

**ORDINANCE NO. 20141106-081**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10801 OLD SAN ANTONIO ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-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 interim-rural residence (I-RR) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property (the "Property"), described in Zoning Case No. C14-2014-0077, on file at the Planning and Development Review Department, as follows:

0.33 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24 and the Stephen F. Slaughter Survey No. 1, Abstract No. 20, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and;

Lot A, Morris Dale Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 14, Page 17 of the Plat Records of Travis County, Texas

locally known as 10801 Old San Antonio Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

A site plan or building permit for the Property 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 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, the mixed use combining district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on November 17, 2014.

**PASSED AND APPROVED**

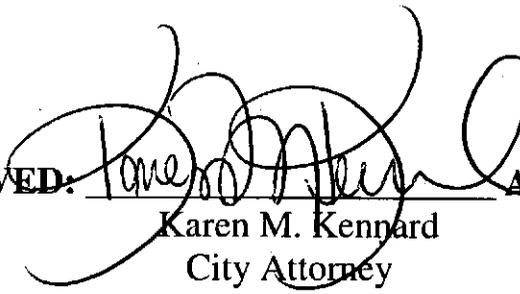
November 6, 2014

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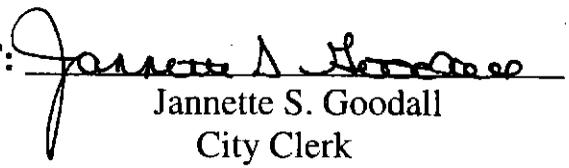
Lee Leffingwell  
Mayor

**APPROVED:**



Karen M. Kennard  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

## METES AND BOUNDS

FIELD NOTES DESCRIBING 0.335 ACRES OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24 AND THE STEPHEN F. SLAUGHTER SURVEY NO. 1, ABSTRACT NO. 20, IN TRAVIS COUNTY, TEXAS, AND BEING PART OF THAT 1.601 ACRE TRACT CONVEYED TO WHOLE LIFE LEARNING CENTER BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012133464, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron pipe found in the east right of way line of Old San Antonio Road, same being the northwest corner of Tract B, and the southwest corner of Tract A, Morris Dale Subdivision, a subdivision of record in Volume 14, Page 17, Plat Records, Travis County, Texas;

THENCE along the west property line of the said Tract A N 08° 11' 49" E, 156.94 feet to a capped ½" iron rod set for the northwest corner of Tract A, same being the west corner and the **Place of Beginning** of the herein described said 0.335 acre tract;

THENCE along the north line of the said 0.335 acre tract and the south line of a tract conveyed to the Austin Independent School District (AISD) in Volume 12771, Page 954, of the Real Property Records, Travis County, Texas, S 70° 01' 26" E, 414.14 feet to a capped ½" iron rod found in the west line of a tract conveyed to the Riddell Family, L.P. in Volume 12246, Page 585, Real Property Records, Travis County, Texas, for the southeast corner of the said AISD tract and the northeast corner hereof;

THENCE along the east line of the herein described tract and the west line of the said Riddell tract S 32° 15' 13" W, 72.12 feet to a ½" iron pipe found for the northeast corner of the said Tract A and the southeast corner hereof, from which a ½" iron pipe found for the southeast corner of said Tract A and the northeast corner of said Tract B bears S 32° 04' 42" W, a distance of 150.44 feet;

THENCE along the north line of the said Tract A and the south line of the herein described tract N 60° 00' 13" W, 404.99 feet to the **Place of Beginning**, containing 0.335 acres of land, more or less.

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.

