

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 14209 ½ NORTH INTERSTATE 35 SERVICE ROAD NORTHBOUND FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) 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 general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district to multifamily residence moderate-high density (MF-4) district on the property described in Zoning Case No. C14-2015-0051, on file at the Planning and Zoning Department, as follows:

Tract 1:

A 14.944 acre tract of land, more or less, being a portion of Lot 1B, of the resubdivision of Lot 1, Block A, Lakes at Techridge, a subdivision in Travis County, Texas, according to the map or plat recorded in Document No. 201100109 of the Official Public Records of Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

Tract 2:

A 12.716 acre tract of land, more or less, being a portion of Lot 1B, of the resubdivision of Lot 1, Block A, Lakes at Techridge, a subdivision in Travis County, Texas, according to the map or plat recorded in Document No. 201100109 of the Official Public Records of Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,

locally known as 14209 ½ North Interstate 35 Service Road Northbound in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

38 **PART 2.** This ordinance takes effect on _____, 2015.

39
40 **PASSED AND APPROVED**

41
42 §
43 §
44 _____, 2015 § _____

45 Steve Adler
46 Mayor

47
48
49 **APPROVED:** _____ **ATTEST:** _____
50 Anne L. Morgan Jannette S. Goodall
51 Interim City Attorney City Clerk

TRACT 1

Chaparral

**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

ZONING DESCRIPTION

**14.944 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 14.944 ACRES (APPROXIMATELY 650,974 SQ. FT.), BEING A PORTION OF LOT 1B, OF THE RESUBDIVISION OF LOT 1, BLOCK A, LAKES AT TECHRIDGE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201100109 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 14.944 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap set in the east right-of-way line of N. Interstate Highway 35 (right-of-way width varies), for the northwest corner of said Lot 1B, same being the southwest corner of Lot 1, Block A, Cook-Walden Subdivision, a subdivision recorded in Volume 98, Page 78 of the Plat Records of Travis County, Texas, from which a Texas Department of Transportation (TxDOT) Type II disk found bears North 7°59'19" East, a distance of 417.38 feet;

THENCE with the north line of Lot 1B, the following four (4) courses and distances:

1. South 62°19'42" East, with the south line of said Lot 1, a distance of 705.27 feet to a 1/2" rebar found for the southeast corner of Lot 1;
2. North 27°41'34" East, with the east line of Lot 1, a distance of 149.95 feet to a 1/2" rebar with "Chaparral" cap set for an angle point;
3. North 27°45'20" East, with the east line of Lot 1, at a distance of 123.27 feet passing a 1/2" rebar found for the southeast corner of Hill Country Garden at Cook-Walden/Capital Parks, a subdivision recorded in Volume 102, Page 216 of the Plat Records of Travis County, Texas, and continuing with the common line of Lot 1 and Hill Country Garden at Cook-Walden/Capital Parks, for a total distance of 217.48 feet to a 1/2" rebar found for the common northeast corner of Lot 1 and Hill Country Garden at Cook-Walden/Capital Parks, being in the south line of a 0.745 acre tract described in a deed to Capital Parks, Inc., recorded in Volume 11683, Page 851 of the Real Property Records of Travis County, Texas, from which a 1/2" rebar found bears South 9°36'22" East, a distance of 0.09 feet;
4. South 62°17'42" East, in part with the south line of said 0.745 acre tract, and in part with the south line of a 52.16 acre tract described in a deed to Perpetual

Gardens of Austin, Inc., recorded in Volume 5945, Page 727 of the Deed Records of Travis County, Texas, a distance of 627.24 feet to a calculated point in the common line of said 52.16 acre tract and Lot 1B, from which a 1/2" rebar with "Bury Partners" cap found in the south line of the 52.16 acre tract, for the northeast corner of Lot 1B, same being the northwest corner of Lot 2, Block A, Amended Plat of Lakes of Northtown Section One, a subdivision recorded in Document No. 200800001 of the Official Public Records of Travis County, Texas, bears South 62°17'42" East, a distance of 303.53 feet;


THENCE over and across Lot 1B, the following five (5) courses and distances:

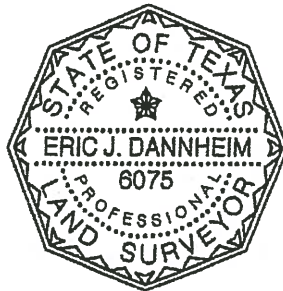
1. South 27°42'18" West, a distance of 458.58 feet to a calculated point;
2. With a curve to the left, having a radius of 60.01 feet, a delta angle of 153°14'57", an arc length of 160.50 feet, and a chord which bears North 87°46'05" West, a distance of 116.76 feet to a calculated point;
3. North 82°00'18" West, a distance of 551.47 feet to a calculated point;
4. South 77°51'43" West, a distance of 132.95 feet to a calculated point;
5. North 82°00'18" West, a distance of 431.47 feet to a calculated point in the east right-of-way line of N. Interstate Highway 35, being the west line of Lot 1B, from which a 1/2" rebar with "Bury Partners" cap found for the southwest corner of Lot 1B bears South 7°59'19" West, a distance of 1096.56 feet;

THENCE North 7°59'19" East, with the common line of N. Interstate Highway 35 and Lot 1B, a distance of 592.37 feet to the **POINT OF BEGINNING**, containing 14.944 acres of land, more or less.

Surveyed on the ground June 25, 2014. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Drawing 877-006-ZNL4.

 4/16/2015
Eric J. Dannheim Date
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500



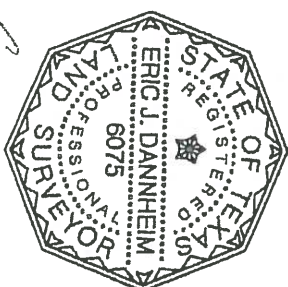
SKETCH TO ACCOMPANY A DESCRIPTION OF 14.944 ACRES (APPROXIMATELY 650,974 SQ. FT.), BEING A PORTION OF LOT 1B, OF THE RESUBDIVISION OF LOT 1, BLOCK A, LAKES AT TECHRIDGE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201100109 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD LINE
L1	N27°41'34"E	149.95'	(N27°41'38"E 149.95')
L2	N27°45'20"E	217.48'	(N27°45'24"E 217.48')
L3	S77°51'43"W	132.95'	
L4	S09°36'22"E	0.09'	

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	BEARING
C1	60.01'	153°14'57"	160.50'	N87°46'05"W
				116.76'

LEGEND

- 1/2" REBAR FOUND
- BP 1/2" REBAR WITH "BURY PARTNERS" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ TxDOT TYPE II DISK FOUND
- △ CALCULATED POINT



