

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

1 AN ORDINANCE AMENDING ORDINANCE NO. 030731-Z-3 TO REZONE AND  
2 CHANGE THE ZONING MAP FROM MAJOR INDUSTRIAL PLANNED  
3 DEVELOPMENT AREA (MI-PDA) COMBINING DISTRICT TO MAJOR  
4 INDUSTRIAL PLANNED DEVELOPMENT AREA (MI-PDA) COMBINING  
5 DISTRICT FOR PROPERTY GENERALLY KNOWN AS THE DOMAIN-  
6 ENDEAVOR PROJECT LOCATED AT 3201 ESPERANZA CROSSING.

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

10 **PART 1.** The planned development area ("Domain Project") is comprised of property  
11 originally known as the Domain planned development area ("Domain PDA"). On July 31,  
12 2003, the Domain PDA was approved under Ordinance No. 030731-Z-3. Each designated  
13 planned development area over time has been modified under amendments to the original  
14 ordinance. These ordinances are: Ordinance No. 041216-Z-5a, Ordinance No. 20061005-  
15 044, Ordinance No. 20070412-024, Ordinance No. 20071101-056, Ordinance No.  
16 20081106-083, Ordinance No. 20101014-047, Ordinance No. 20101014-048, Ordinance  
17 No. 20120628-127 and Ordinance No. 20131212-120. This ordinance affects  
18 approximately 0.084 of an acre out of the Domain Project as described in Part 2 below and  
19 known as the Domain-Endeavor Project.  
20

21 **PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to  
22 change the base district from major industrial planned development area (MI-PDA)  
23 combining district to major industrial planned development area (MI-PDA) combining  
24 district on the property described in Zoning Case No. C14-2014-0062, on file at the  
25 Planning Development and Review Department, as follows:  
26

27 A 0.084 acre tract of land, more or less, being a portion of Lot 2-B, Block "A",  
28 Resubdivision of Lot 2, Block "A", Domain Section 2 Subdivision the tract of land  
29 being more particularly described by metes and bounds in Exhibit "A"  
30 incorporated into this ordinance (the "Property"),  
31

32 locally known as 3201 Esperanza Crossing, in the City of Austin, Travis County, Texas  
33 and generally identified in the map attached as Exhibit "B".  
34  
35

1 **PART 3.** Development of the Property is subject to the limitation and condition set forth  
2 below.

3  
4 A cocktail lounge use is a permitted use on the Property.

5  
6 **PART 4.** The provisions in Ordinance No. 030731-Z-3, as amended, apply to the Property  
7 except as otherwise provided in this ordinance.

8  
9 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2014.

10  
11 **PASSED AND APPROVED**

12  
13 §  
14 §  
15 \_\_\_\_\_, 2014 § \_\_\_\_\_

16 Lee Leffingwell  
17 Mayor

18  
19  
20 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
21 Karen M. Kennard Jannette S. Goodall  
22 City Attorney City Clerk

EXHIBIT "A"

SLR AUSTIN DOMAIN I, LLC

0.084 ACRE  
DOMAIN SECTION 2 SUBDIVISION  
STREETLIGHTS RESIDENTIAL

FN. NO. 14-118(MJR)  
MARCH 31, 2014  
BPI JOB NO. R010988310001

DESCRIPTION

OF 0.084 ACRE OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2-B, BLOCK "A", RESUBDIVISION OF LOT 2, BLOCK "A", DOMAIN SECTION 2 SUBDIVISION, OF RECORD IN DOCUMENT NO. 200700203 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 2-B HAVING BEEN CONVEYED TO SLR AUSTIN DOMAIN I, LLC, A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2011184000 OF SAID OFFICIAL PUBLIC RECORDS; SAID 0.084 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

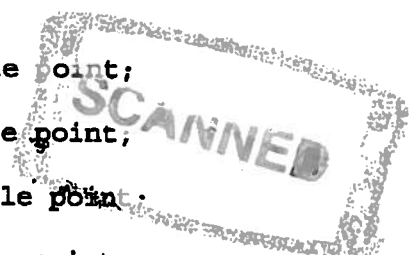
COMMENCING, at a PK nail found in in the easterly line of Lot 3A, Block "A" The Domain Shopping Center Section 2, a subdivision of record in Document No. 200800026 of said Official Public Records, being the northwesterly corner of said Lot 2-B;

THENCE, S55°27'38"E, leaving the easterly line of said Lot 3A, over and across said Lot 2-B, a distance of 106.88 feet to a point in the northerly wall of a Stone and Stucco building for the POINT OF BEGINNING, and northwesterly corner hereof;

