

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2500 SOUTH HEATHERWILDE BOULEVARD
3 FROM DEVELOPMENT RESERVE (DR) DISTRICT TO SINGLE FAMILY
4 RESIDENCE SMALL LOT-CONDITIONAL OVERLAY (SF-4A-CO)
5 COMBINING DISTRICT FOR TRACT 1, FROM DEVELOPMENT RESERVE
6 (DR) DISTRICT TO MULTI FAMILY RESIDENCE HIGHEST DENSITY (MF-4)
7 DISTRICT FOR TRACT 2, AND FROM DEVELOPMENT RESERVE (DR)
8 DISTRICT TO COMMUNITY COMMERCIAL (GR) DISTRICT FOR TRACT 3.

9
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from development reserve (DR) district to single family residence
14 small lot-conditional overlay (SF-4A-CO) combining district for Tract 1, from
15 development reserve (DR) district to multi family residence highest density (MF-4) district
16 for Tract 2, and from development reserve (DR) district to community commercial (GR)
17 district for Tract 3 on the property described in Zoning Case No. C14-2014-0186, on file at
18 the Planning and Zoning Department, as follows:

19
20 **Tract 1:**

21 30.98 acre tract, prepared by Delta Survey Group, Inc., in October 2014, located in
22 the L.C. Cunningham Survey, Abstract No. 163, in Travis County, Texas, for
23 zoning purposes only, said 30.98 acre tract being a portion of the remainder of a
24 240.207 acre tract described in Volume 10048, page 845, Real Property Records,
25 Travis County, Texas, said 30.98 acre tract as shown on the accompanying sketch
26 and being more particularly described by metes and bounds in Exhibit "A"
27 incorporated into this ordinance,

28
29 **Tract 2:**

30 12.35 acre tract, prepared by Delta Survey Group, Inc., in October 2014, located in
31 the L.C. Cunningham Survey, Abstract No. 163, in Travis County, Texas, for
32 zoning purposes only, said 12.35 acre tract being a portion of the remainder of a
33 240.207 acre tract described in Volume 10048, page 845, Real Property Records,
34 Travis County, Texas, said 12.35 acre tract as shown on the accompanying sketch
35 and being more particularly described by metes and bounds in Exhibit "B"
36 incorporated into this ordinance,
37

38 **Tract 3:**

39 0.36 acre tract, prepared by Delta Survey Group, Inc., in October 2014, located in
40 the L.C. Cunningham Survey, Abstract No. 163, in Travis County, Texas, for
41 zoning purposes only, said 0.36 acre tract being a portion of the remainder of a
42 240.207 acre tract described in Volume 10048, page 845, Real Property Records,
43 Travis County, Texas, said 0.365 acre tract as shown on the accompanying sketch
44 and being more particularly described by metes and bounds in Exhibit "C"
45 incorporated into this ordinance (cumulatively referred to as the "Property"),

46
47 locally known as 2500 South Heatherwilde Boulevard in the City of Austin, Travis County,
48 Texas, and generally identified in the map attached as Exhibit "D".
49

50 **PART 2.** The Property within the boundaries of the conditional overlay combining district
51 established by this ordinance is subject to the following conditions:
52

- 53 A. Vehicular access from Tract 1 to Spring Hill Lane, Horborne Lane, Delahunty
54 Lane, and Hebbe Lane is prohibited, except for pedestrian, bicycle and
55 emergency ingress and egress. All vehicular access to the Property shall be
56 from other adjacent public streets or through other adjacent property.
57

58 Except as specifically restricted under this ordinance, the Property may be developed and
59 used in accordance with the regulations established for the single family residence small lot
60 (SF-4A) district for Tract 1, the multi family residence highest density (MF-4) district for
61 Tract 2, the community commercial (GR) district for Tract 3 and other applicable
62 requirements of the City Code.
63

