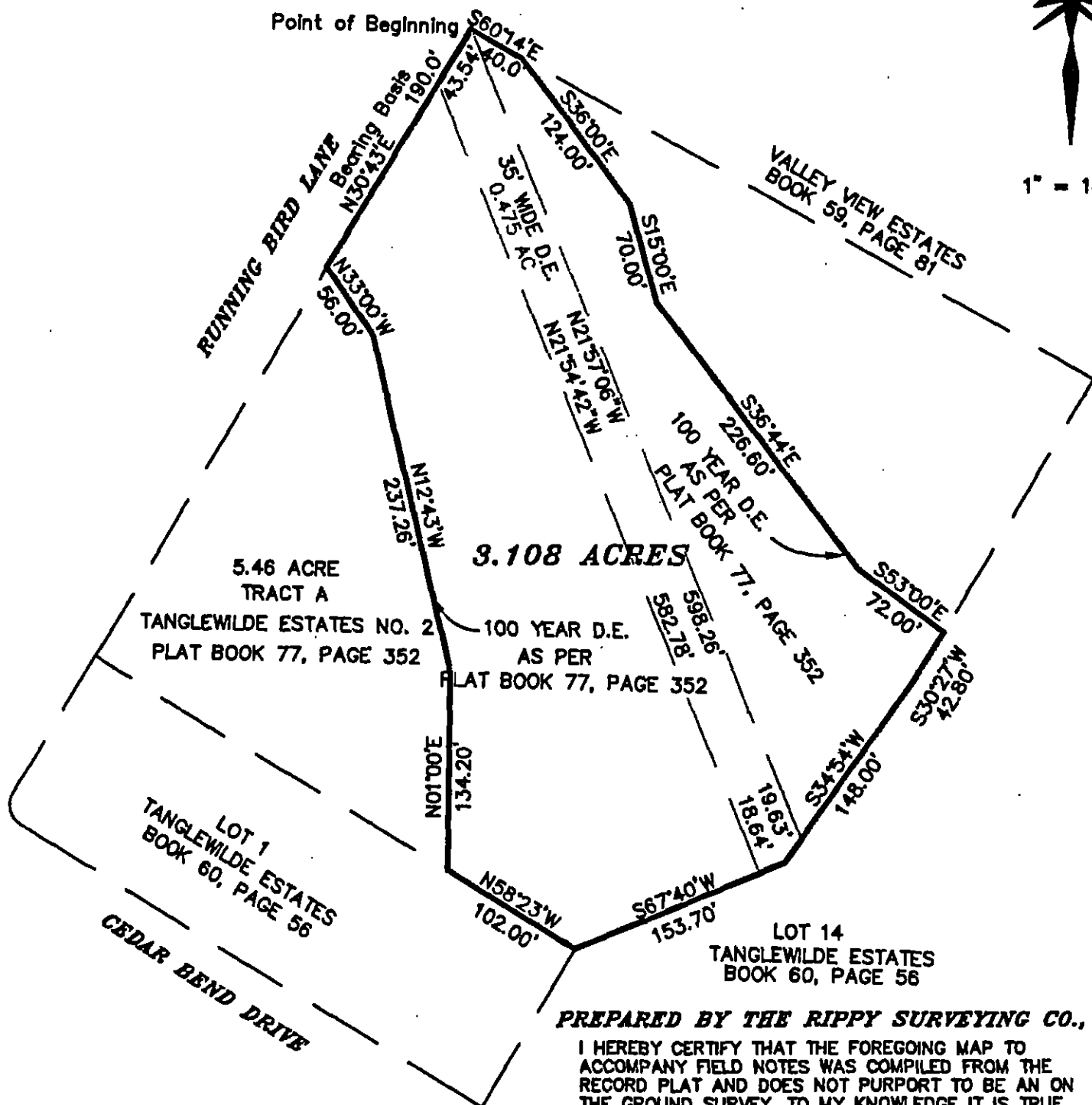
I hereby certify that the foregoing notes represent the results of a survey compiled from the record subdivision plat and does not purport to be the results of a survey made on the ground. They were compiled under my supervision according to law, they are true and correct to the best of my knowledge, this the 27th day of October 2005.