THENCE, S71°57'48"E, along a portion of the northerly wall of said building, continuing over and across said Lot 2-B, for the northerly line hereof, a distance of 49.10 feet, for the northeasterly corner hereof from which a PK Nail found for the northeasterly corner of said Lot 2-B bears S81°40'18"E a distance of 66.79 feet;

THENCE, continuing over and across said Lot 2-B, for the irregular easterly, southerly, and westerly lines hereof, the following nineteen (19) courses and distances:

- 1) S18°02'12"W a distance of 9.93 feet to an angle point;
- 2) S71°57'48"E a distance of 4.94 feet to an angle point;
- 3) S18°02'12"W a distance of 16.14 feet to an angle point;
- 4) N71°57'48"W a distance of 2.08 feet to an angle point;
- 5) S18°02'12"W a distance of 10.67 feet to an angle point;
- 6) S71°57'48"E a distance of 0.58 feet to an angle point;
- 7) S18°02'12"W a distance of 21.51 feet to the southeasterly corner hereof;




FN. NO. 14-118(MJR)  
MARCH 31, 2014  
PAGE 2 OF 2

- 8) N71°56'35"W a distance of 58.96 feet to an angle point;
- 9) S18°02'12"W a distance of 2.39 feet to an angle point;
- 10) N71°57'48"W a distance of 9.51 feet to the southwesterly corner hereof;
- 11) N18°02'31"E a distance of 17.21 feet to an angle point;
- 12) S71°57'48"E a distance of 3.44 feet to an angle point;
- 13) N18°02'12"E a distance of 9.37 feet to an angle point;
- 14) N71°57'48"W a distance of 19.74 feet to an angle point;
- 15) N18°02'12"E a distance of 5.27 feet to an angle point;
- 16) S71°57'48"E a distance of 20.88 feet to an angle point;
- 17) N18°02'12"E a distance of 10.49 feet to an angle point;
- 18) S71°57'48"E a distance of 18.77 feet to an angle point;
- 19) N04°04'51"W a distance of 19.72 feet to the POINT OF BEGINNING, and containing an area of 0.084 acre (3,641 square feet) of land, more or less, within these metes and bounds.

**BEARING BASIS:** THE BASIS OF BEARINGS SHOWN HEREON IS TEXAS STATE PLANE COORDINATES CENTRAL ZONE (HARN-NAD83)

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY-AUS, INC.  
221 WEST SIXTH STREET  
SUITE 600  
AUSTIN, TEXAS 78701

  
JOHN T. BILNOSKI  
R.P.L.S. NO. 4998  
STATE OF TEXAS  
TBPLS # F-10107500



REFERENCES

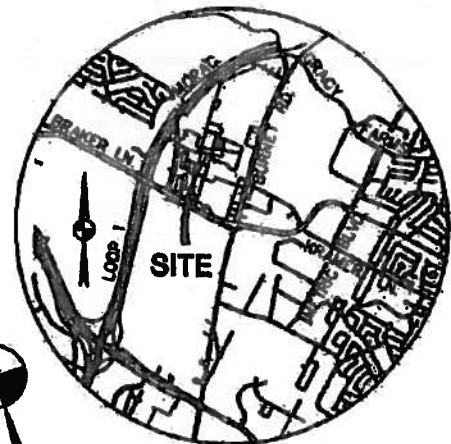
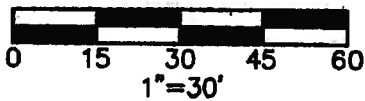
TCAD PARCEL NO. 0256081002  
CITY GRID - K33

# LINE TABLE

| NO. | BEARING     | DISTANCE |
|-----|-------------|----------|
| L1  | S71°57'48"E | 49.10'   |
| L2  | S18°02'12"W | 9.93'    |
| L3  | S71°57'48"E | 4.94'    |
| L4  | S18°02'12"W | 16.14'   |
| L5  | N71°57'48"W | 2.08'    |
| L6  | S18°02'12"W | 10.67'   |
| L7  | S71°57'48"E | 0.58'    |
| L8  | S18°02'12"W | 21.51'   |
| L9  | N71°56'35"W | 58.96'   |
| L10 | S18°02'12"W | 2.39'    |
| L11 | N71°57'48"W | 9.51'    |
| L12 | N18°02'31"E | 17.21'   |
| L13 | S71°57'48"E | 3.44'    |
| L14 | N18°02'12"E | 9.37'    |
| L15 | N71°57'48"W | 19.74'   |
| L16 | N18°02'12"E | 5.27'    |
| L17 | S71°57'48"E | 20.88'   |
| L18 | N18°02'12"E | 10.49'   |
| L19 | S71°57'48"E | 18.77'   |
| L20 | N04°04'51"W | 19.72'   |

