

ORDINANCE NO. 20161208-037

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12200 JOURDAN CROSSING BOULEVARD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) 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 development reserve (DR) district to multifamily residence medium density (MF-3) district on the property described in Zoning Case No. C14-2016-0092, on file at the Planning and Zoning Department, as follows:

A description of a tract of land containing 18.1848 acres (792,131 square feet) being partially out of the Memucan Hunt Survey No. 88, Abstract No. 397, being partially out of the Thomas H. Mays Survey No. 89, Abstract No. 562 and being partially out of the Samuel Cushing Survey No. 70, Abstract No. 164, all of which is within Travis County, Texas, and being all of a called 3.000 acre tract conveyed to Highepoint Fellowship in Document No. 2013040929 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), and being the remainder of a called 3.36 acre tract conveyed to Travis D. Kruger in Volume 11034, Page 1050 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), and being a portion of the remainder of called 5.26 acre tract conveyed to Highpointe Fellowship Church in Doc. No. 1999090391, O.P.R.T.C.T., and being the remainder of a called 4.000 acre tract conveyed to Hugh Lee Smith, recorded in Volume 11034, Page 1039 (R.P.R.T.C.T.), and being the remainder of a called 46.16 acre tract conveyed to Frances Smith, recorded in Volume 11034, Page 1057 (R.P.R.T.C.T.), said 18.1848 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

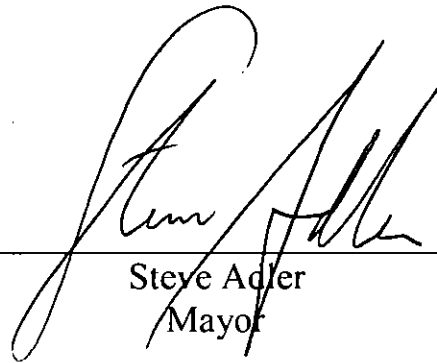
locally known as 12200 Jourdan Crossing Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on December 19, 2016.

PASSED AND APPROVED

December 8, 2016

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Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:

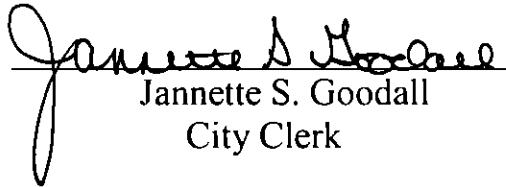

Jannette S. Goodall
City Clerk

EXHIBIT " "

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 18.1848 ACRES (792,131 SQUARE FEET) BEING PARTIALLY OUT OF THE MEMUCAN HUNT SURVEY NO. 88, ABSTRACT NO. 397, BEING PARTIALLY OUT OF THE THOMAS H. MAYS SURVEY NO. 89, ABSTRACT NO. 562 AND BEING PARTIALLY OUT OF THE SAMUEL CUSHING SURVEY NO. 70, ABSTRACT NO. 164, ALL OF WHICH IS WITHIN TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 3.000 ACRE TRACT CONVEYED TO HIGHEPOINT FELLOWSHIP IN DOCUMENT NO. 2013040929 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING THE REMAINDER OF A CALLED 3.36 ACRE TRACT CONVEYED TO TRAVIS D. KRUGER IN VOLUME 11034, PAGE 1050 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), AND BEING A PORTION OF THE REMAINDER OF CALLED 5.26 ACRE TRACT CONVEYED TO HIGHPOINTE FELLOWSHIP CHURCH IN DOC. NO. 1999090391, O.P.R.T.C.T., AND BEING THE REMAINDER OF A CALLED 4.000 ACRE TRACT CONVEYED TO HUGH LEE SMITH, RECORDED IN VOLUME 11034, PAGE 1039 (R.P.R.T.C.T.), AND BEING THE REMAINDER OF A CALLED 46.16 ACRE TRACT CONVEYED TO FRANCES SMITH, RECORDED IN VOLUME 11034, PAGE 1057 (R.P.R.T.C.T.), SAID 18.1848 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 1.000094155638):

BEGINNING, at a 1/2-inch iron rod found in the north line of said Kruger tract, and being a point in the west right-of-way line of Jordan Crossing Boulevard (70' Right-of-way), dedicated by the plat of Yager Lane Business Park Section One, recorded in Volume 88, Page 66-67 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and being an exterior ell corner of Lot 1, Block "A" of Highpointe Subdivision, recorded in Document No. 200000097 (O.P.R.T.C.T.), for an exterior ell corner and the **POINT OF BEGINNING** hereof, from which an "X" cut found in concrete at an exterior ell corner of said Lot 1, and being a point in the west right-of-way line of said Jordan Crossing Boulevard, and being the southeast corner of Lot 1, Block "A" of Trinity Covenant Baptist Church Subdivision, recorded in Volume 94, Pages 188-189 (P.R.T.C.T.) bears, N06°16'55"W, a distance of 52.10 feet;

THENCE, in part with the west right-of-way line of said Jordan Crossing, in part with the south right-of-way line of Scottsdale Lane, also dedicated by the plat of said Yager Lane Business Park Section One, in part over and across said Kruger tract, in part over and across said Hugh Lee Smith tract and in part over and across said Frances Smith tract, the following nine (9) courses and distances:

