

**ORDINANCE NO. 20150326-047**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 801 WEST WELLS BRANCH PARKWAY FROM INDUSTRIAL PARK-CONDITIONAL OVERLAY (IP-CO) COMBINING DISTRICT AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL (GR) 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 industrial park-conditional overlay (IP-CO) combining district and community commercial-conditional overlay (GR-CO) combining district to community commercial (GR) district on the property described in Zoning Case No. C14-2014-0037, on file at the Planning and Development Review Department, as follows:

16.58 acre tract of land, more or less, out of the L.C. Cunningham Survey, Abstract No. 163 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 801 West Wells Branch Parkway in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on April 6, 2015.


**PASSED AND APPROVED**

\_\_\_\_\_, March 26, 2015

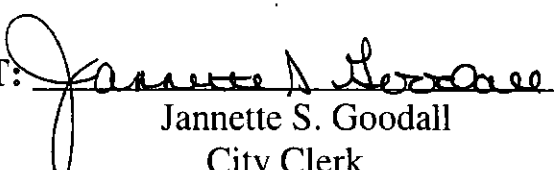
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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
Interim City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

## 16.58 ACRES ZONING

**DESCRIPTION OF A 16.58 ACRE TRACT LOCATED IN THE L.C. CUNNINGHAM SURVEY, ABSTRACT No. 163, LOCATED IN TRAVIS COUNTY, TEXAS, PREPARED BY DELTA SURVEY GROUP, INC. IN FEBRUARY 2014 FOR ZONING PURPOSES ONLY. SAID 16.58 ACRE TRACT BEING A PORTION OF THE REMAINDER OF A 43.906 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2000101898 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. SAID 16.58 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at the northwest corner of said remainder tract, same being the northeast corner of the remainder of Lot 14, Wells Point Commercial, Section 7, a subdivision of record in Volume 86, Page 167A, Official Public Records, Travis County, Texas, also being in the south Right-of-way (ROW) line of Wells Branch Parkway (ROW varies) for the **POINT OF BEGINNING**;

**THENCE** with the south and west ROW line of said Wells Branch Parkway, same being the north and east line of the remainder of said 43.906 acre tract the following four (4) courses and distances:

1. S 56°19'30" E a distance of 454.13 feet to a 'X' found in a concrete sidewalk;
2. with a curve to the right with an arc length of 1098.07 feet, with a radius of 1999.93 feet, with a chord bearing of S 40°34'18" E, with a chord length of 1084.33 feet to a calculated point,
3. S 24°50'53" E a distance of 393.18 feet to an iron rod with "WATERLOO" cap found, and;
4. with a curve to the right with an arc length of 47.10 feet, with a radius of 30.00 feet, with a chord bearing of S 20°09'37" W, with a chord length of 42.41 feet to an iron rod with "WATERLOO" cap found in the north ROW line of Heatherwilde Boulevard (ROW varies), same being the south line of the remainder of said 43.906 acre tract,

**THENCE** continuing with said north ROW line, same being the south line of the remainder of said 43.906 acre tract the following two (2) courses and distances:

1. S 65°10'37" W a distance of 615.02 feet to an iron rod with "WATERLOO" cap found, and;
2. with a curve to the left with an arc length of 31.41 feet, with a radius of 1048.55 feet, with a chord bearing of S 64°19'27" W, with a chord length of 31.41 feet to a calculated point;

**THENCE** leaving said south line and crossing the remainder of said 43.906 acre tract the following six (6) courses and distances:

1. N 26°33'01" W a distance of 325.48 feet to a calculated point;
2. with a curve to the right with an arc length of 40.94 feet, with a radius of 1373.48 feet, with a chord bearing of N 64°18'16" E, with a chord length of 40.94 feet to a calculated point;

## 16.58 ACRES ZONING

3. N 65°09'04" E a distance of 320.31 feet to a calculated point;
4. N 24°48'49" W a distance of 96.47 feet to a calculated point;
5. with a curve to the left with an arc length of 920.94 feet, with a radius of 1674.86 feet, with a chord bearing of N 40°34'24" W, with a chord length of 909.38 feet to a calculated point, and;
6. N 56°19'30" W a distance of 415.27 feet to a calculated point in the west line of said 43.906 acre tract, same being the east line of Lot 13, of said Wells Point Commercial;

**THENCE** with the west line of said 43.906 acre tract, same being the east line of said Lot 13 and the east line of said Lot 14 N 26°55'48" E a distance of 327.26 feet to the **POINT OF BEGINNING** and containing 16.58 acres of land, more or less.