64 **PART 3.** This ordinance takes effect on _____, 2015.
65

66 **PASSED AND APPROVED**
67

68 §
69 §

70 _____, 2015 § _____
71

72 Steve Adler
73 Mayor
74

75 **APPROVED:** _____ **ATTEST:** _____
76

77 Anne L. Morgan
Interim City Attorney

Jannette S. Goodall
City Clerk

30.98 ACRES
L.C. CUNNINGHAM SURVEY
TRAVIS COUNTY, TEXAS

DESCRIPTION OF A 30.98 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP, INC. IN OCTOBER 2014, LOCATED IN THE L.C. CUNNINGHAM SURVEY, ABSTRACT No. 163, IN TRAVIS COUNTY, TEXAS, FOR ZONING PURPOSES ONLY, SAID 30.98 ACRE TRACT BEING A PORTION OF THE REMAINDER OF A 240.207 ACRE TRACT DESCRIBED IN VOLUME 10048, PAGE 845, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAID 30.98 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a nail found in a wood fence post for the southernmost corner of Spring Hill Village, a subdivision of record in Book 7, Page 42, Plat Records, Travis County, Texas, same being in the west line of a 25.7650 acre tract described in Document Number 1999046435, Official Public Records, Travis County, Texas, for the **POINT OF BEGINNING**;

THENCE with the west line of said 25.7650 acre tract, S27°25'49"W, a distance of 355.36 feet to a 6 inch diameter wood fence post found for the north corner of the remainder of a 8.996 acre tract described in Volume 10048, Page 845, Real Property Records, Travis County, Texas;

THENCE leaving the west line of said 25.760 acre tract, with the west line of said 8.996 acre tract, S27°43'18"W, a distance of 22.46 feet to a calculated point;

THENCE leaving the west line of said 8.996 acre tract, and crossing through the remainder of said 240.207 acre tract, the following eight (8) courses and distances:

1. N14°11'27"W, a distance of 53.72 feet to a calculated point;
2. N62°25'01"W, a distance of 190.74 feet to a calculated point;
3. N27°34'59"E, a distance of 61.75 feet to a calculated point;
4. N62°25'01"W, a distance of 310.00 feet to a calculated point;
5. S27°34'59"W, a distance of 558.63 feet to a calculated point;
6. with a curve to the right a distance of 143.89 feet, through a central angle of 25°08'07", having a radius of 328.00 feet, and whose chord bears S40°09'02"W, a distance of 142.74 feet to a calculated point;
7. S52°43'06"W, a distance of 118.23 feet to a calculated point; and,
8. with a curve to the left a distance of 23.26 feet, through a central angle of 88°51'24", having a radius of 15.00 feet, and whose chord bears S08°17'24"W, a distance of 21.00 feet to a calculated point in the northeast right-of-way (ROW) line of Wells Branch Parkway (ROW varies);

THENCE with the northeast ROW line of said Wells Branch Parkway, the following two (2) courses and distances:

- CL
1. with a curve to the left a distance of 757.19 feet, through a central angle of 20°16'20", having a radius of 2140.08 feet, and whose chord bears N46°16'28"W, a distance of 753.25 feet to an 'X' found in concrete; and,
 2. N56°17'42"W, a distance of 470.72 feet to a ½ inch rod with "Delta Survey" cap found for the southernmost corner of Amending Plat of Sarah's Creek South, a subdivision of record in Document Number 200200097, Official Public Records, Travis County, Texas, same being in the northwest line of the remainder of said 240.207 acre tract;

30.98 ACRES
L.C. CUNNINGHAM SURVEY
TRAVIS COUNTY, TEXAS

THENCE with the southeast line of said Amending Plat of Sarah's Creek South, N26°51'04"E, a distance of 810.81 feet to a ½ inch iron rod found for the easternmost corner of said Amending Plat of Sarah's Creek South;

THENCE with northwest line of the remainder of said 240.207 acre tract, the following two (2) courses and distances:

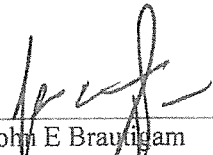
1. N26°17'13"E, a distance of 11.79 feet to a ½ inch rod with "Delta Survey" cap found; and
2. N51°22'35"E, a distance of 20.38 feet to a ½ inch rod with "Delta Survey" cap found in the south line of Spring Hill Village, a subdivision of record in Book 7, Page 42, Plat Records, Travis County, Texas;

THENCE with the north line of the remainder of said 240.207 acre tract, and with the south line of said Spring Hill Village, S62°25'01"E, a distance of 1803.96 feet to the **POINT OF BEGINNING** and containing 30.98 acres of land, more or less.

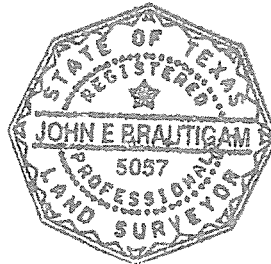
BEARING BASIS:

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

Date: 10-16-14



John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas



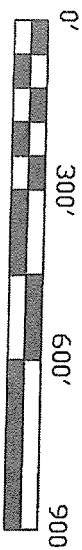
Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
TBPLS Firm No. 10004700

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

30.98 ACRES

PAGE 3 OF 3

AMENDING PLAT OF
SARAH'S CREEK SOUTH
DOCUMENT NO. 200200097
O.P.R.T.C.T.X.

