

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE  
2 PROPERTY LOCATED AT 8001 AND 8111 SOUTH I.H. 35 SERVICE ROAD  
3 NORTHBOUND AND CHANGING THE ZONING MAP FROM INTERIM-  
4 RURAL RESIDENCE (I-RR) DISTRICT AND GENERAL OFFICE (GO)  
5 DISTRICT TO MULTI FAMILY RESIDENCE MEDIUM DENSITY (MF-3)  
6 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 interim-rural residence (I-RR) district and general office  
12 (GO) district to multi family residence medium density (MF-3) district on the property  
13 described in Zoning Case No. C14-2013-0089, on file at the Planning and Development  
14 Review Department, as follows:

15  
16 37.51 acre tract of land being a portion of Lot 2, Block A, Marbella Subdivision,  
17 the 37.51 acre tract of land being more particularly described by metes and bounds  
18 in Exhibit "A" attached; and,  
19

20 Lot 1, Block A, Marbella Subdivision, a subdivision in the City of Austin, Travis  
21 County, Texas, according to the map or plat of record in Document No. 201200065  
22 of the Official Public Records of Travis County, Texas cumulatively referred to as  
23 (the "Property"),  
24

25 locally known as 8001 and 8111 South I.H. 35 Service Road Northbound in the City of  
26 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".  
27  
28

1 **PART 2.** This ordinance takes effect on \_\_\_\_\_, 2013.  
2  
3

4 **PASSED AND APPROVED**  
5

6 §  
7 §  
8 \_\_\_\_\_, 2013 § \_\_\_\_\_  
9

10 Lee Leffingwell  
11 Mayor  
12

13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
14 Karen M. Kennard Jannette S. Goodall  
15 City Attorney City Clerk

DESCRIPTION

DESCRIBING A TRACT OF LAND CONTAINING 37.51 ACRES BEING A PORTION OF LOT 2, BLOCK A, MARBELLA SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 201200065, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 37.51 ACRES BEING A PORTION OF THAT CERTAIN 178.38 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO KALOGRIDIS AND KALOGRIDIS DEVELOPMENT, LLC, EXECUTED ON NOVEMBER 5, 2009 AND RECORDED IN DOCUMENT NUMBER 2009186560, OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 37.51 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at point at the west corner of said Lot 2, same being at the north corner of Lot A, Resubdivision of Lot 4E of the subdivision of the Mrs. Rosa J. Spillmann Estate (hereinafter referred to as "Resubdivision"), a subdivision recorded in Book 75 Page 371, Plat Records of said County and in the southeast right-of-way line of IH 35 (R.O.W. varies);

THENCE, with the northwest line of said Lot 2, same being the southeast line of said IH 35, the following two courses:

- 1) N28°25'04"E, 338.80 feet to a point;
- 2) N35°34'09"E, 113.68 feet to a point at the northwest corner of said Lot 2, same being the southwest corner of Lot 1, Block A of said Marbella Subdivision;

THENCE, with the northeast line of said Lot 2, same being the southwest line of said Lot 1, the following twelve courses:

- 1) S61°56'38"E, 49.19 feet to a point;
- 2) S26°18'44"E, 244.72 feet to a point;
- 3) S39°17'53"E, 404.79 feet to a point;
- 4) S09°35'49"E, 254.58 feet to a point;
- 5) S49°09'00"E, 279.50 feet to a point;
- 6) S61°02'49"E, 178.30 feet to a point;
- 7) S22°53'06"E, 40.05 feet to a point;
- 8) N67°06'54"E, 62.10 feet to a point;
- 9) S62°58'52"E, 352.57 feet to a point;
- 10) S40°28'52"E, 46.41 feet to a point;
- 11) S67°07'26"E, 826.66 feet to a point;
- 12) S80°00'14"E, 275.69 feet to a point at an interior corner of said Lot 2, same being the southeast corner of said Lot 1;

THENCE, through the interior of said Lot 2, S00°08'59"W, 237.73 feet to a point in a south line of said Lot 2, same being the north line of Lot B, Southerland Addition, a subdivision recorded in Book 62 Page 67, Plat Records of said County;

FN #1163  
UDG #12-692

MARBELLA  
ZONING  
TRAVIS COUNTY, TEXAS

THENCE, with a south line of said Lot 2, same being the north line of said Lot B, N89°51'01"W, 280.02 feet to a point at the northwest corner of said Lot B, same being a northeast corner of said 178.38 acre tract;

THENCE, with a south line of said Lot 2, same being a north line of said 178.38 acre tract, N89°49'23"W, 45.11 feet to a point at an interior corner of said 178.38 acre tract;

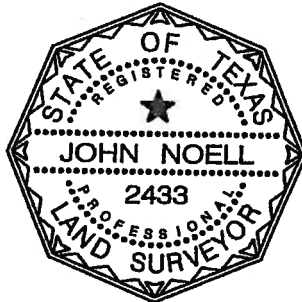
THENCE, with a south line of said Lot 2, same being through the interior of said 178.38 acre tract, S89°32'39"W, 572.82 feet to a point at an interior corner of said Lot 2, same being the northeast corner of that 43.541 acre tract of land described in a deed to Marbella Development as recorded in Document Number 2008049267, Official Public Records of said County;