## LEGEND

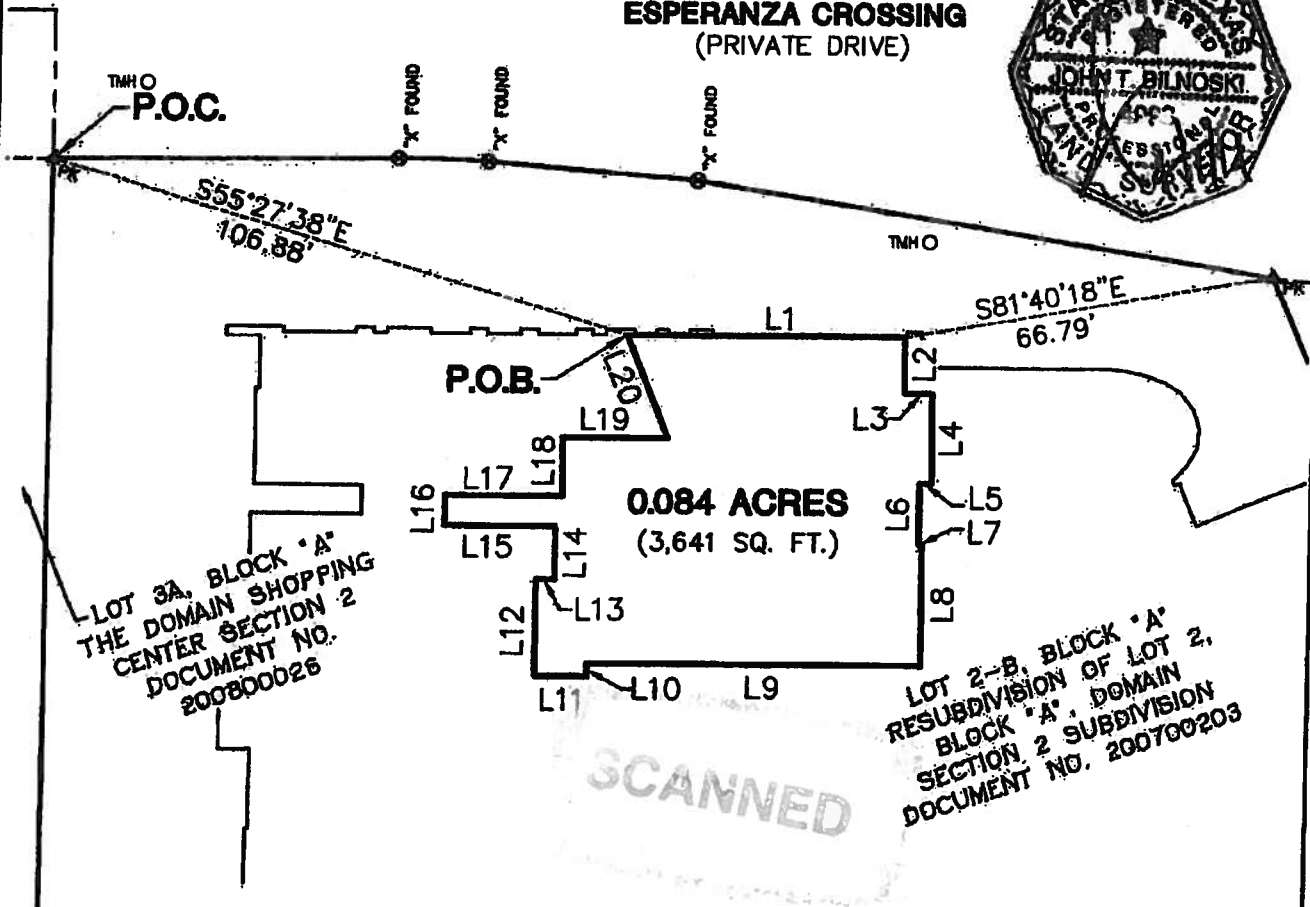
- CAP 1/2" IRON ROD FOUND WITH CAP
- ▲ PK PK NAIL FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



VICINITY MAP  
(N.T.S.)



