

**ORDINANCE NO. 20190808-135**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12213 TECH RIDGE BOULEVARD FROM COMMUNITY COMMERCIAL (GR) 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 community commercial (GR) district to multifamily residence moderate-high density (MF-4) district on the property described in Zoning Case No. C14-2019-0010, on file at the Planning and Zoning Department, as follows:

A 15.086 acre tract of land being out of the William Porter Survey, Abstract No. 7 in the City of Austin, Travis County, Texas, said 15.086 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 12213 Tech Ridge 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 August 19, 2019.


**PASSED AND APPROVED**

\_\_\_\_\_, August 8, 2019

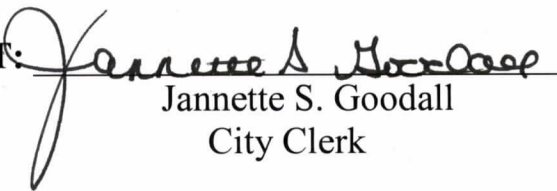
§  
§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



## FIELD NOTES

### FOR

A 15.086 ACRE TRACT OF LAND BEING OUT OF A CALLED 21.715 ACRE TRACT CONVEYED TO TECH RIDGE PHASE V, L.P. RECORDED IN DOCUMENT NO. 2008152510 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE WILLIAM PORTER SURVEY, ABSTRACT NO. 7 IN THE CITY OF AUSTIN, TRAVIS COUNTY TEXAS. SAID 15.086 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**BEGINNING** at a ½" iron rod found in the east right-of-way line of Interstate 35, a variable width right-of-way, same being the westernmost southwest corner of said 21.715 acre tract, also being the northwest corner of a called 19.79 acre tract conveyed to Austin Windcrest North Interstate Limited Partnership recorded in Document No. 2003149806 of the Official Public Records of Travis County, Texas for the westernmost southwest corner, a point of curvature and **POINT OF BEGINNING** hereof;

**THENCE** with the east right-of-way line of said Interstate 35, same being the west line of said 21.715 acre tract the following five (5) courses and distances:

1. along the arc of a curve to the left, having a radius of 3969.83 feet, a central angle of 04°54'40", a chord bearing and distance of N 16°25'51" W, 340.17 feet, an arc length of 340.28 feet to an iron rod with cap marked "Chaparral" found at a point of tangency,
2. N 71°08'23" E, a distance of 18.62 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
3. N 16°17'44" W, a distance of 258.67 feet to a TXDOT Type II monument found at a point of curvature,
4. along the arc of a curve to the left, having a radius of 5797.50 feet, a central angle of 02°00'47", a chord bearing and distance of N 21°20'37" W, 203.69 feet, an arc length of 203.70 feet to a TXDOT Type II monument found at a point of tangency,
5. N 19°27'54" W, a distance of 40.97 feet to a calculated point hereof;

## EXHIBIT "A"

**THENCE** departing the east right-of-way line of said Interstate 35, through the interior of said 21.715 acre tract the following eleven (11) courses and distances:

1. S 88°40'45" E, a distance of 53.66 feet to a calculated angle point hereof,
2. N 19°36'51" W, a distance of 53.52 feet to a calculated angle point hereof,
3. S 70°40'36" W, a distance of 35.06 feet to a calculated angle point hereof,
4. N 19°15'58" W, a distance of 80.71 feet to a calculated angle point hereof,
5. N 65°24'19" E, a distance of 33.69 feet to a calculated angle point hereof,
6. N 24°11'04" W, a distance of 302.70 feet to a calculated angle point hereof,
7. S 88°03'07" E, a distance of 237.15 feet to a calculated angle point hereof,
8. S 01°47'37" W, a distance of 369.59 feet to a calculated angle point hereof,
9. S 88°06'28" E, a distance of 271.62 feet to a calculated angle point hereof,
10. N 01°54'42" E, a distance of 76.72 feet to a calculated angle point hereof, and
11. S 88°04'12" E, a distance of 585.94 feet to a calculated point in the west right-of-way line of East Yager Lane, a variable width right-of-way for the northeast corner and point of curvature hereof,

**THENCE** with the west right-of-way line of said Yager Lane, same being the east line of said 21.715 acre tract the following five (5) courses and distances:

1. along the arc of a curve to the left, having a radius of 771.30 feet, a central angle of 14°02'18", a chord bearing and distance of S 13°57'11" E, 188.51 feet, an arc length of 188.98 feet to an iron rod with cap marked "Chaparral" found, at a point of compound curvature,
2. along the arc of a curve to the left, having a radius of 653.87 feet, a central angle of 13°28'43", a chord bearing and distance of S 27°42'51" E, 153.47 feet, an arc length of 153.82 feet to a ½" iron rod found at a point of reverse curvature for the easternmost southeast corner hereof,



3. along the arc of a curve to the right, having a **radius of 15.00 feet**, a **central angle of 88°55'55"**, a **chord bearing and distance of S 10°04'58" W, 21.01 feet**, an **arc length of 23.28 feet** to an iron rod with cap marked "Chaparral" found at a point of tangency,
4. **S 53°41'14" W**, a distance of **7.73 feet** to an iron rod with cap marked "Chaparral" found for a point of curvature,
5. along the arc of a curve to the left, having a **radius of 165.19 feet**, a **central angle of 24°56'48"**, a **chord bearing and distance of S 41°31'42" W, 71.36 feet**, at an arc length of **55.87 feet** passing a  $\frac{1}{2}$ " iron rod found, continuing for a total **arc length of 71.92 feet** to an iron rod with cap marked "Chaparral" found in the northeast line of said 19.79 acre tract, same being a southeast corner of said 21.715 acre tract;

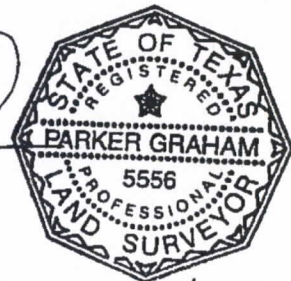
**THENCE N 61°53'19" W**, departing the northwest right-of-way line of said Yager Lane, with the northeast line of said 19.79 acre tract, same being the southwest line of said 21.715 acre tract, a distance of **230.93 feet** to an iron rod with cap marked "Chaparral" found at a point of non-tangent curvature in the southeasterly boundary line of said 21.715 acre tract, same being the northernmost corner of said 19.79 acre tract

**THENCE** with the northwest line of said 19.79 acre tract, same being the southeast line of said 21.715 acre tract the following seven (7) courses and distances:

1. along the arc of a curve to the right, having a **radius of 25.00 feet**, a **central angle of 89°44'41"**, a **chord bearing and distance of S 16°55'01" E, 35.28 feet**, an **arc length of 39.16 feet** to an iron rod with cap marked "Chaparral" found at a point of tangency,
2. **S 28°05'08" W**, a distance of **495.46 feet** to a  $\frac{1}{2}$ " iron rod found at a point of curvature,
3. along the arc of a curve to the right, having a **radius of 265.00 feet**, a **central angle of 49°10'21"**, a **chord bearing and distance of S 52°40'48" W, 220.51 feet**, an **arc length of 227.43 feet** to a  $\frac{1}{2}$ " iron rod found at a point of tangency,
4. **S 77°15'52" W**, a distance of **128.78 feet** to an iron rod with cap marked "Chaparral" found at a point of curvature,
5. along the arc of a curve to the right, having a **radius of 25.00 feet**, a **central angle of 45°15'31"**, a **chord bearing and distance of N 80°01'57" W, 19.24 feet**, an **arc length of 19.75 feet** to an iron rod with cap marked "Chaparral" found at a point of tangency,
6. **N 57°30'18" W**, a distance of **36.78 feet** to an iron rod with cap marked "Chaparral" found at a point of curvature, and

7. along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 43°39'03", a chord bearing and distance of N 35°08'46" W, 18.59 feet, an arc length of 19.05 feet to the **POINT OF BEGINNING** and containing 15.086 acres in the City of Austin, Travis County, Texas. Said tract being described in accordance with an exhibit prepared by Pape Dawson Engineers, Inc. under Job No. 51009-00 by Pape Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: December 21, 2018  
JOB No.: 51009-00  
DOC.ID.: H:\survey\CIVIL\51009-00\Word\51009-00\_15.086Ac\_Zoning.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-01

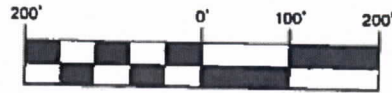


12/21/2018

# EXHIBIT OF

A 15.806 ACRE TRACT OF LAND BEING OUT OF A  
CALLED 21.715 ACRE TRACT CONVEYED TO TECH  
RIDGE PHASE V, L.P. RECORDED IN DOCUMENT NO.  
2008152510 OF THE OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY, TEXAS, SITUATED IN THE WILLIAM  
PORTER SURVEY, ABSTRACT NO. 7 IN THE CITY OF  
AUSTIN, TRAVIS COUNTY TEXAS.