- 1) S06°16'55"E, a distance of 225.60 feet to a calculated point for an interior ell corner hereof,
- 2) N83°43'05"E, a distance of 70.00 feet to a 1/2-inch iron rod found for a point of non-tangent curvature hereof,

- 3) Along the arc of a curve to the right, whose radius is 20.00 feet, whose arc length is 31.42 feet and whose chord bears N38°43'05"E, a distance of 28.28 feet to a 1/2-inch iron rod found for a point of tangency hereof,
- 4) N83°43'05"E, a distance of 104.67 feet to a 1/2-inch iron rod found for a point of curvature hereof,
- 5) Along the arc of a curve to the right, whose radius is 435.00 feet, whose arc length is 129.72 feet and whose chord bears S87°44'41"E, a distance of 129.24 feet to a 1/2-inch iron rod found for a point of tangency hereof,
- 6) S79°10'16"E, a distance of 389.52 feet to a 1/2-inch iron rod with "Rippy" cap found for a point of curvature hereof,
- 7) Along the arc of a curve to the right, whose radius is 435.00 feet, whose arc length is 69.41 feet and whose chord bears S74°33'43"E, a distance of 69.33 feet to a 1/2-inch iron rod found for a point of tangency hereof,
- 8) S70°02'03"E, a distance of 110.78 feet to a 1/2-inch iron rod found for a point of curvature hereof, and
- 9) Along the arc of a curve to the right, whose radius is 20.00 feet, whose arc length is 31.50 feet and whose chord bears S24°54'35"E, a distance of 28.35 feet to a 1/2-inch iron rod with "Rippy" cap found for a point of tangency hereof, said point being the eastern termination of said Scottsdale Lane, as shown on said Yager Lane Business Park Section One plat, and being the northwest corner of a 0.262 acre tract of land conveyed to Travis County for right-of-way purposes in Volume 13257, Page 211 (R.P.R.T.C.T.), and being in the west right-of-way line of Dessau Road (120' Right-of-way);

THENCE, continuing over and across said Frances Smith tract, with the west right-of-way line of said Dessau Road, S19°52'53"W, a distance of 152.89 feet to a 1/2-inch iron rod with "Ward-5811" cap set for a point of curvature hereof, said point being a point of curvature in the west right-of-way line of said Dessau Road,

THENCE, in part with the east line of said Frances Smith tract and the east line of said Highpointe Fellowship Church tract, and continuing with the west right-of-way line of said Dessau Road, along the arc of a curve to the right, whose radius is 1,849.86 feet, whose arc length is 578.44 feet and whose chord bears S28°53'28"W, a distance of 576.09 feet to a 1/2-inch iron rod with "Ward-5811" cap set for a point of tangency hereof, said point being in the west right-of-way line of said Dessau Road and the east line of said Highpointe Fellowship Church tract ;

THENCE, continuing with the east line of said Highpointe Fellowship Church tract, and the west right-of-way line of said Dessau Road, S37°50'56"W, a distance of 114.44 feet to a mag nail with "Ward-5811" washer set for the southeast corner hereof, said point being in the west right-of-way line of said Dessau Road;

THENCE, in part over and across said Highpointe Fellowship Church tract, in part with the north line of said Lot 1, Block "A" of said Highpointe Subdivision, and in part with the south line of said Frances Smith tract, N51°36'09"W, passing at a distance of 215.64 feet, a 1/2-inch iron rod found in the west line of said Highpointe Fellowship Church tract, and being the northeast corner of said Lot 1, Block "A", and being the southeast corner of said Frances Smith tract, and continuing for a total distance of 857.95 feet to a 5/8-inch iron pipe found for an angle point hereof, said point being an angle point in the north line of said Lot 1, being the southwest corner of said Hugh Lee Smith tract, being an angle point in a north line of said Frances Smith tract, and being the southeast corner of said Highpointe Fellowship 3.000 acre tract, from which a 1/2-inch iron rod found at the southeast corner of said Hugh Lee Smith tract, and being an interior ell corner of said Frances Smith tract bears, S76°09'50"E, a distance of 374.34 feet;

THENCE, with the south line of said Highpointe Fellowship 3.000 acre tract, and with the north line of said Lot 1, Block "A" of said Highpointe Subdivision, and with the north line of said Frances Smith tract, **N76°04'33"W**, a distance of **316.33** feet to a 1/2-inch iron rod found for the southwest corner hereof, said point being the southwest corner of said Highpointe Fellowship 3.000 acre tract, and being an interior ell corner of said Lot 1, and being the northwest corner of said Frances Smith tract;

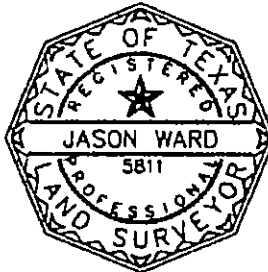
THENCE, with an east line of Lot 1, Block "A" of said Highpointe Subdivision, and with the west line of said Highpointe Fellowship 3.000 acre tract, **N14°18'55"E**, a distance of **415.74** feet to a 1/2-inch iron rod with "Chaparral" cap found for an angle point hereof, said point being the northwest corner of said Highpointe Fellowship 3.0000 acre tract, being the southwest corner of said Kruger tract, and being an angle point in the east line of said Lot 1;

