

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 MULTIFAMILY RESIDENCE-MODERATE-HIGH  
7 DENSITY (MF-4) DISTRICT FOR TRACT 2, AND FROM DEVELOPMENT  
8 RESERVE (DR) DISTRICT TO COMMUNITY COMMERCIAL (GR) DISTRICT  
9 FOR TRACT 3.

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

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

20  
21 **Tract 1:**

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

29  
30 **Tract 2:**

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

ZONING AND PLATTING COMMISSION RECOMMENDATION

**Tract 3:**

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 0.365 acre tract as shown on the accompanying sketch and being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance (cumulatively referred to as the "Property"),

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

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

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

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

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2015.

**PASSED AND APPROVED**

§

§

\_\_\_\_\_, 2015 § \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
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:

- (C2)
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;

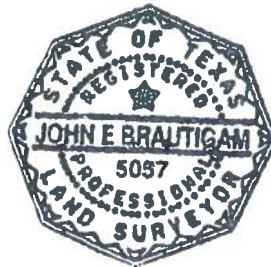
**THENCE** with the north line of the remainder of said 240.207 acre tract, and with the south line of said Spring Hill Village, S62°25'01"E, a distance of 1803.96 feet to the **POINT OF BEGINNING** and containing 30.98 acres of land, more or less.