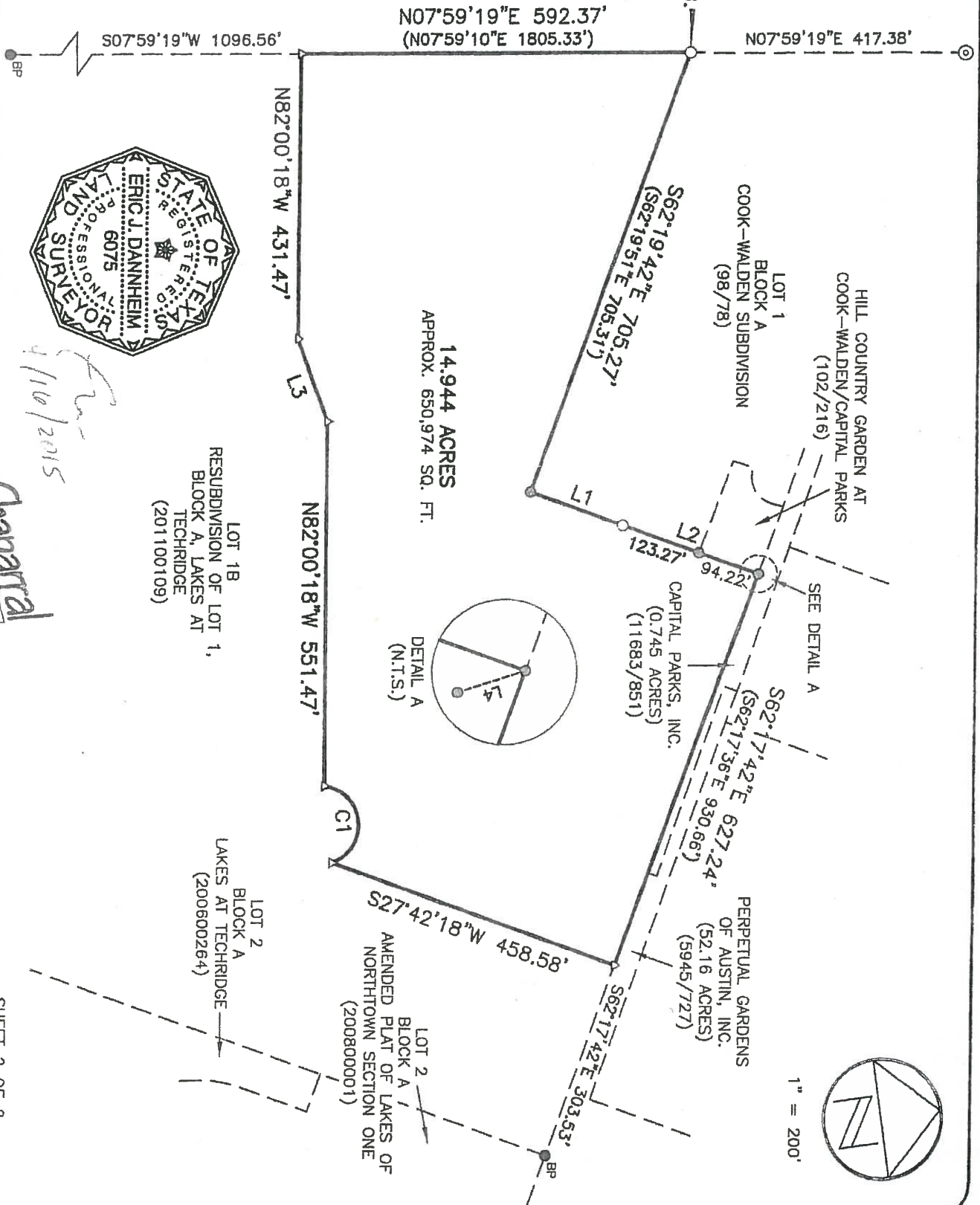
Eric J. Dannheim
4/16/2015

DATE OF SURVEY: 6/25/14
 PLOT DATE: 4/16/15
 DRAWING NO.: 877-006-ZNL4
 PROJECT NO.: 877-006
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: EJD
 SHEET 1 OF 2

Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).
 ATTACHMENTS: METES AND BOUNDS DESCRIPTION
 877-006-ZNL4

N. INTERSTATE HIGHWAY 35
(R.O.W. WIDTH VARIES)



TRACT 2

Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

ZONING DESCRIPTION

**12.716 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 12.716 ACRES (APPROXIMATELY 553,912 SQ. FT.), BEING A PORTION OF LOT 1B, OF THE RESUBDIVISION OF LOT 1, BLOCK A, LAKES AT TECHRIDGE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201100109 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 12.716 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the east right-of-way line of N. Interstate Highway 35 (right-of-way width varies), being the west line of said Lot 1B, from which a 1/2" rebar with "Chaparral" cap set in the east right-of-way line of N. Interstate Highway 35, for the northwest corner of Lot 1B, same being the southwest corner of Lot 1, Block A, Cook-Walden Subdivision, a subdivision recorded in Volume 98, Page 78 of the Plat Records of Travis County, Texas, bears North 7°59'19" East, a distance of 592.37 feet;

THENCE over and across Lot 1B, the following thirteen (13) courses and distances:

1. South 82°00'18" East, a distance of 431.47 feet to a calculated point;
2. North 77°51'43" East, a distance of 132.95 feet to a calculated point;
3. South 82°00'18" East, a distance of 551.47 feet to a calculated point, from which a 1/2" rebar with "Bury Partners" cap found in the south line of a 52.16 acre tract described in a deed to Perpetual Gardens of Austin, Inc., recorded in Volume 5945, Page 727 of the Deed Records of Travis County, Texas, for the northeast corner of Lot 1B, same being the northwest corner of Lot 2, Block A, Amended Plat of Lakes of Northtown Section One, a subdivision recorded in Document No. 200800001 of the Official Public Records of Travis County, Texas, bears North 66°29'43" East, a distance of 652.77 feet;
4. With a curve to the left, having a radius of 60.01 feet, a delta angle of 61°39'32", an arc length of 64.58 feet, and a chord which bears South 15°13'19" East, a distance of 61.50 feet to a calculated point;
5. With a curve to the right, having a radius of 15.00 feet, a delta angle of 78°10'18", an arc length of 20.47 feet, and a chord which bears South 6°58'13"

East, a distance of 18.91 feet to a calculated point;

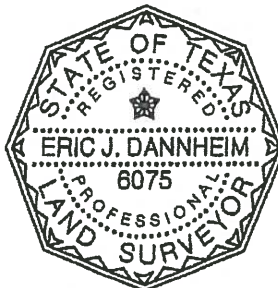
6. South $32^{\circ}06'39''$ West, a distance of 25.96 feet to a calculated point;
7. With a curve to the left, having a radius of 685.57 feet, a delta angle of $17^{\circ}16'57''$, an arc length of 206.79 feet, and a chord which bears South $23^{\circ}28'11''$ West, a distance of 206.01 feet to a calculated point;
8. With a curve to the left, having a radius of 272.53 feet, a delta angle of $33^{\circ}13'25''$, an arc length of 158.03 feet, and a chord which bears South $1^{\circ}47'00''$ East, a distance of 155.82 feet to a calculated point;
9. South $78^{\circ}24'18''$ West, a distance of 159.84 feet to a calculated point;
10. South $7^{\circ}59'33''$ West, a distance of 38.73 feet to a calculated point;
11. North $82^{\circ}00'27''$ West, a distance of 746.06 feet to a calculated point;
12. North $49^{\circ}00'18''$ West, a distance of 89.20 feet to a calculated point;
13. North $82^{\circ}00'41''$ West, a distance of 126.28 feet to a calculated point in the east right-of-way line of N. Interstate Highway 35, being the west line of Lot 1B, from which a 1/2" rebar with "Bury Partners" cap found for the southwest corner of Lot 1B bears South $7^{\circ}59'19''$ West, a distance of 647.94 feet;

THENCE North $7^{\circ}59'19''$ East, with the common line of N. Interstate Highway 35 and Lot 1B, a distance of 448.62 feet to the **POINT OF BEGINNING**, containing 12.716 acres of land, more or less.

Surveyed on the ground June 25, 2014. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Drawing 877-006-ZNL5.

 4/16/2015
Eric J. Dannheim Date
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500



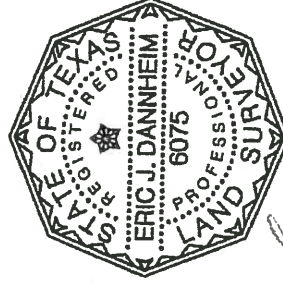
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CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C1	60.01'	61°39'32"	64.58'	61.50'
C2	15.00'	78°10'18"	20.47'	18.91'
C3	685.57'	17°16'57"	206.79'	206.01'
C4	272.53'	33°13'25"	158.03'	155.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N77°51'43"E	132.95'
L2	S32°06'39"W	25.96'
L3	S78°24'18"W	159.84'
L4	S07°59'33"W	38.73'
L5	N49°00'18"W	89.20'
L6	N82°00'41"W	126.28'
L7	N07°59'19"E	417.38'
L8	S07°59'19"W	647.94'

LEGEND

- 1/2" REBAR FOUND
- BP 1/2" REBAR WITH "BURY PARTNERS" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ TxDOT TYPE II DISK FOUND
- △ CALCULATED POINT



EJ 4/16/2015

DATE OF SURVEY: 6/25/14
 PLOT DATE: 4/16/15
 DRAWING NO.: 877-006-ZNL5
 PROJECT NO.: 877-006
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: EJD
 SHEET 1 OF 2