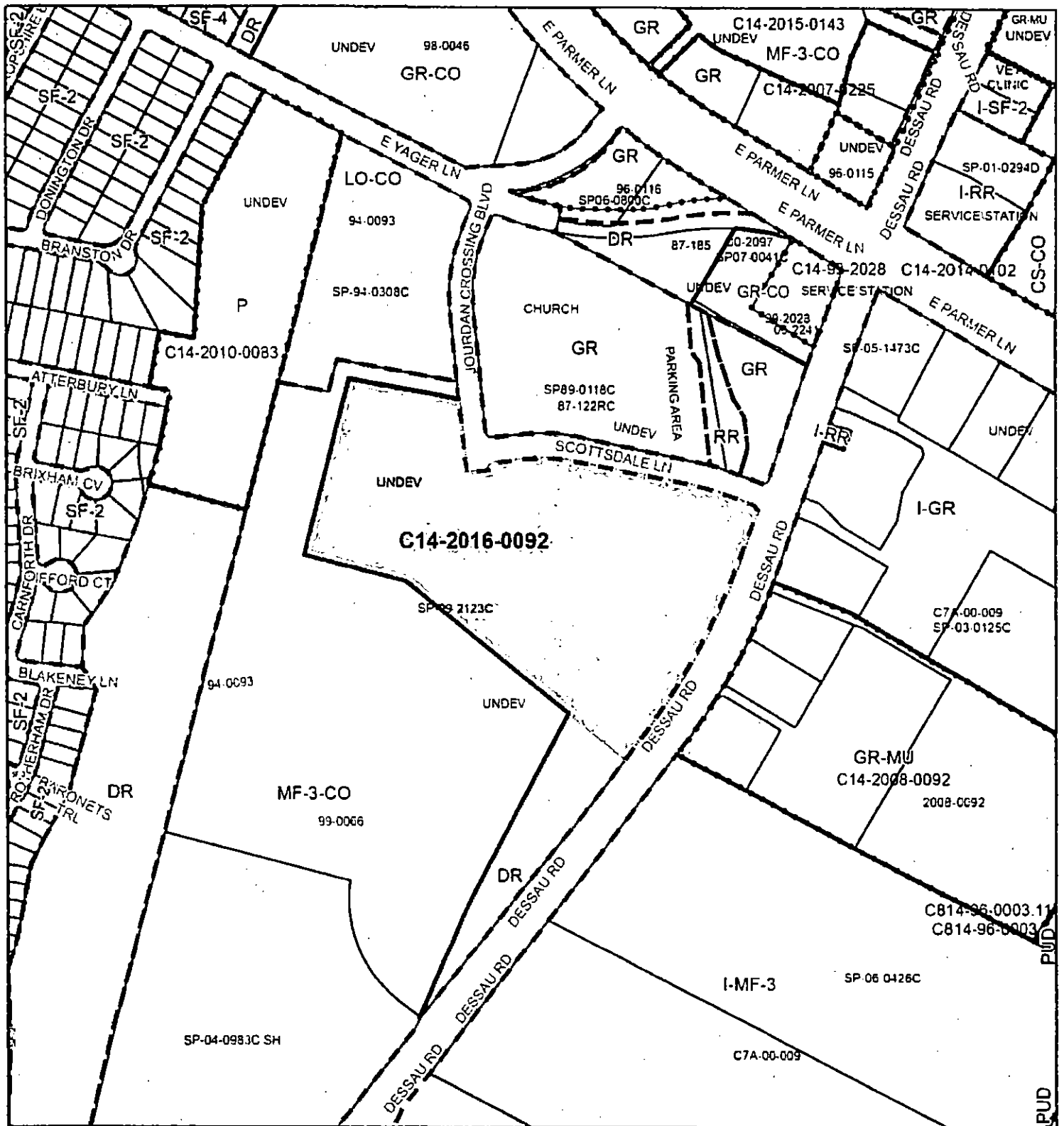
THENCE, with the common line between Lot 1, Block "A" of said Highpointe Subdivision and said Kruger tract, the following two (2) courses and distances:

- 1) **N14°20'14"E**, a distance of **134.09** feet to a 1/2-inch iron rod with "Chaparral" cap found for the northwest corner hereof, and
- 2) **S79°48'49"E**, a distance of **338.71** feet to the **POINT OF BEGINNING** and containing **18.1848 Acres (792,131 Square Feet)** of land, more or less.

8/23/2016

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

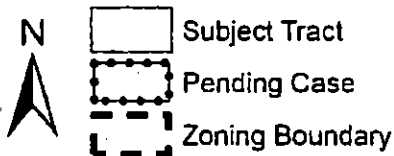




ZONING

Case#: C14-2016-0092

EXHIBIT B



0 200 400 Feet

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 9/8/2016