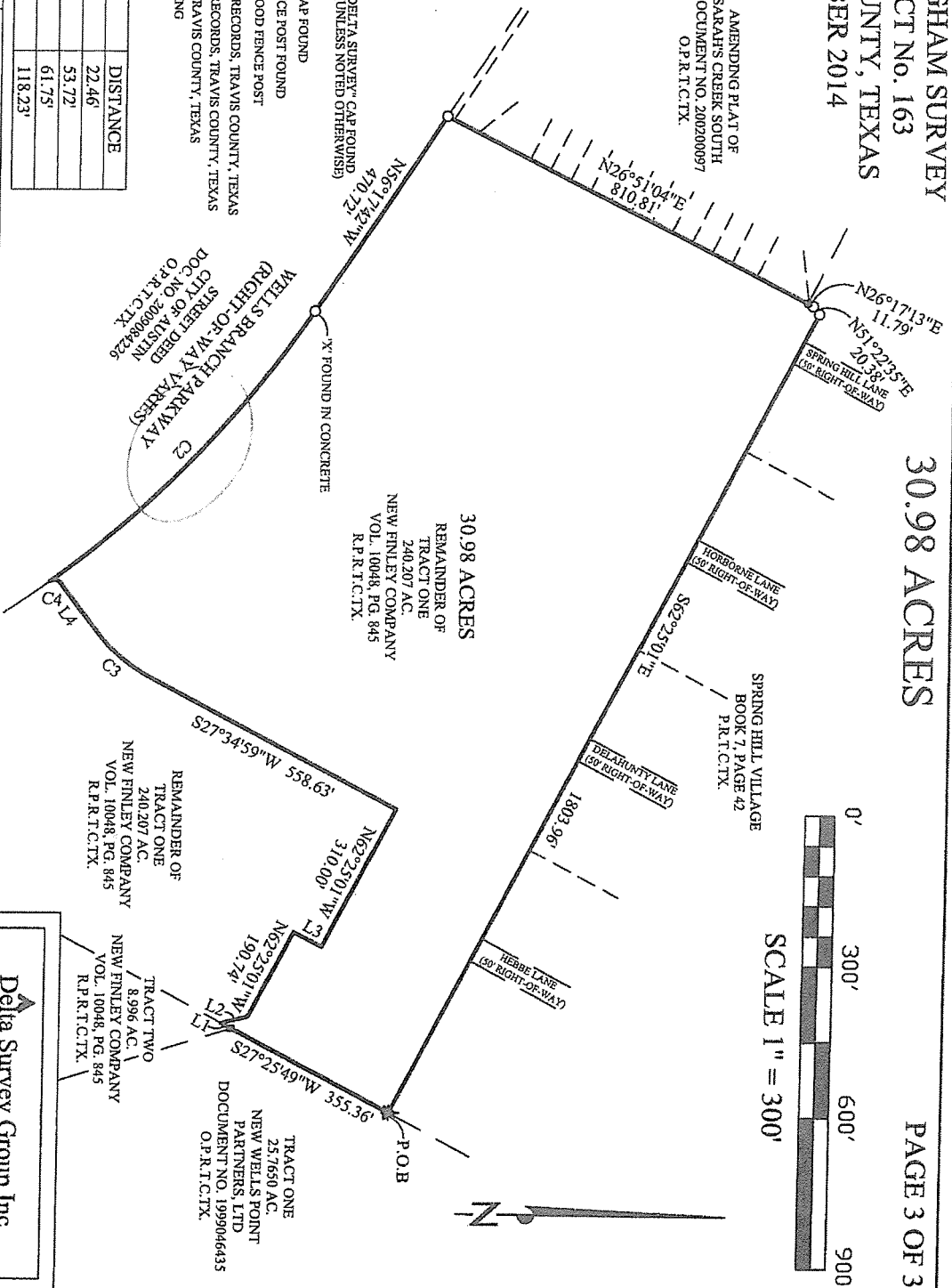


- LEGEND**
- IRON ROD WITH "DELTA SURVEY" CAP FOUND (UNLESS NOTED OTHERWISE)
 - IRON ROD FOUND
 - ⊙ IRON ROD WITH CAP FOUND
 - ⊞ 6 INCH WOOD FENCE POST FOUND
 - ⊞ NAIL FOUND IN WOOD FENCE POST
 - ⊞ OFFICIAL, PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - ⊞ R.P.R.T.C.T.X. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
 - ⊞ P.R.T.C.T.X. PLAT RECORDS, TRAVIS COUNTY, TEXAS
 - ⊞ P.O.B. POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	S27°43'18"W	22.46'
L2	N14°11'27"W	53.72'
L3	N27°34'59"E	61.75'
L4	S52°43'06"W	118.23'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	2140.08'	757.19'	753.25'	N46°16'28"W	20°16'20"
C3	328.00'	143.89'	142.74'	S40°09'02"W	25°08'07"
C4	15.00'	23.26'	21.00'	S08°17'24"W	88°51'24"

* SKETCH TO ACCOMPANY FIELD NOTES *
ALL POINTS ARE CALCULATED UNLESS OTHERWISE NOTED
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/HARN



Delta Survey Group Inc.

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TBP'S FIRM NO. 10044700

QUAD PFLUGER--WEST
PROJECT 53 ACRE WELLS BRANCH @HEATHERMILDE
DWG. 38.98 AC

12.35 ACRES
L.C. CUNNINGHAM SURVEY
TRAVIS COUNTY, TEXAS

DESCRIPTION OF A 12.35 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP, INC. IN OCTOBER 2014, LOCATED IN THE L.C. CUNNINGHAM SURVEY, ABSTRACT No. 163, IN TRAVIS COUNTY, TEXAS, FOR ZONING PURPOSES ONLY, SAID 12.35 ACRE TRACT BEING A PORTION OF THE REMAINDER OF A 240.207 ACRE TRACT DESCRIBED IN VOLUME 10048, PAGE 845, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAID 12.35 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a nail found in a wood fence post for the southernmost corner of Spring Hill Village, a subdivision of record in Book 7, Page 42, Plat Records, Travis County, Texas, same being in the west line of a 25.7650 acre tract described in Document Number 1999046435, Official Public Records, Travis County, Texas;

