

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY KNOWN AS THE LEANDER REHABILITATION CENTER PLANNED UNIT DEVELOPMENT PROJECT LOCATED ALONG NORTH F.M. 620 ROAD.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Leander Rehabilitation Center ("Leander Rehabilitation PUD") is comprised of approximately 446 acres of land located generally along North F.M. 620 Road, northeast of its intersection with U.S. 183 in Williamson County. This ordinance amends 14.10 acres of the Leander Rehabilitation PUD and is more particularly described by metes and bounds in Exhibit "A" (the "Property").

**PART 2.** The Leander Rehabilitation PUD was approved by the Texas General Land Office on January 16, 1998 by Order of the Special Board of Review (the "Original Order") and amended by the Second Order of the Special Board of Review on February 25, 1998, the Notice of Development Plan Revision in Lieu of Third Order of the Special Board of Review on September 20, 2010, Ordinance No. 20080327-053, Ordinance No. 20090402-050, and eight administrative amendments approved by the director of Planning and Development Review Department.

**PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on approximately 14.10 acres of land, described in Zoning Case No. C814-97-0001.11, on file at the Planning and Development Review Department and generally located along North F.M. 620 Road, in the City of Austin, Williamson County, Texas and generally identified on the map attached as Exhibit "B".

**PART 4.** Development of and uses within the Leander Rehabilitation PUD shall conform to the limitations and conditions set forth in the Original Order and subsequent amendments. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise specifically provided by this ordinance, development within the Leander Rehabilitation PUD is subject to the rules, regulations, and ordinances of the City.

**PART 5.** The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A: Legal description

Exhibit B: Zoning map

Exhibit C: Land Use Plan

**PART 6.** The Land Use Plan attached as Exhibit A to Exhibit B in the Original Order, as amended, is withdrawn and replaced by the revised Land Use Plan attached to this ordinance as Exhibit "C", to add the following note:

12. The minimum off-street parking requirement for parcels CRE-8 and CRE-9 is prescribed by City of Austin Land Development Code Section 25-6-611 (*Parking Requirements for a Transit Oriented Development District*), up to a 6.1 percent reduction.

**PART 7.** This ordinance takes effect on \_\_\_\_\_, 2014.

**PASSED AND APPROVED**

§  
§  
§

\_\_\_\_\_, 2014

\_\_\_\_\_  
Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Karen M. Kennard  
City Attorney

Jannette S. Goodall  
City Clerk

14.101 ACRES  
DIVERSIFIED REAL ESTATE GROUP  
PRESIDIO PHASE ONE PLAT

FN.NO. 13-399(KWA)  
AUGUST 31, 2013  
BPI JOB NO. R010988310012

**DESCRIPTION**

OF 14.101 ACRES OF LAND OUT OF THE RACHEL SAUL SURVEY ABSTRACT NO. 551, SITUATED IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 128.71 ACRE TRACT OF LAND HAVING BEEN CONVEYED TO SONMAR OF PHOENIX, LLC ET. AL. BY DEED OF RECORD IN DOCUMENT NO. 2007054347 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 14.101 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod with "Bury+Partners cap set in the curving southerly right-of-way line of the future Lakeline Mall Drive (90' R.O.W.), not yet of record, for the northeasterly corner hereof, from which a 1/2 inch iron rod with "Carter&Burgess" cap found on the curving southerly right-of-way line of said future Lakeline Mall Drive, bears along a curve to the left having a radius of 955.00 feet, a central angle of 06°15'09", an arc length of 104.21 feet, and a chord which bears, S86°02'58"E, a distance of 104.16 feet;

**THENCE**, leaving said southerly right-of-way line of future Lakeline Mall Drive, over an across said 128.71 acre tract, for the easterly, southerly and westerly lines hereof, the following eight (8) courses and distances:

- 1) S17°34'48"E a distance of 376.47 feet to a 1/2 inch iron rod with "Bury+Partners" cap set for an angle point;
- 2) S02°06'48"W a distance of 117.62 feet to a 1/2 inch iron rod with "Bury+Partners" cap set for an angle point;
- 3) S20°41'41"E a distance of 684.12 feet to a 1/2 inch iron rod with "Bury+Partners" cap set for the southeasterly corner hereof;
- 4) S69°18'19"W a distance of 317.76 feet to a 1/2 inch iron rod with "Bury+Partners" cap set for the southwesterly corner hereof and the point of curvature of a non-tangent curve to the left;
- 5) Along said non-tangent curve to the left having a radius of 1165.00 feet, a central angle of 12°04'58", an arc length of 245.68 feet, and a chord which bears, N33°27'31"W, a distance of 245.23 feet to a 1/2 inch iron rod with "Bury+Partners" cap set for the end of said curve;
- 6) N39°30'00"W a distance of 471.73 feet to a 1/2 inch iron rod with "Bury+Partners" cap set for the point of beginning of a tangent curve to the right;

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- 7) Along said tangent curve to the right, having a radius of 1085.00 feet, a central angle of  $22^{\circ}21'23''$ , an arc length of 423.36 feet, and a chord which bears,  $N28^{\circ}19'19''W$ , a distance of 420.68 feet to a 1/2 inch iron rod with "Bury+Partners" cap set for the end of said curve;
- 8)  $N17^{\circ}08'38''W$  a distance of 140.67 feet to a 1/2 inch iron rod with "Bury+Partners" cap set in said curving southerly right-of-way line of future Lakeline Mall Drive, for the northwesterly corner hereof;