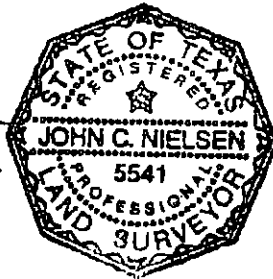
**BEARING BASIS:**

TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/HARN

Date: 2-20-14

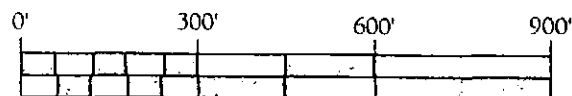
*John C. Nielsen*

John C. Nielsen  
Registered Professional Land Surveyor  
No. 5541-State of Texas



Delta Survey Group, Inc.  
8213 Brodie Lane, Suite 102  
Austin, Texas 78745  
Firm No. 10004700

L.C. CUNNINGHAM SURVEY  
ABSTRACT No. 163  
TRAVIS COUNTY, TEXAS  
FEBRUARY 2014



GRAPHIC SCALE

1" = 300'



LEGEND

- P.O.B. POINT OF BEGINNING
- IRON ROD WITH "WATERLOO" CAP FOUND
- 'X' FOUND IN CONCRETE SIDEWALK

SKETCH TO ACCOMPANY FIELD NOTES

**Delta Survey Group Inc.**

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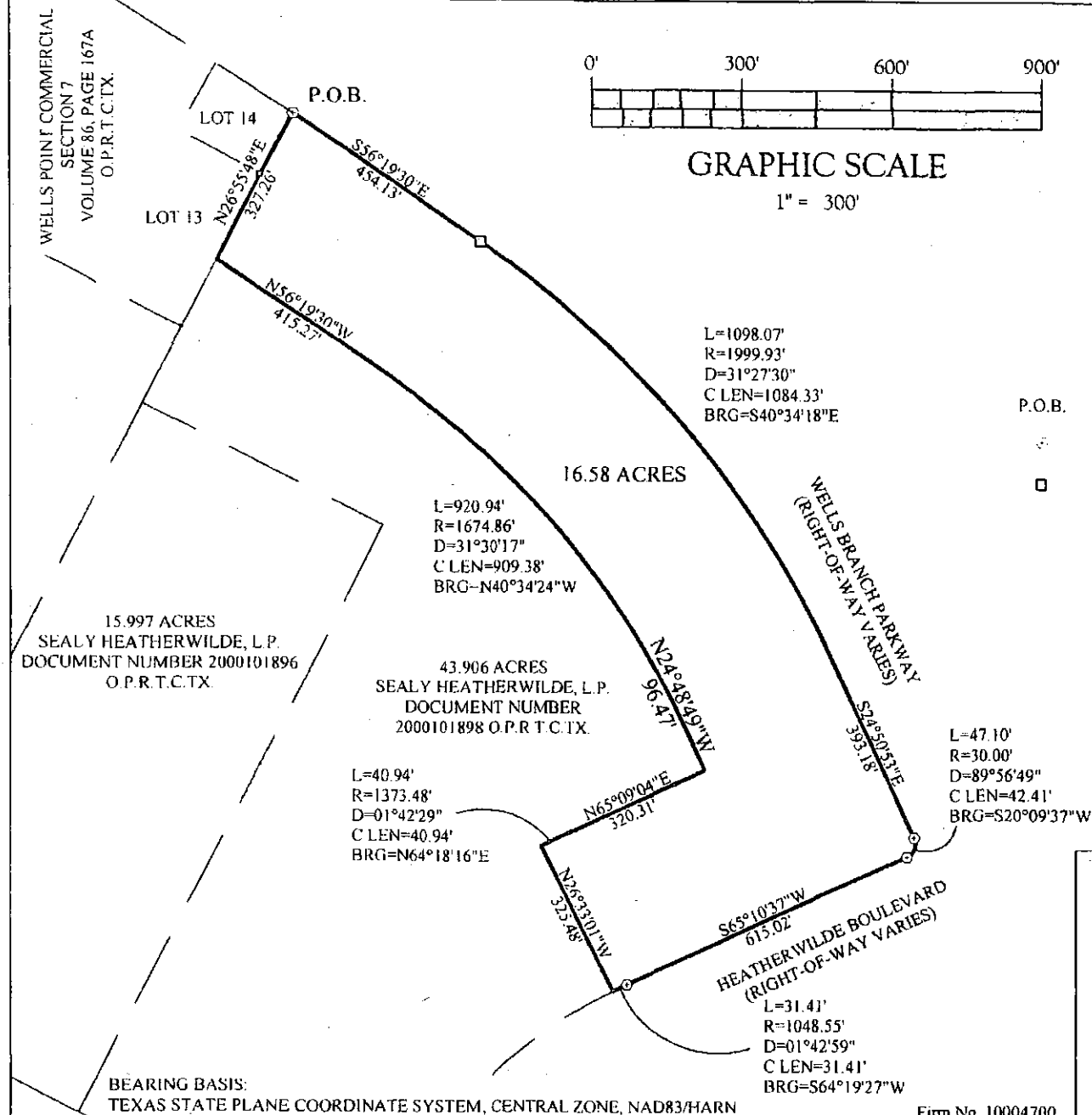
QUAD PFLUGERVILLEWEST