THENCE with the west line of said 25.7650 acre tract, S27°25'49"W, a distance of 355.36 feet to a 6 inch diameter wood fence post found for the north corner of the remainder of a 8.996 acre tract described in Volume 10048, Page 845, Real Property Records, Travis County, Texas;

THENCE leaving the west line of said 25.760 acre tract, with the west line of said 8.996 acre tract, S27°43'18"W, a distance of 22.46 feet to a calculated point for the **POINT OF BEGINNING**;

THENCE with the west line of said 8.996 acre tract, S27°43'18"W, a distance of 873.86 feet to a calculated point;

THENCE leaving the west line of said 8.996 acre tract, and crossing through the remainder of said 240.207 acre tract, the following three (3) courses and distances:

1. with a curve to the right a distance of 64.52 feet, through a central angle of 11°12'10", having a radius of 330.00 feet, and whose chord bears S59°29'11"W, a distance of 64.42 feet to a calculated point;
2. S65°05'16"W, a distance of 120.88 feet to a calculated point; and,
3. with a curve to the left a distance of 39.27 feet, through a central angle of 89°59'54", having a radius of 25.00 feet, and whose chord bears S20°05'19"W, a distance of 35.35 feet to a calculated point in the northeast right-of-way (ROW) line of Wells Branch Parkway (ROW varies);

THENCE with the northeast ROW line of said Wells Branch Parkway, the following two (2) courses and distances:

1. N24°54'44"W, a distance of 190.81 feet to a ½ inch rod with "Delta Survey" cap found; and,
2. with a curve to the left a distance of 417.93 feet, through a central angle of 11°11'21", having a radius of 2140.08 feet, and whose chord bears N30°32'38"W, a distance of 417.27 feet to a calculated point;

THENCE leaving the northeast ROW line of Wells Branch Parkway, and crossing through the remainder of said 240.207 acre tract, the following eight (8) courses and distances:


12.35 ACRES
L.C. CUNNINGHAM SURVEY
TRAVIS COUNTY, TEXAS

1. with a curve to the right a distance of 23.26 feet, through a central angle of $88^{\circ}51'24''$, having a radius of 15.00 feet, and whose chord bears $N08^{\circ}17'24''E$, a distance of 21.00 feet to a calculated point;
2. $N52^{\circ}43'06''E$, a distance of 118.23 feet to a calculated point;
3. with a curve to the left a distance of 143.89 feet, through a central angle of $25^{\circ}08'07''$, having a radius of 328.00 feet, and whose chord bears $N40^{\circ}09'02''E$, a distance of 142.74 feet to a calculated point;
4. $N27^{\circ}34'59''E$, a distance of 558.63 feet to a calculated point;
5. $S62^{\circ}25'01''E$, a distance of 310.00 feet to a calculated point;
6. $S27^{\circ}34'59''W$, a distance of 61.75 feet to a calculated point;
7. $S62^{\circ}25'01''E$, a distance of 190.74 feet to a calculated point; and,
8. $S14^{\circ}11'27''E$, a distance of 53.72 feet to the **POINT OF BEGINNING** and containing 12.35 acres of land, more or less.

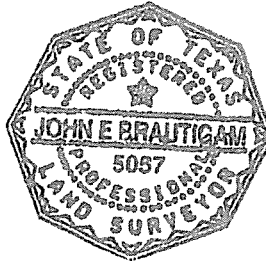
BEARING BASIS:

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

Date: 10-16-14



John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas



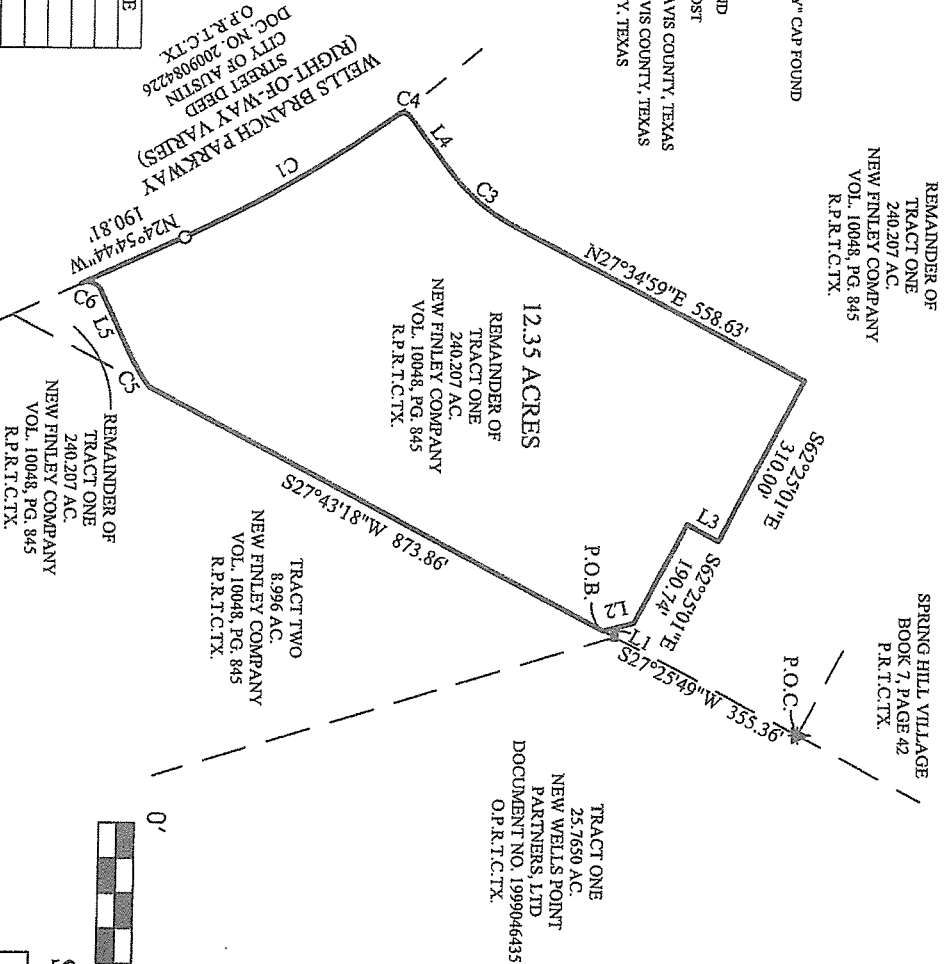
Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
TBPLS Firm No. 10004700