1 inch = 200'



## NOTES:

1. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
2. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.

**TECH RIDGE BOULEVARD**  
(VARIABLE WIDTH RIGHT OF WAY)

A CALLED 21.715 ACRE TRACT  
OWNER: TECH RIDGE PHASE V, L.P.  
DOC. NO. 2008152510 (O.P.R.)  
WILLIAM PORTER SURVEY  
ABSTRACT NO. 7

S88°04'12"E 585.94'

**15.086 ACRES**

A CALLED 21.715 ACRE TRACT  
OWNER: TECH RIDGE PHASE V, L.P.  
DOC. NO. 2008152510 (O.P.R.)

SILVER SPRINGS APARTMENTS  
A CALLED 19.79 ACRE TRACT  
OWNER: AUSTIN WINDCREST NORTH  
INTERSTATE LIMITED PARTNERSHIP  
DOC. NO. 2003149806 (O.P.R.)

## LEGEND:

- O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- FD. FOUND
- I.R. IRON ROD
- I.P. IRON PIPE
- TXDOT TEXAS DEPARTMENT OF TRANSPORTATION
- P.O.B. POINT OF BEGINNING
- RIX FOUND BENT METAL BAR
- FOUND IRON ROD (SIZE/CAP AS NOTED)

**PAPE-DAWSON ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10001 N MOPAC EXPY, BLDG 2, STE 200 | AUSTIN, TX 78750 | 512.454.8711  
TXPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10025801

DECEMBER 21, 2018

SHEET 1 OF 2

JOB No.: 51009-00

Date: Dec 21, 2018, 12:02pm User ID: vsmrth  
File: H:\survey\CH2\51009-00\Exhibits\51009-00\_15.806Ac\_ZoningExhibit.dwg

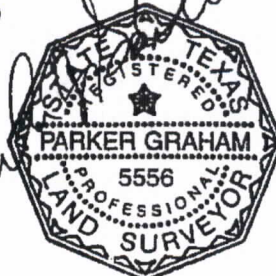




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TRAVIS COUNTY, TEXAS, SITUATED IN THE WILLIAM  
PORTER SURVEY, ABSTRACT NO. 7 IN THE CITY OF  
AUSTIN, TRAVIS COUNTY TEXAS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N71°08'23"E	18.62'
L2	N16°17'44"W	258.67'
L3	N19°27'54"W	40.97'
L4	S88°40'45"E	53.66'
L5	N19°36'51"W	53.52'
L6	S70°40'36"W	35.06'
L7	N19°15'58"W	80.71'
L8	N65°24'19"E	33.69'
L9	N24°11'04"W	302.70'
L10	S88°03'07"E	237.15'
L11	S01°47'37"W	369.59'
L12	S88°06'28"E	271.62'
L13	N01°54'42"E	76.72'
L14	S53°41'14"W	7.73'
L15	N61°53'19"W	230.93'
L16	S77°15'52"W	128.78'
L17	N57°30'18"W	36.78'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3969.83'	4°54'40"	N16°25'51"W	340.17'	340.28'
C2	5797.50'	2°00'47"	N21°20'37"W	203.69'	203.70'
C3	771.30'	14°02'18"	S13°57'11"E	188.51'	188.98'
C4	653.87'	13°28'43"	S27°42'51"E	153.47'	153.82'
C5	15.00'	88°55'55"	S10°04'58"W	21.01'	23.28'
C6	165.19'	24°56'48"	S41°31'42"W	71.36'	71.92'
C7	25.00'	89°44'41"	S16°55'01"E	35.28'	39.16'
C8	265.00'	49°10'21"	S52°40'48"W	220.51'	227.43'
C9	25.00'	45°15'31"	N80°01'57"W	19.24'	19.75'
C10	25.00'	43°39'03"	N35°08'46"W	18.59'	19.05'

