

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 7400, 7424 AND 7450 EAST U.S. HIGHWAY 290 AND
3 2509 EAST ANDERSON LANE IN THE CORONADO HILLS NEIGHBORHOOD
4 PLAN AREA FROM GENERAL OFFICE-NEIGHBORHOOD PLAN (GO-NP)
5 COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL
6 OVERLAY-NEIGHBORHOOD PLAN (GO-MU-CO-NP) COMBINING DISTRICT.
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8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
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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 general office-neighborhood plan (GO-NP) combining
12 district to general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-
13 NP) combining district on the property described in Zoning Case No. C14-2014-0135, on
14 file at the Planning and Zoning Department, as follows:
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16 22.4871 acre tract of land, more or less, out of the John Applegait Survey No. 58,
17 Abstract No. 29 the tract of land being more particularly described by metes and
18 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),
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20 locally known as 7400, 7424 and 7450 East U.S. Highway 290 and 2509 East Anderson
21 Lane in the City of Austin, Travis County, Texas, and generally identified in the map
22 attached as Exhibit "B".
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24 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
25 Property may be developed and used in accordance with the regulations established for the
26 general office (GO) base district and other applicable requirements of the City Code.
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28 **PART 3.** The Property within the boundaries of the conditional overlay combining district
29 established by this ordinance is subject to the following condition:
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31 A site plan or building permit for the Property may not be approved, released, or
32 issued, if the completed development or uses of the Property, considered cumulatively
33 with all existing or previously authorized development and uses, generate traffic that
34 exceeds 2,000 trips per day.
35
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1 Except as specifically restricted under this ordinance, the Property may be developed and
2 used in accordance with the regulations established for the general office (GO) base
3 district, the mixed use combining district and other applicable requirements of the City
4 Code.

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6 **PART 4.** The Property is subject to Ordinance No. 20120426-102 that established the
7 Coronado Hills neighborhood plan combining district.

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9 **PART 5.** This ordinance takes effect on _____, 2015.

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12 **PASSED AND APPROVED**

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16 _____, 2015 §
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Steve Adler
Mayor

21 **APPROVED:** _____ **ATTEST:** _____
22 Anne L. Morgan
23 Interim City Attorney
Jannette S. Goodall
City Clerk



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Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 22.4871 ACRES (979,538 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF THE JOHN APPLGAI SURVEY NO. 58, ABSTRACT NO. 29, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 23.26 ACRE TRACT CONVEYED TO COZY LIVING, L.L.C., AND RECORDED IN DOCUMENT #2011028825 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND DESCRIBED BY METES AND BOUNDS AS ALL OF A CALLED 28.45 ACRE TRACT CONVEYED TO WATT AND PAULINE SCHIEFFER AND RECORDED IN VOLUME 2594, PAGE 364 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAVE AND EXCEPT A CALLED 5.00 ACRE TRACT (DESCRIBED AS PARCEL 9) CONVEYED TO THE STATE OF TEXAS FOR RIGHT-OF-WAY PURPOSES, AND RECORDED IN VOLUME 3313, PAGE 1143 (D.R.T.C.T.), AND SAVE AND EXCEPT A 1.047 ACRE TRACT (DESCRIBED AS PARCEL 35) CONVEYED TO THE STATE OF TEXAS FOR RIGHT-OF-WAY PURPOSES, AND RECORDED IN DOCUMENT #2001106198 (O.P.R.T.C.T.), SAID 22.4871 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000075073533):

BEGINNING, at a TxDot Type III 5/8-inch aluminum cap found at the intersection of the north right-of-way line of U.S. Highway 290 (right-of-way varies) with the approximate centerline of Little Walnut Creek, said point being the northwest corner of said TxDot Parcel 35, and being in the east line of a called 8.454 acre tract conveyed to Walnut Creek Partners, L.P., and recorded in Volume 10694, Page 858 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), and being in the west line of said 28.45 acre Schieffer tract, for the southwest corner and **POINT OF BEGINNING** hereof;