## ESPERANZA CROSSING (PRIVATE DRIVE)



# BURY

221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-1046 TBPLS # F-10107500  
Copyright © 2014

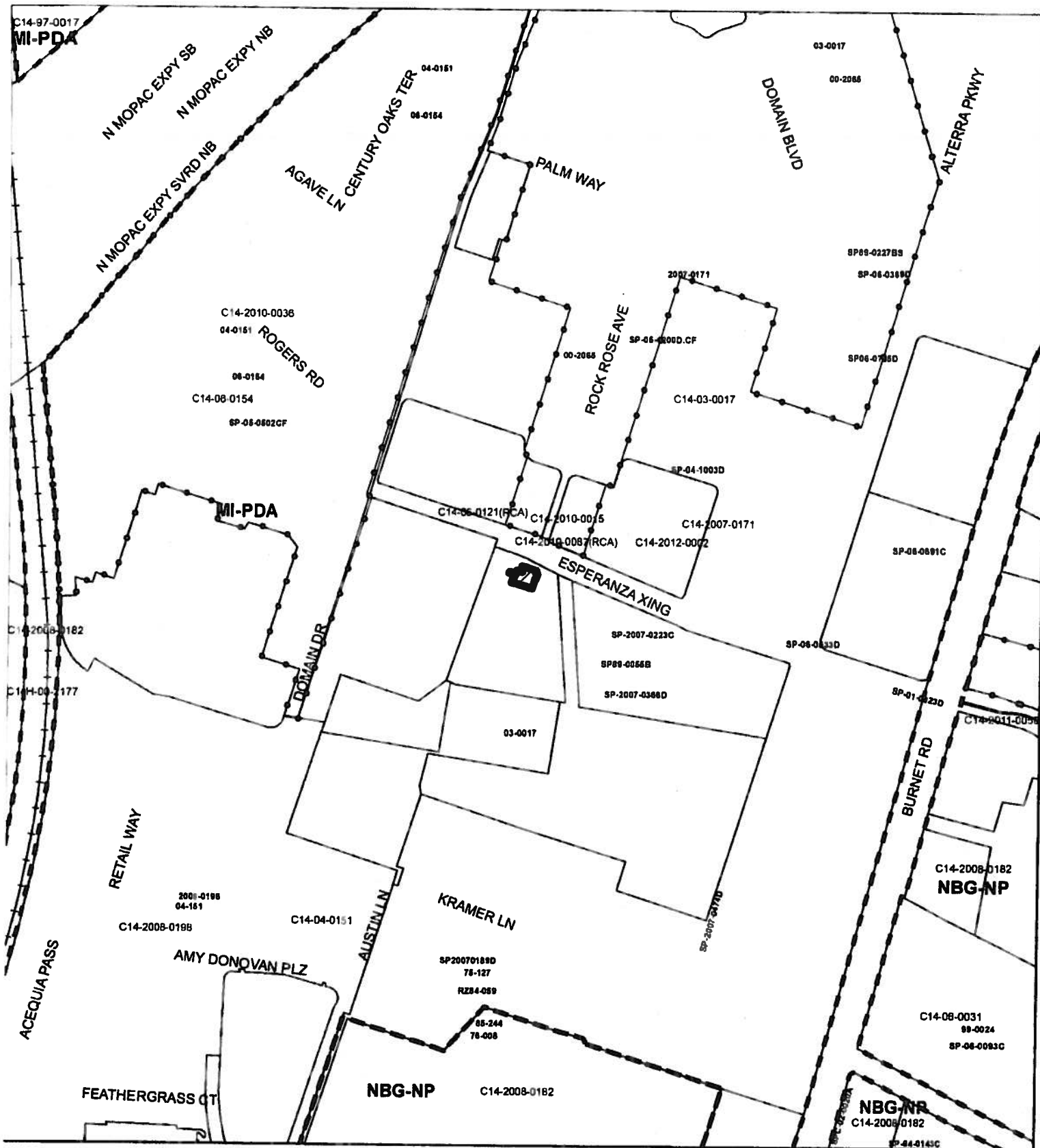
**SKETCH TO ACCOMPANY DESCRIPTION**  
OF A 0.084 ACRE PORTION OF LOT 2-B, BLOCK "A" OF  
THE RESUBDIVISION OR LOT 2, BLOCK "A", DOMAIN SECTION  
2 SUBDIVISION, OF RECORD IN DOCUMENT NO. 200700203  
OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,  
TEXAS.




**STREETLIGHTS  
RESIDENTIAL**

**SHEET 1 OF 1**

DATE: 03/31/14 FILE: H:\109883\001\109883001EX9.DWG FN No.: 14-118(MJR) DRAWN BY: MJR PROJ. No: R010988310001

H:\109883\001\109883001EX9.dwg Apr 1, 14 9:54 AM by: jholland



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
CASE#: C14-2014-0062

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.