**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.

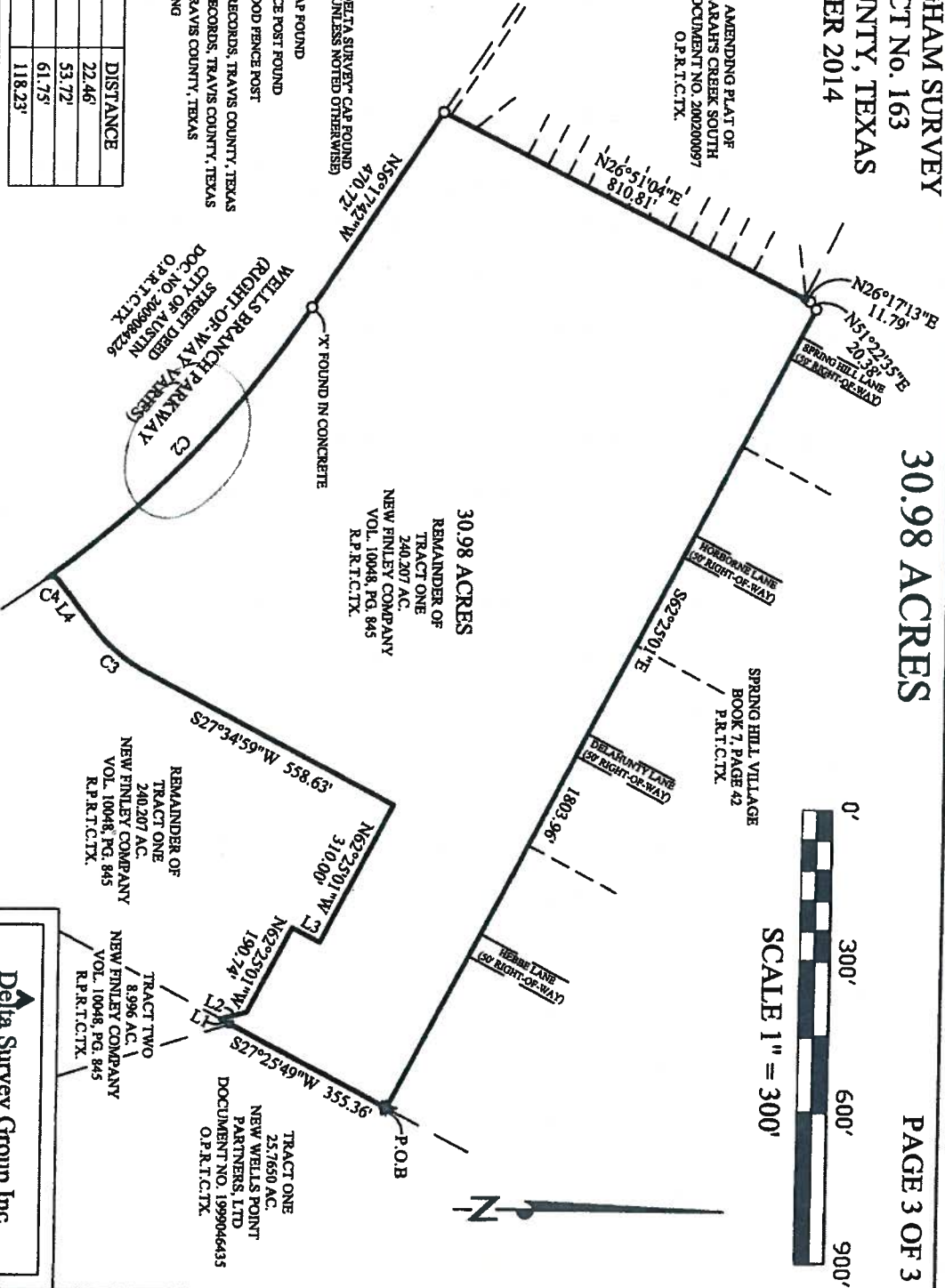


- LEGEND**
- IRON ROD WITH "DELTA SURVEY" CAP FOUND (UNLESS NOTED OTHERWISE)
  - IRON ROD FOUND
  - ⊙ IRON ROD WITH CAP FOUND
  - 6 INCH WOOD FENCE POST FOUND
  - ▲ NAIL FOUND IN WOOD FENCE POST
  - P.L.T.C.T.X. OFFICIAL, PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
  - P.L.T.C.T.X. REAL PROPERTY RECORDS, TRAVIS 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	89°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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TARRANT FIRM NO. 10004700

QUAD PFLUGER-WEST  
PROJECT 53 ACRES WELLS BRANCH  
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

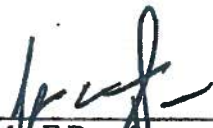
TRAVIS COUNTY, TEXAS

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



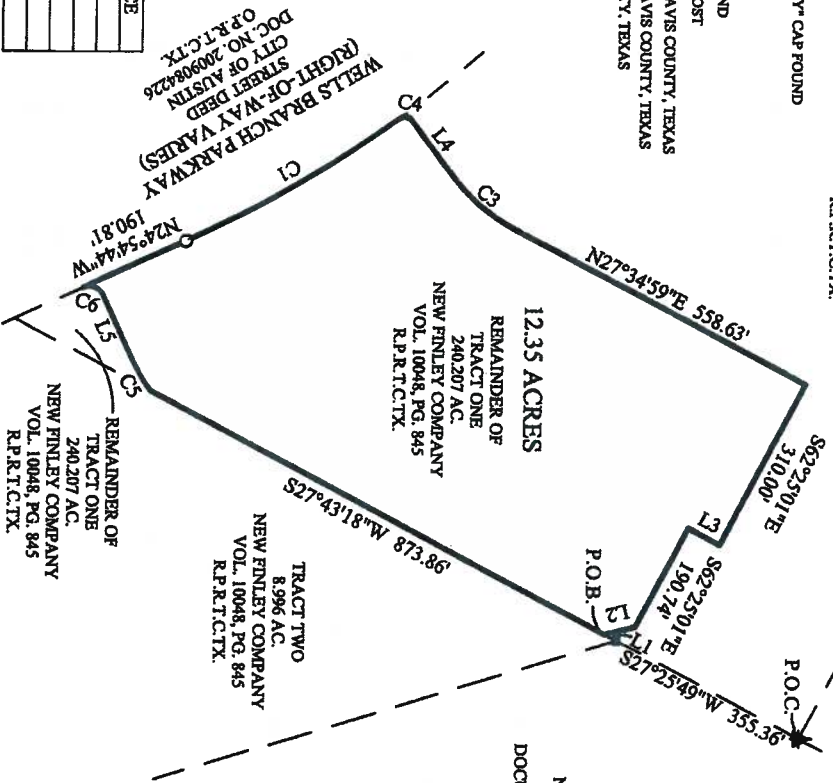
Delta Survey Group, Inc.  
8213 Brodie Lane, Suite 102  
Austin, Texas 78745  
TBPLS Firm No. 10004700

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

SPRING HILL, VILLAGE  
BOOK 7, PAGE 42  
P.R.T.C.TX.