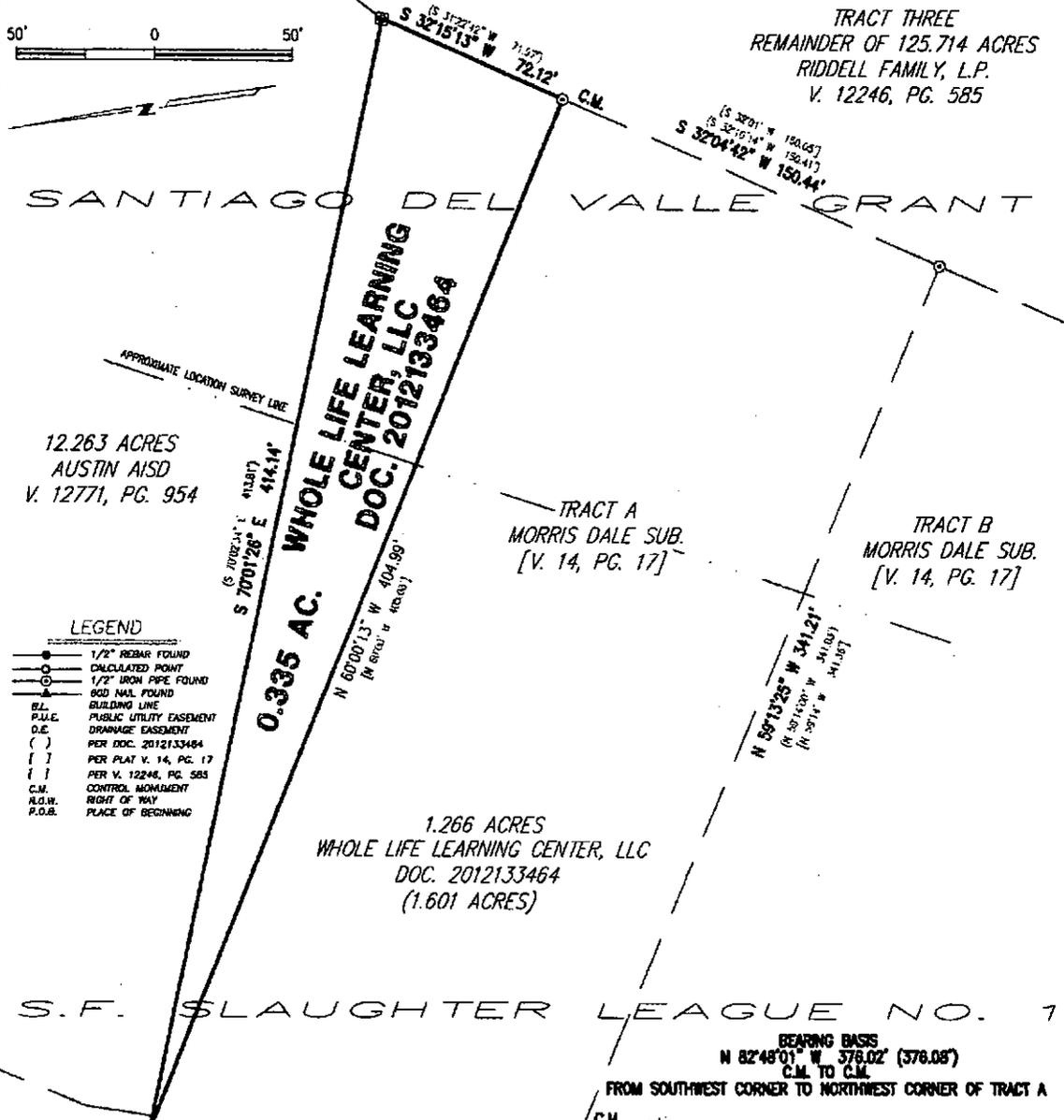
  
Victor M. Garza RPLS 4740

10-2-14  
Date:

B & G Surveying, Inc.  
1404 W. North Loop Blvd.  
Austin, Texas 78756  
Phone (512) 458-6969  
[www.bandgsurveying.com](http://www.bandgsurveying.com)  
B0911514\_TA



# SKETCH TO ACCOMPANY METES AND BOUNDS



TRACT THREE  
REMAINDER OF 125.714 ACRES  
RIDDELL FAMILY, L.P.  
V. 12246, PG. 585

12.263 ACRES  
AUSTIN AISD  
V. 12771, PG. 954

TRACT A  
MORRIS DALE SUB.  
[V. 14, PG. 17]

TRACT B  
MORRIS DALE SUB.  
[V. 14, PG. 17]

0.335 AC.  
WHOLE LIFE LEARNING  
CENTER, LLC  
DOC. 2012133464

1.266 ACRES  
WHOLE LIFE LEARNING CENTER, LLC  
DOC. 2012133464  
(1.601 ACRES)

- LEGEND**
- 1/2" REBAR FOUND
  - CALCULATED POINT
  - 1/2" IRON PIPE FOUND
  - 600 NAIL FOUND
  - BL. BUILDING LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - ( ) PER DOC. 2012133464
  - [ ] PER PLAY V. 14, PG. 17
  - [ ] PER V. 12246, PG. 585
  - C.M. CONTROL MONUMENT
  - R.O.W. RIGHT OF WAY
  - P.O.B. PLACE OF BEGINNING

P.O.B. N 08°11'49" E 156.94'  
(N 08°09'51" E 156.95')  
(N 08°10' E 156.88')

**OLD SAN ANTONIO ROAD**  
(R.O.W. VARIES)

BEARING BASIS  
N 82°48'01" W 378.02' (378.08')  
C.M. TO C.M.  
FROM SOUTHWEST CORNER TO NORTHWEST CORNER OF TRACT A



**B & G SURVEYING, LLC**  
FIRM REGISTRATION NO. 100363-00  
WWW.BANDGSURVEY.COM  
1404 West North Loop Blvd.  
Austin, Texas 78756  
Office 512\*458-6969, Fax 512\*458-9845



JOB #: 80911514\_TA  
DATE: 09/30/14  
SCALE: 1" = 50'

I, Victor M. Garza, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and sketch were based on an on the ground survey.

10-2-14  
DATE



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2014-0077**



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

1" = 400'