THENCE, along said southerly right-of-way line future Lakeline Mall Drive, continuing over and across said 128.71 acre tract, for the northerly lines hereof, the following three (3) courses and distances:

- 1) Along a non-tangent curve to the left having a radius of 1045.00 feet, a central angle of  $06^{\circ}27'17''$ , an arc length of 117.73 feet, and a chord which bears,  $N72^{\circ}45'53''E$ , a distance of 117.66 feet to a 1/2 inch iron rod with "Bury+Partners" cap set for the end of said curve;
- 2)  $N69^{\circ}36'49''E$  a distance of 174.00 feet to a 1/2 inch iron rod with "Bury+Partners" cap set for the point of beginning of a non-tangent curve to the right;
- 3) Along said non-tangent curve to the right having a radius of 955.00 feet, a central angle of  $21^{\circ}14'40''$ , an arc length of 354.10 feet, and a chord which bears,  $N80^{\circ}12'08''E$ , a distance of 352.08 feet to the **POINT OF BEGINNING** containing an area of 14.101 acres (614,241 sq. ft.) of land, more or less, within these metes and bounds.

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.

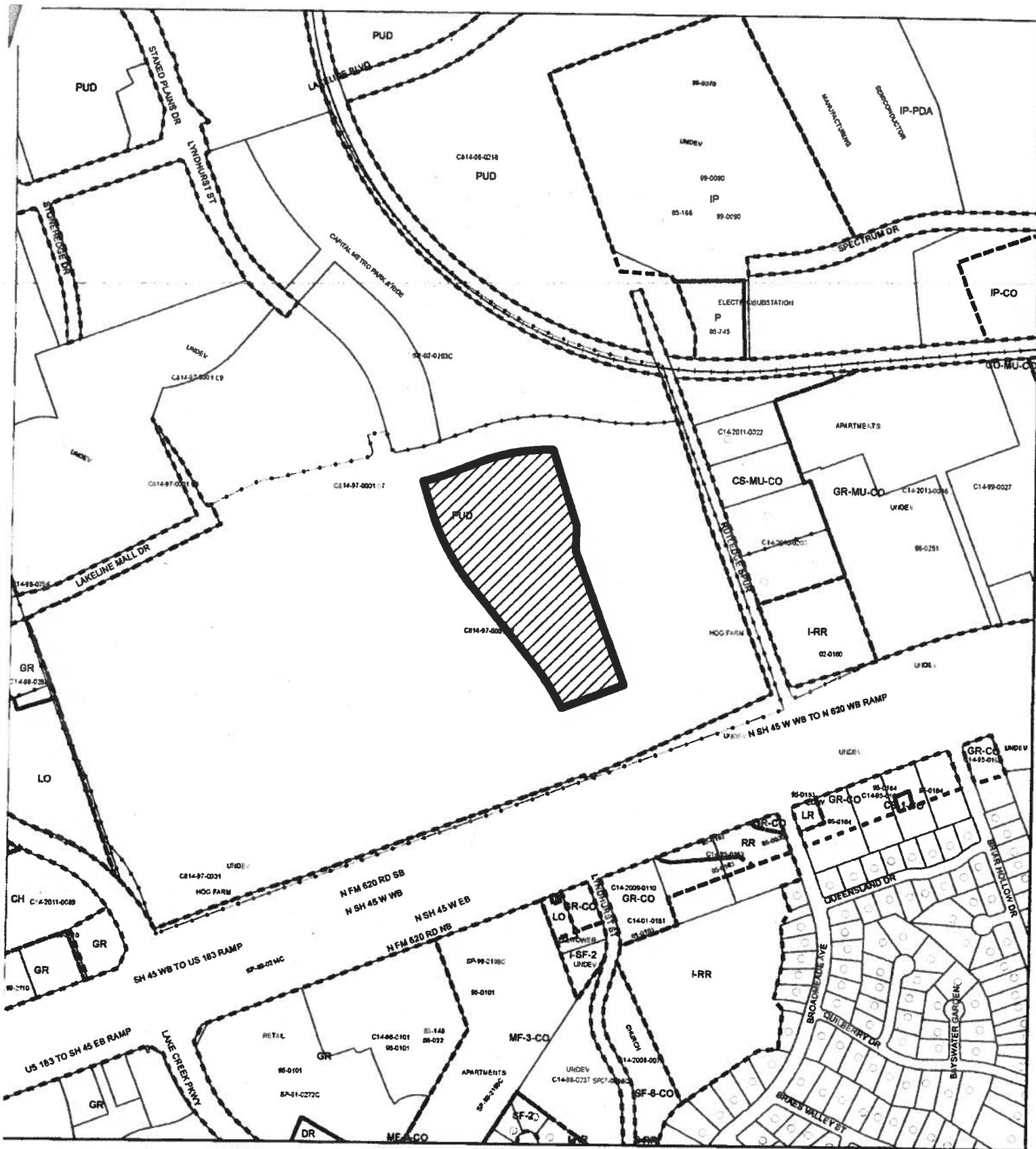
BURY & PARTNERS, INC.  
221 WEST SIXTH STREET  
SUITE 600  
AUSTIN, TEXAS 78701




  
JOHN T. BILNOSKI  
R.L.S. NO. 4998  
STATE OF TEXAS

8/31/13

DATE





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## PLANNED UNIT DEVELOPMENT

### ZONING CASE#: C814-97-0001.11

1" = 600'

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 geograph by the City of Austin regarding specific accuracy or completeness.



Exhibit B