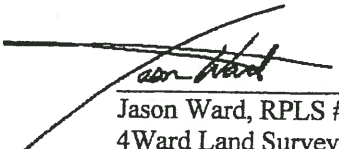
THENCE, leaving the north right-of-way line of said U.S. Highway 290, with the west line of said Schieffer tract, and with the approximate centerline of said Little Walnut Creek, in part with the east line of said Walnut Creek Partners tract, and in part with The Creeks Subdivision, of record in Volume 66, Page 72 of the Plat Records of Travis County, Texas (P.R.T.C.T.), the following eight (8) courses and distances:

- 1) **N42°59'57"W**, a distance of **401.94** feet to a calculated point for an angle point hereof,
- 2) **N11°31'40"W**, a distance of **250.00** feet to a calculated point for an angle point hereof,
- 3) **N50°58'20"E**, a distance of **240.00** feet to a calculated point for an angle point hereof,
- 4) **S83°31'08"E**, a distance of **118.99** feet to a calculated point for an angle point hereof,
- 5) **S87°08'10"E**, a distance of **58.00** feet to a calculated point for an angle point hereof,
- 6) **N57°43'50"E**, a distance of **379.25** feet to a calculated point for an angle point hereof,
- 7) **N07°02'04"W**, a distance of **200.30** feet to a calculated point for an angle point hereof,
and
- 8) **N24°26'24"W**, a distance of **257.71** feet to a cotton spindle found for the northwest corner hereof, said point being in the east line of said The Creeks Subdivision, and being the southwest corner of a called 1.069 acre tract (described as Tract 2) conveyed to Semeia Properties, L.P., and recorded in Document #2008139608 (O.P.R.T.C.T.), and being the northwest corner of said Schieffer tract;

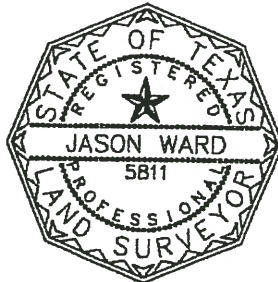
THENCE, leaving the approximate centerline of said Little Walnut Creek, with the north line of said Schieffer tract, in part with the south line of said Semeia Properties tract, in part with the south line of Lot 1, T.H.M.A. Subdivision, of record in Volume 82, Page 247 (P.R.T.C.T.), corrected in Volume 11450, Page 2186 (R.P.R.T.C.T.), and in part with the south line of Western Bank Section 3, a subdivision of record in Volume 81, Page 71 (P.R.T.C.T.), **S62°31'04"E**, passing at a distance of 415.40 feet, a 1/2-inch iron rod found at the common south corner of said Lot 1, T.H.M.A. Subdivision, and said Western Bank Section 3 Subdivision, and continuing for a total distance of **1083.41** feet to a 1/2-inch iron rod found for the northeast corner hereof, said point being in the right-of-way transition line from U.S. Highway 183 (right-of-way varies) to said U.S. Highway 290, same being in the north line of said Schieffer tract, and being the northeast corner of said TxDot Parcel 9, and being the southeast corner of said Western Bank Section 3 Subdivision;

THENCE, leaving the north line of said Schieffer tract, over and across said Schieffer tract, with the north right-of-way line of said U.S. Highway 290, in part with the north line of said TxDot Parcel 9, and in part with the north line of said TxDot Parcel 35, the following six (6) courses and distances:

- 1) **S01°49'40"W**, a distance of **128.34** feet to a TxDot Type II brass disc found for an angle point hereof,
- 2) **S47°28'19"W**, a distance of **597.62** feet to a TxDot Type II brass disc found for an angle point hereof,
- 3) **S65°39'48"W**, a distance of **251.03** feet to a TxDot Type II brass disc found for an angle point hereof,
- 4) **S66°44'22"W**, a distance of **158.93** feet to a TxDot Type II brass disc found for an angle point hereof,
- 5) **S76°04'12"W**, a distance of **271.68** feet to a TxDot Type II brass disc found for an angle point hereof, and
- 6) **S66°41'18"W**, a distance of **115.71** feet to the **POINT OF BEGINNING** and containing 22.4871 Acres (979,538 Square Feet) of land, more or less.


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

8/14/13



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