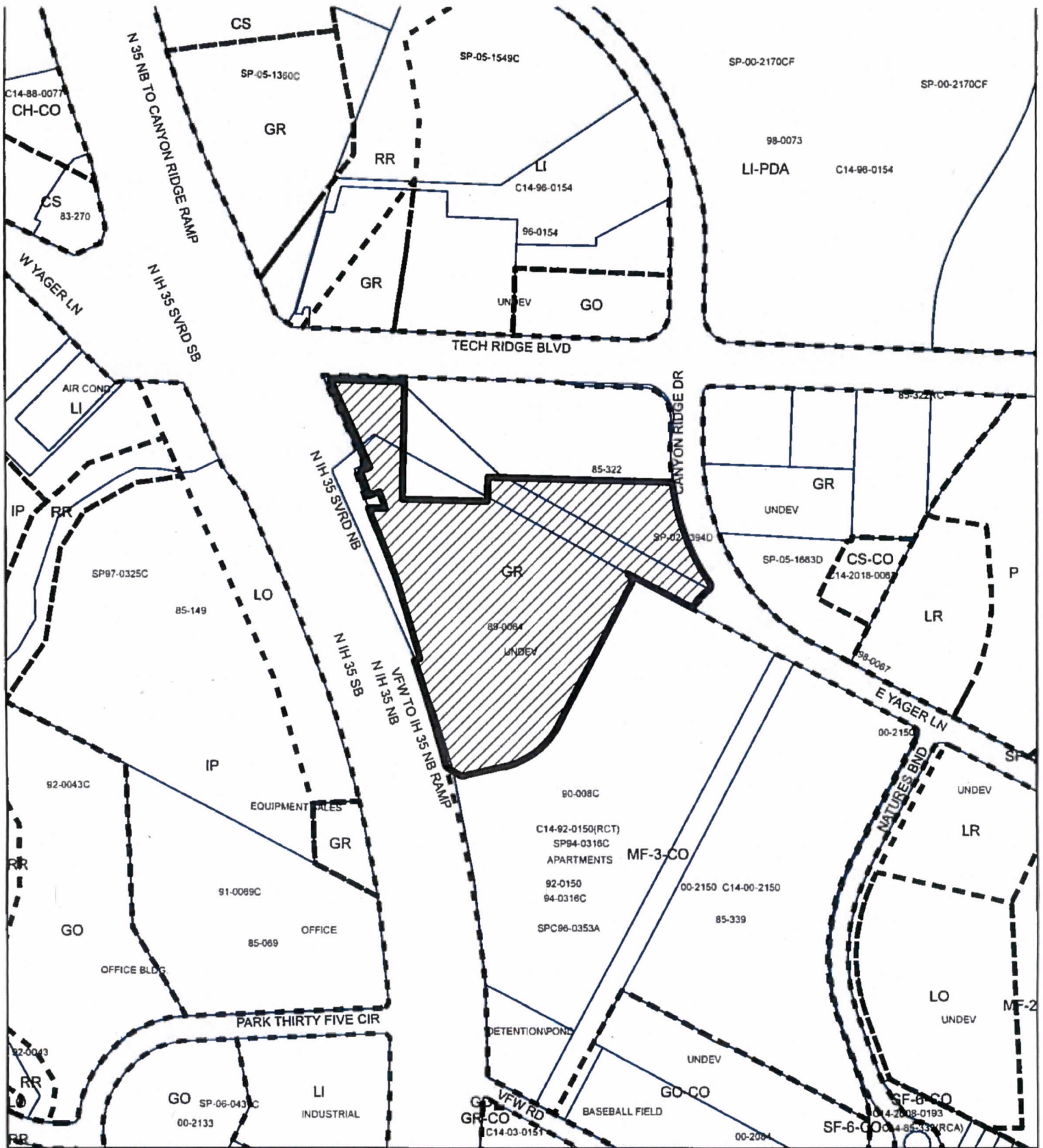


AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10001 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78750 | 512.454.8711  
TSPE FIRM REGISTRATION 0470 | TSPS FIRM REGISTRATION 010028801

DECEMBER 21, 2018

SHEET 2 OF 2  
JOB No.: 51009-00

Drawn: Dec 21, 2018, 11:17am User ID: vander  
File H: \\survey\DWG\51009-00\Exhibits\51009-00\_15.806Ac\_ZoningCnvt.dwg



## ZONING

ZONING CASE#: C14-2019-0010

## EXHIBIT "B"




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.



Created: 1/23/2019



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'