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

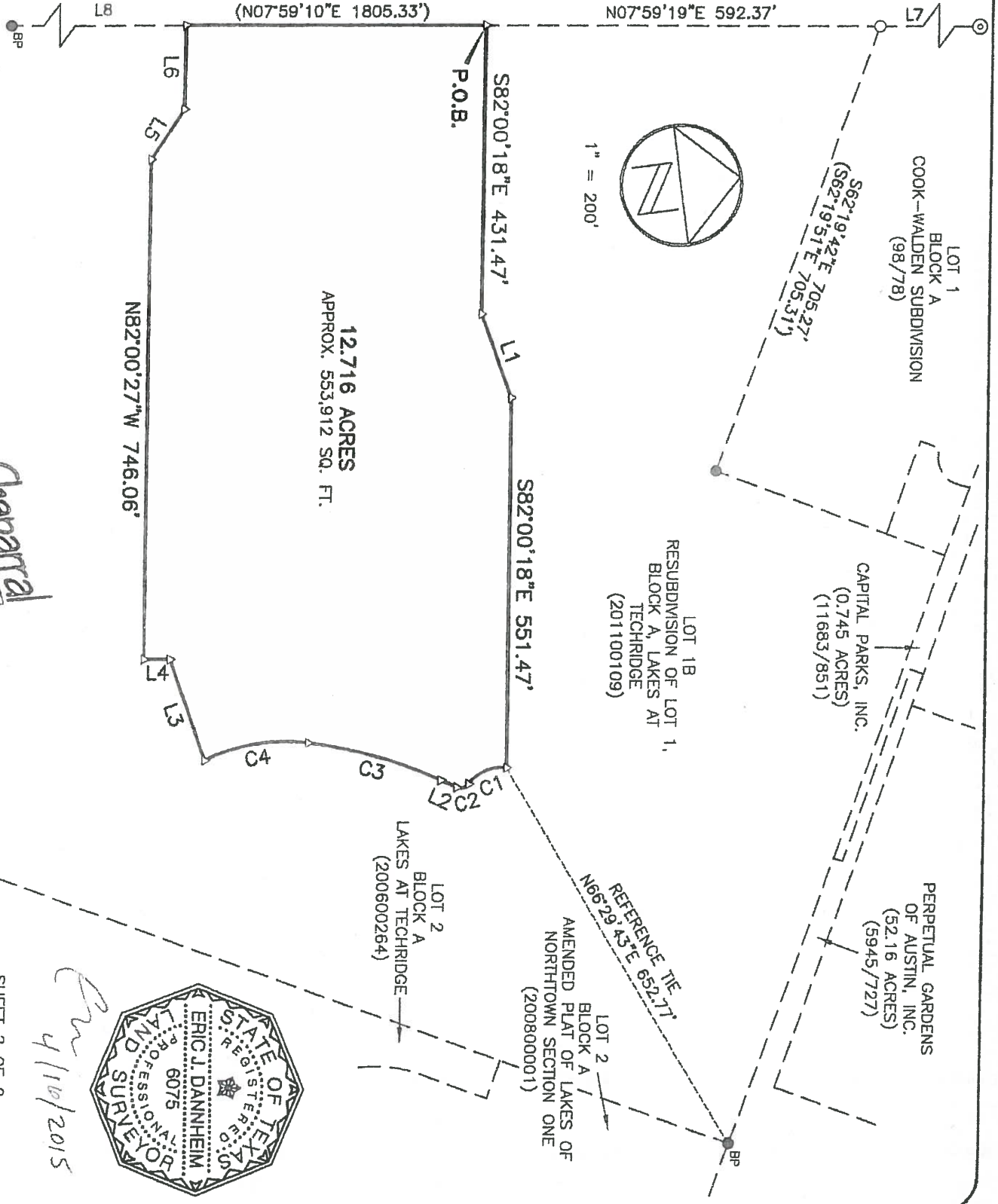
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 877-006-ZNL5

Chaparral

N. INTERSTATE HIGHWAY 35
(R.O.W. WIDTH VARIES)

N07°59'19"E 448.62'
(N07°59'10"E 1805.33')