THENCE, with a south line of said Lot 2, same being the north line of said 43.541 acre tract, S89°56'27"W, 898.10 feet to a point at the southwest corner of said Lot 2, same being an east corner of Lot 3F of the subdivision of Mrs. Rosa J. Spillmann Estate, a subdivision recorded in Book 8 Page 15, Plat Records of said County;

THENCE, with a southwest line of said Lot 2, same being the northeast line of said Lot 4F, N24°55'29"W, 839.67 feet to a point at the north corner of said Lot 4F, same being the east corner of Lot B of said "Resubdivision";

THENCE, with a southwest line of said Lot 2, same being the northeast line of said "Resubdivision", N24°53'38"W, 819.94 feet to the POINT OF BEGINNING and containing 37.51 acres of land.

Field Notes Prepared by:  
URBAN DESIGN GROUP  
3660 Stoneridge Road, # E101  
Austin, Texas 78746  
(512) 347-0040

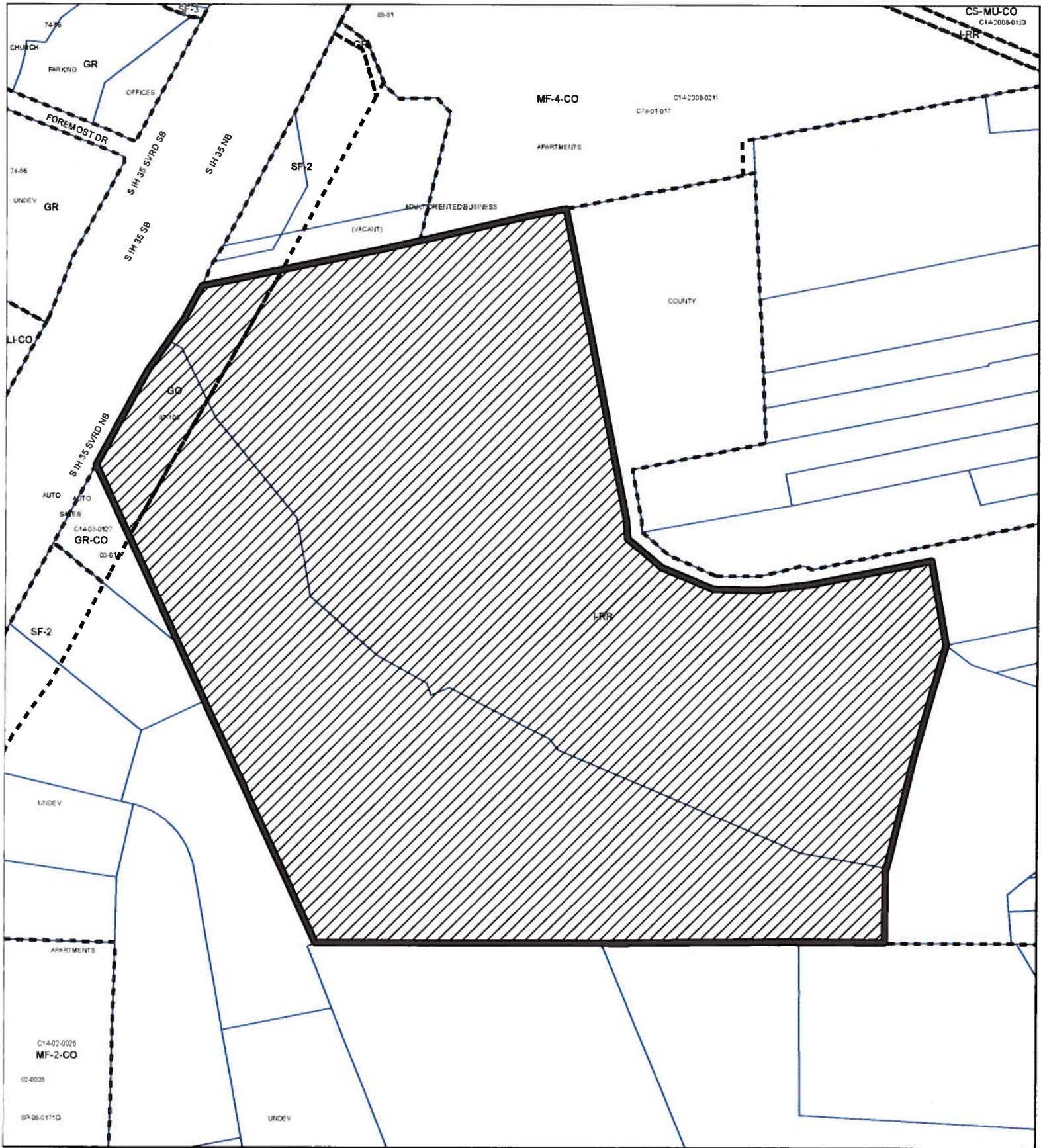





  
John Noell, R.P.L.S. #2433

Date: 5.21.13

Bearing Basis: Marbella Subdivision, Document Number 201200065, Official Public Records, Travis County, Texas.

SCANNED



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2013-0089**

**EXHIBIT B**

1" = 400'

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.