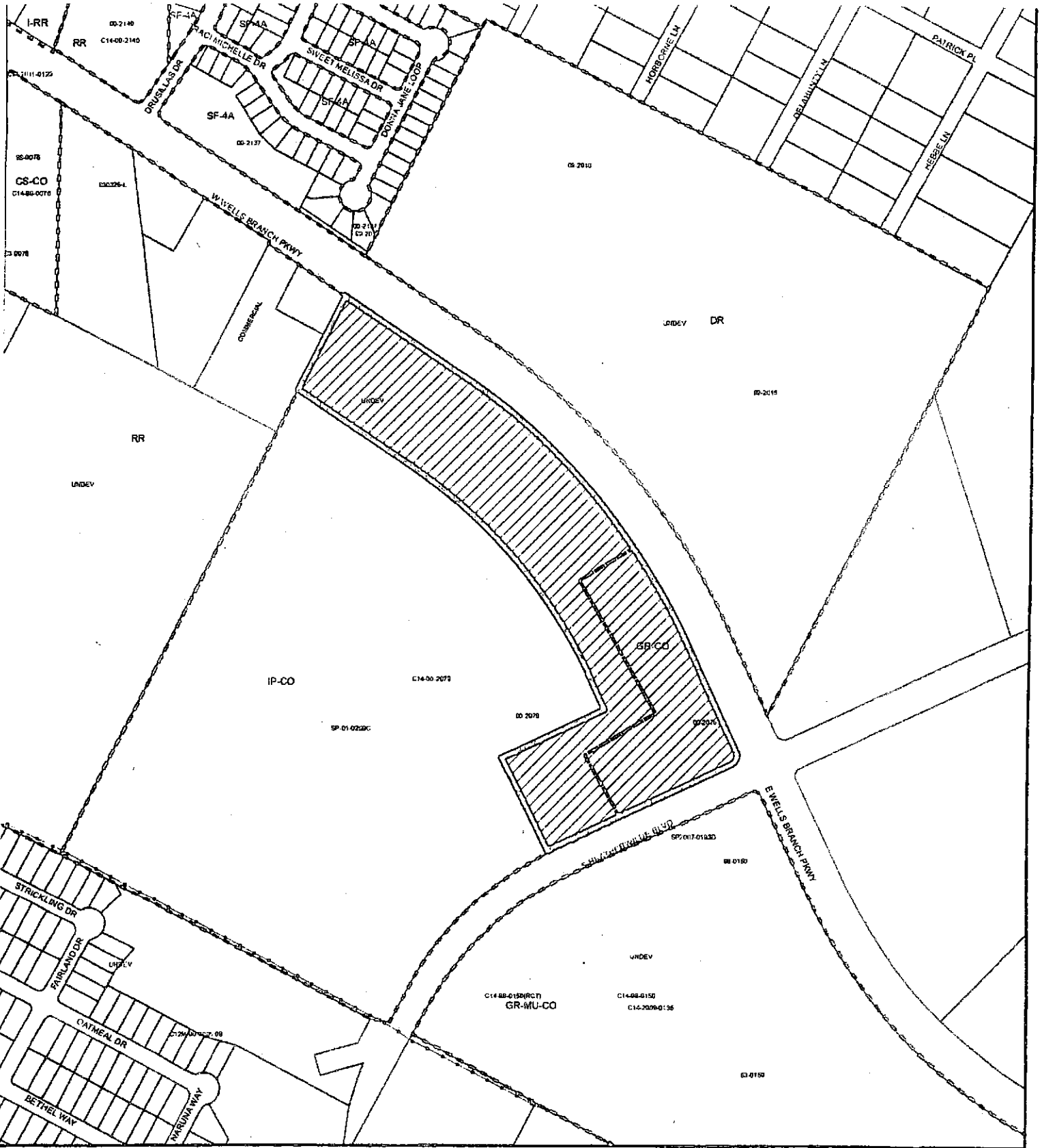
PROJECT WELLS BRANCH AT HEATHERWILDE

DWG. 16.5 AC GR ZONING

Firm No. 10004700




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## ZONING

ZONING CASE#: C14-2014-0035

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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



Exhibit B