Clinton L. Rippey
Registered Professional Land Surveyor
No. 1926

**MAP TO ACCOMPANY FIELDNOTES DESCRIBING
3.108 ACRES OF LAND OUT OF TRACT A
TANGLEWILDE ESTATES NO. 2 OF RECORD
IN PLAT BOOK VOLUME 77, PAGE 352 OF
THE TRAVIS COUNTY TEXAS, PLAT RECORDS.**



1" = 100'



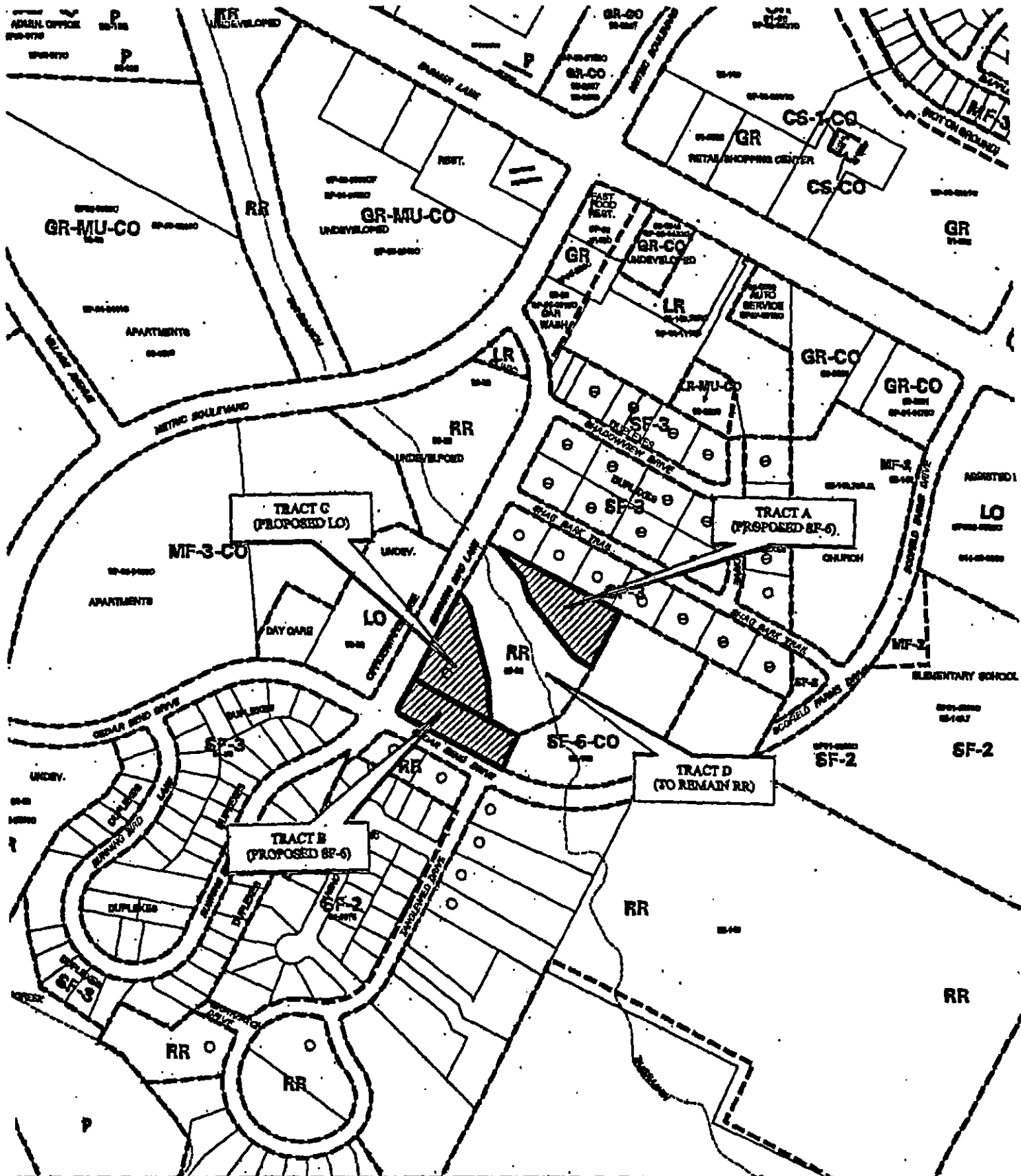
PREPARED BY THE RIPPY SURVEYING CO., INC.

I HEREBY CERTIFY THAT THE FOREGOING MAP TO
ACCOMPANY FIELD NOTES WAS COMPILED FROM THE
RECORD PLAT AND DOES NOT PURPORT TO BE AN ON
THE GROUND SURVEY. TO MY KNOWLEDGE IT IS TRUE
AND CORRECT THIS THE 27TH DAY OF OCTOBER, 2005.

Mailing Address:
P.O. Box 15182
Austin, Texas 78761
Office Address:
8216 Georgian Drive
Austin, Texas
(512) 836-9115
(FAX) 836-9117

Clinton L. Rippy

Clinton L. Rippy
Registered Professional
Land Surveyor No. 1926



	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: J. ROUGELIN</p>	<p align="center">ZONING EXHIBIT D</p> <p>CASE #: C14-05-0016</p> <p>ADDRESS: 12251 RUNNING BIRD LANE</p> <p>SUBJECT AREA (acres): 4.431</p> <p>DATE: 08-11</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>L34</p>
--	---	--	--