12.35 ACRES

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

LEGEND

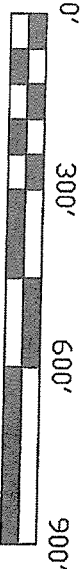
- IRON ROD WITH "DELTA SURVEY" CAP FOUND
- IRON ROD FOUND
- ⊙ IRON ROD WITH CAP FOUND
- 6 INCH WOOD FENCE POST FOUND
- ▲ NAIL FOUND IN WOOD FENCE POST
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- O.P.R.I.C.T.X. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.I.C.T.X. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- P.R.I.C.T.X. PLAT RECORDS, TRAVIS COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	S27°43'18"W	22.46'
L2	S14°11'27"E	53.72'
L3	S27°34'59"W	61.75'
L4	N52°43'06"E	118.23'
L5	S65°05'16"W	120.88'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2140.08'	417.93'	417.27'	N30°32'38"W	11°11'21"
C3	328.00'	143.89'	142.74'	N40°09'02"E	25°08'07"
C4	15.00'	23.26'	21.00'	N08°17'24"E	88°51'24"
C5	330.00'	64.52'	64.42'	S59°29'11"W	11°12'10"
C6	25.00'	39.27'	35.35'	S20°05'19"W	89°59'54"

* SKETCH TO ACCOMPANY FIELD NOTES *
ALL POINTS ARE CALCULATED UNLESS OTHERWISE NOTED
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/HARN



SCALE 1" = 300'



Delta Survey Group Inc.

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TBPUS FIRM NO. 10004700

QUAD PFLUGER—WEST
PROJECT 53 ACRE WELLS BRANCH GHEATHERWALDE
DWG. 12.35 AC

© 2014 Delta Survey Group, Inc.

0.36 ACRE
L.C. CUNNINGHAM SURVEY
TRAVIS COUNTY, TEXAS

DESCRIPTION OF A 0.36 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP, INC. IN OCTOBER 2014, LOCATED IN THE L.C. CUNNINGHAM SURVEY, ABSTRACT No. 163, IN TRAVIS COUNTY, TEXAS, FOR ZONING PURPOSES ONLY, SAID 0.36 ACRE TRACT BEING A PORTION OF THE REMAINDER OF A 240.207 ACRE TRACT DESCRIBED IN VOLUME 10048, PAGE 845, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.36 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a nail found in a wood fence post for the southernmost corner of Spring Hill Village, a subdivision of record in Book 7, Page 42, Plat Records, Travis County, Texas, same being in the west line of a 25.7650 acre tract described in Document Number 1999046435, Official Public Records, Travis County, Texas;

THENCE with the west line of said 25.7650 acre tract, S27°25'49"W, a distance of 355.36 feet to a 6 inch diameter wood fence post found for the north corner of the remainder of a 8.996 acre tract described in Volume 10048, Page 845, Real Property Records, Travis County, Texas;

THENCE leaving the west line of said 25.760 acre tract, with the west line of said 8.996 acre tract, S27°43'18"W, a distance of 896.31 feet to a calculated point for the **POINT OF BEGINNING**;

THENCE with the west line of said 8.996 acre tract, S27°43'18"W, a distance of 264.21 feet to a calculated point in the northeast right-of-way (ROW) line of Wells Branch Parkway (ROW varies);

THENCE with the northeast ROW line of said Wells Branch Parkway, N24°54'44"W, a distance of 129.07 feet to a calculated point;

THENCE leaving the northeast ROW line of Wells Branch Parkway, and crossing through the remainder of said 240.207 acre tract, the following three (3) courses and distances:

1. with a curve to the right a distance of 39.27 feet, through a central angle of 89°59'54", having a radius of 25.00 feet, and whose chord bears N20°05'19"E, a distance of 35.35 feet to a calculated point;
2. N65°05'16"E, a distance of 120.88 feet to a calculated point; and,

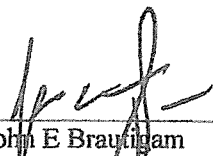
0.36 ACRE
L.C. CUNNINGHAM SURVEY
TRAVIS COUNTY, TEXAS

3. with a curve to the left a distance of 64.52 feet, through a central angle of $11^{\circ}12'10''$, having a radius of 330.00 feet, and whose chord bears $N59^{\circ}29'11''E$, a distance of 64.42 feet to the **POINT OF BEGINNING** and containing 0.36 acre of land, more or less.