## 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
✱	OFFICIAL PUBLIC RECORDS, TAVAS COUNTY, TEXAS
✱	REAL PROPERTY RECORDS, TAVAS COUNTY, TEXAS
✱	PLAY RECORDS, TAVAS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING



LINE	BEARING	DISTANCE
L1	S27°43'18"W	22.46'
L2	S14°11'27"E	33.72'
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'	147.93'	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'	S39°29.11'W	11°12'10"
C6	25.00'	39.27'	35.35'	S20°05.19'W	89°39'54"

\* 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'**



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T8745 FIRM NO. 10084700

**QUAD PFLUGER—WEST**  
**PROJECT 53 ACRE WELLS BRANCH @HEATHERMUDDE**  
**DWG. 12.35 AC**



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:**

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**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  
Registered Professional Land Surveyor  
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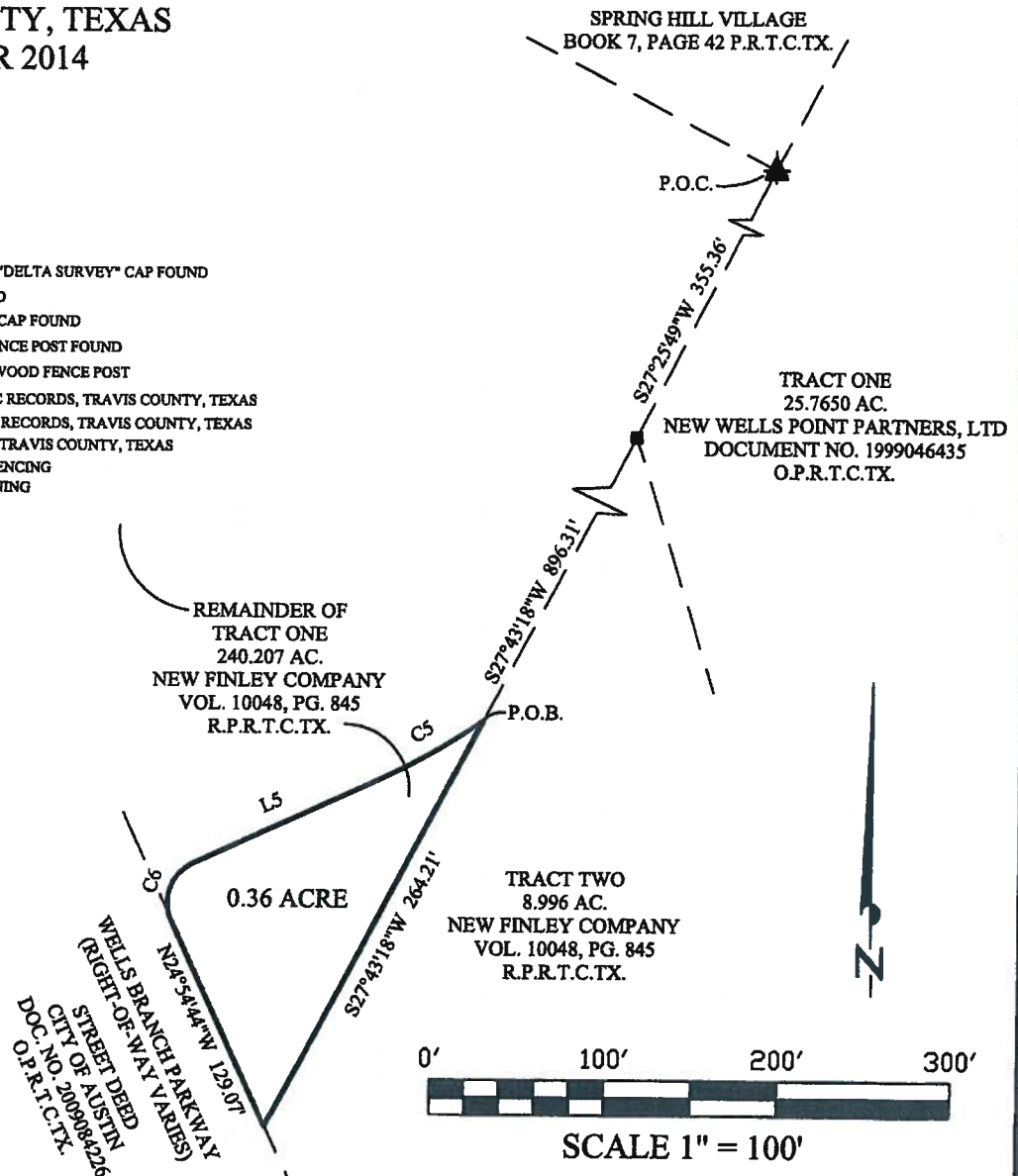
L.C. CUNNINGHAM SURVEY  
ABSTRACT No. 163  
TRAVIS COUNTY, TEXAS  
OCTOBER 2014