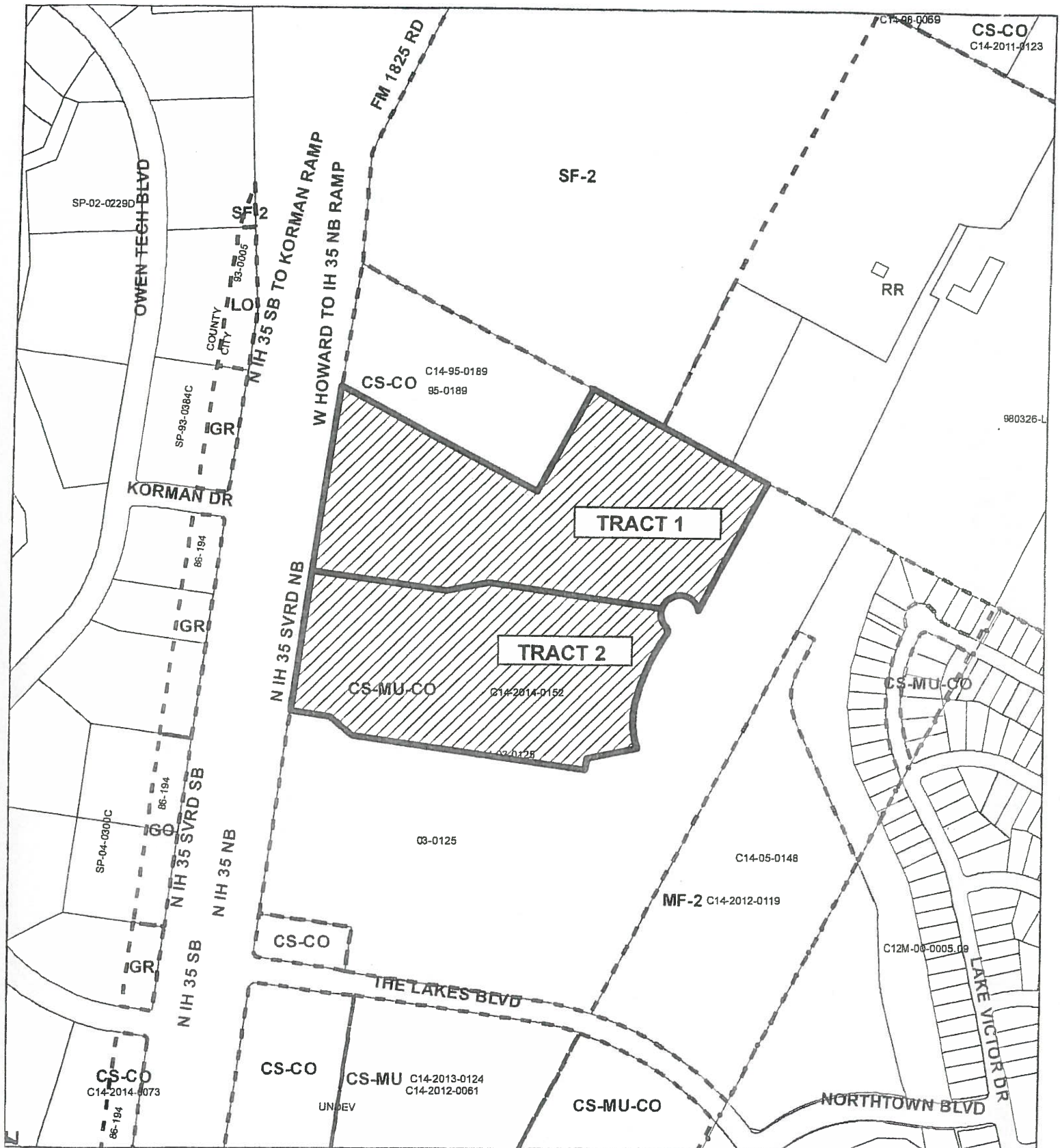
N07°59'19"E 592.37'






Chaparral



4/16/2015



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

CASE#: C14-2015-0051

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.