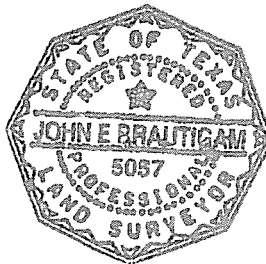
BEARING BASIS:

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

Date: 10-16-14



John E Brautigam
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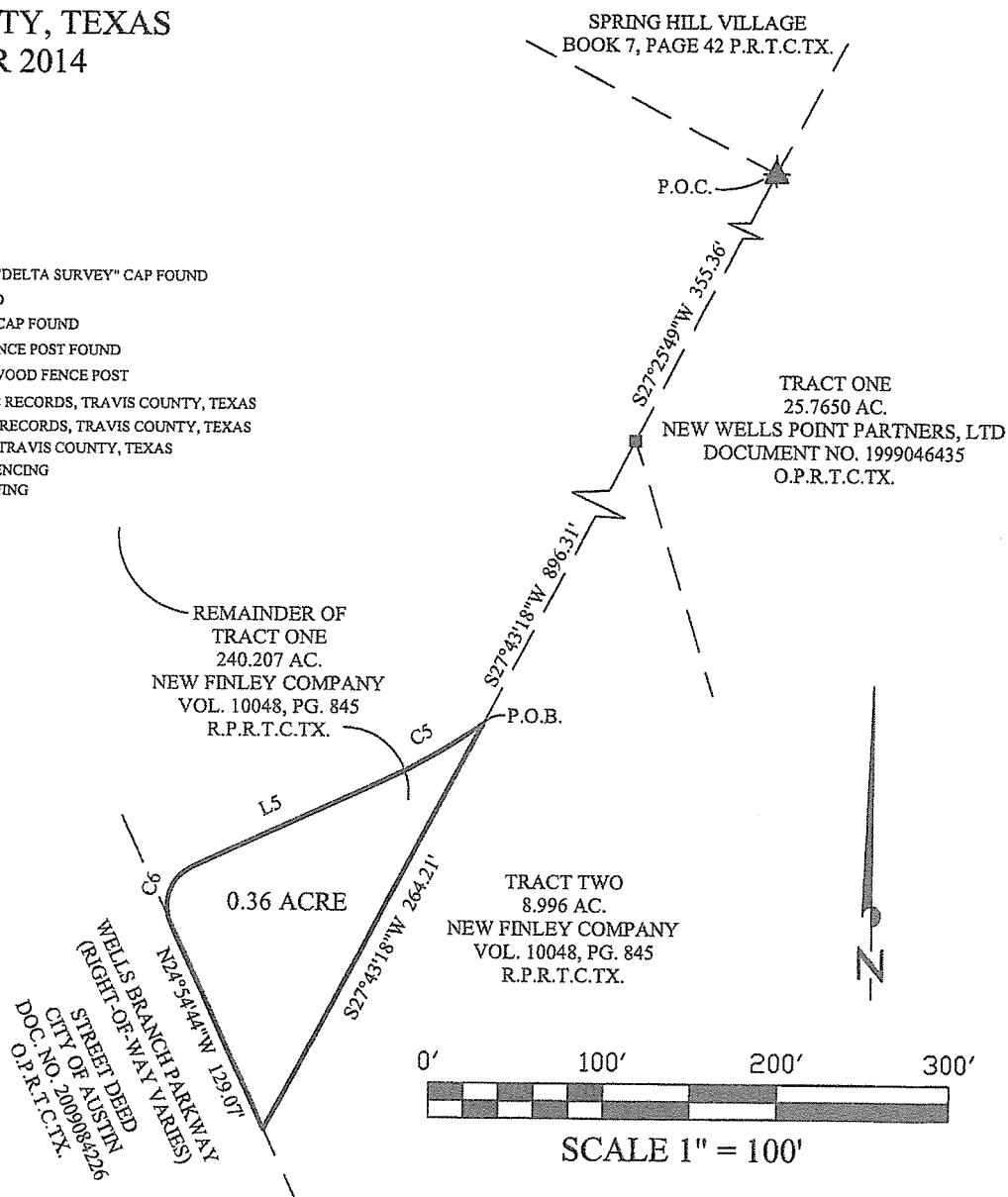
L.C. CUNNINGHAM SURVEY
ABSTRACT No. 163
TRAVIS COUNTY, TEXAS
OCTOBER 2014

0.36 ACRE

PAGE 3 OF 3

LEGEND

- IRON ROD WITH "DELTA SURVEY" CAP FOUND
- IRON ROD FOUND
- ⊕ IRON ROD WITH CAP FOUND
- 6 INCH WOOD FENCE POST FOUND
- ▲ NAIL FOUND IN WOOD FENCE POST
- O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.TX PLAT RECORDS, TRAVIS COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	330.00'	64.52'	64.42'	N59°29'11"E	11°12'10"
C6	25.00'	39.27'	35.35'	N20°05'19"E	89°59'54"