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'

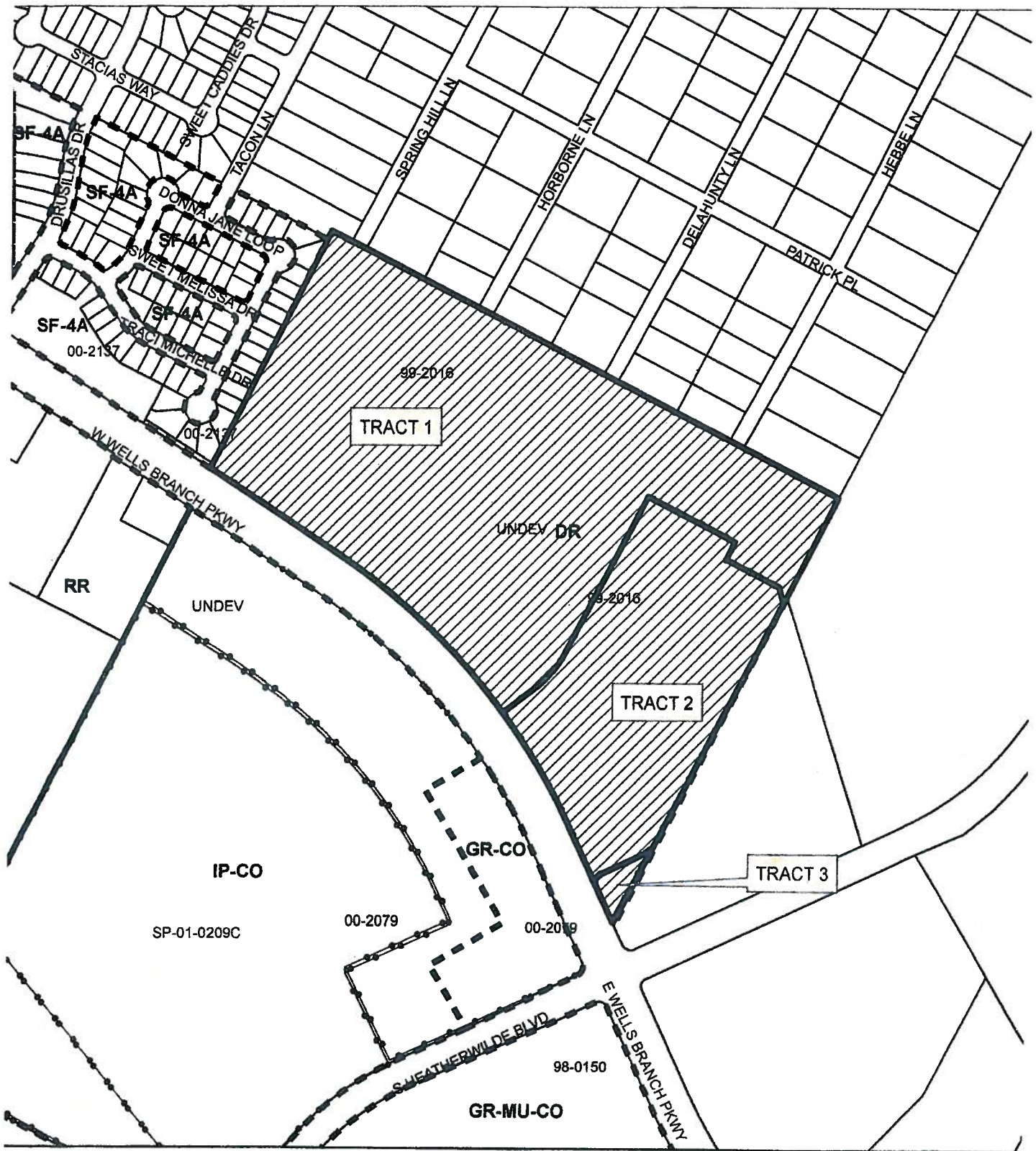
\* SKETCH TO ACCOMPANY FIELD NOTES \*  
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BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM,  
CENTRAL ZONE, NAD83/HARN

**Delta Survey Group Inc.**

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TBPLS FIRM NO. 10004700

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

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**ZONING CASE**  
C14-2014-0186



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.