LINE	BEARING	DISTANCE
L5	N65°05'16"E	120.88'

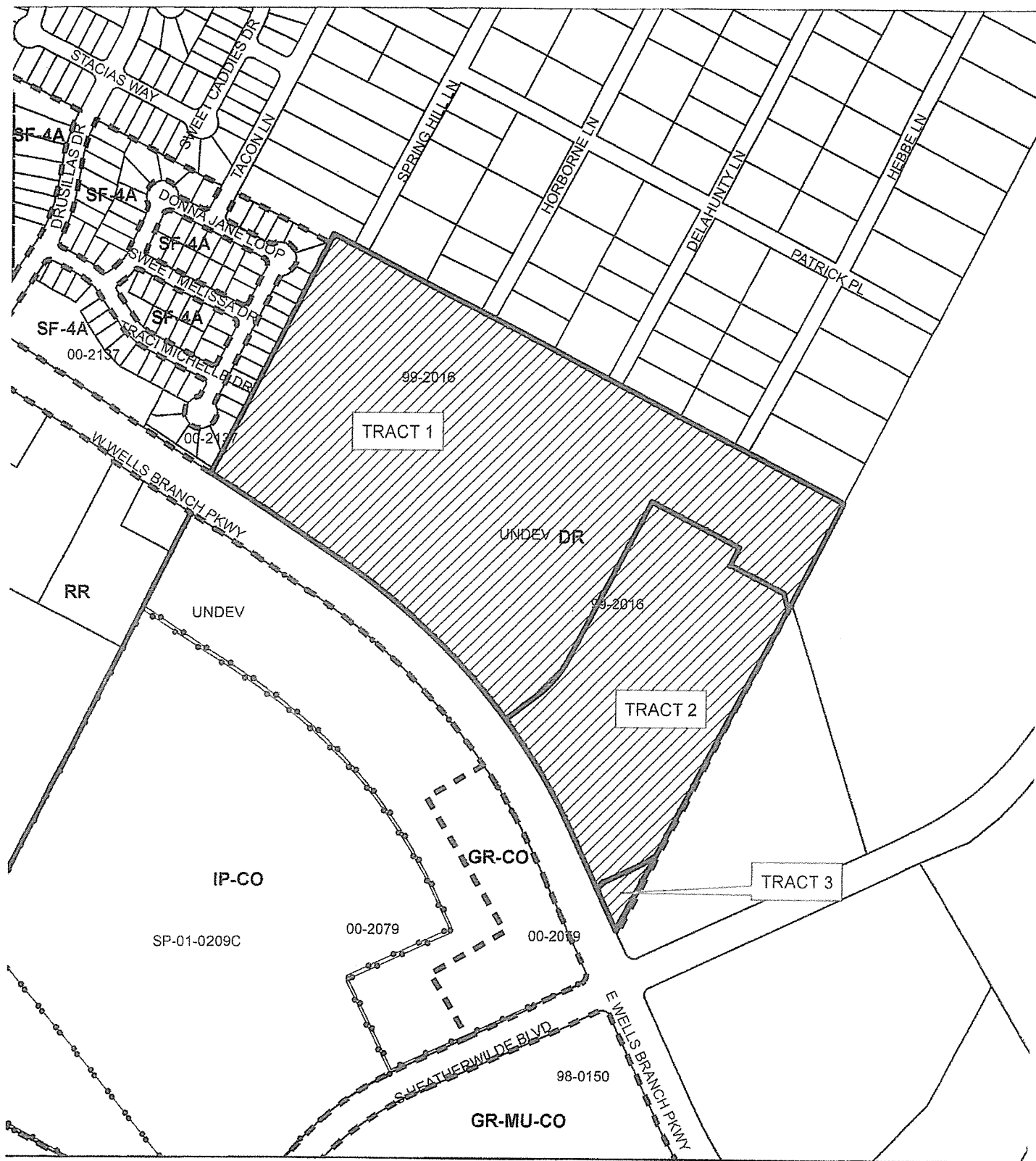
* SKETCH TO ACCOMPANY FIELD NOTES *
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

Delta Survey Group Inc.

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WWW.DELTASURVEYGROUP.COM
TBPLS FIRM NO. 10004700

QUAD PFLUGER-WEST
PROJECT 53 ACRE WELLS BRANCH @HEATHERWLDE
DWG. 0.36 AC

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE

C14-2014-0186



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.