

ORDINANCE NO.

1 **AN ORDINANCE AMENDING ORDINANCE NO. 20130627-090 TO MODIFY THE**
2 **LAND USE PLAN FOR THE PROJECT KNOWN AS THE THINKEAST PLANNED**
3 **UNIT DEVELOPMENT LOCATED AT 1141 SHADY LANE AND 5300 JAIN LANE**
4 **IN THE JOHNSTON TERRACE NEIGHBORHOOD PLAN AREA AND**
5 **CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT-**
6 **NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT TO PLANNED**
7 **UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING**
8 **DISTRICT.**

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

11
12 **PART 1.** The thinkEAST PUD was approved by City Council on June 27, 2013, under
13 Ordinance No. 20130627-090 (the “Original Ordinance”) and amended under Ordinance No.
14 20161110-061.

15 **PART 2.** The thinkEAST Planned Unit Development (the “thinkEAST PUD”) is comprised
16 of approximately 24.37 acres of land located at 1141 Shady Lane and 5300 Jain Lane and
17 more particularly described by metes and bounds in the land use plan incorporated into
18 Ordinance No. 20130627-090.

19 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
20 change the base district from planned unit development-neighborhood plan (PUD-NP)
21 combining district to planned unit development-neighborhood plan (PUD-NP) combining
22 district on the property described in Zoning Case No. C814-2012-0128.03.SH, on file at the
23 Planning and Zoning Department, as follows:

24 A 10.84 acre tract of land, situated in J.C. Tannehill Survey, Abstract No. 22,
25 Travis County, Texas, the 10.84 acre tract of land being more particularly
26 described by metes and bounds in **Exhibit “A”** incorporated into this ordinance,
27 (the “Property”),
28

29 and locally known as 1141 Shady Lane and 5300 Jain Lane, and generally identified by the
30 map in **Exhibit B** attached and incorporated into this ordinance.

31 **PART 4.** Part 5. of the Original Ordinance (*Use Regulations*), Subsections C and H are
32 amended to read:

- 33 C. Development of the Property may not exceed [444] 597 multifamily residential
34 units.

H. The maximum height, as defined by City Code, of a building or structure in Land Use areas 1, and 2, ~~and 4 and 5~~ shall not exceed 40 feet or 3 stories. The maximum height, as defined by City Code, of a building or structure in Land Use areas 3, 4, and 5 shall not exceed 50 feet or 4 stories.

PART 5. Exhibit C: (*Land Use Plan*) to the Original Ordinance, as amended is replaced with **Exhibit C** attached and incorporated into this ordinance.

PART 6. Except as otherwise specifically provided in this ordinance, in all other respects the terms and conditions of Ordinance No. 20130627-090, as amended, remain in effect.

PART 7. This ordinance takes effect on _____, 2020.

PASSED AND APPROVED

_____, 2020 §
 §
 §
 §
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk



Partners for a Better Quality of Life

**METES AND BOUNDS DESCRIPTION OF A
10.84 ACRE TRACT OF LAND
SITUATED IN THE J.C. TANNEHILL SURVEY, ABSTRACT NO. 22
TRAVIS COUNTY, TEXAS**

BEING A 10.84 ACRE TRACT OF LAND SITUATED IN THE J.C. TANNEHILL SURVEY, ABSTRACT NO. 22, TRAVIS COUNTY TEXAS; SAID 10.84 ACRE TRACT BEING A PORTION OF A CALLED 22.37 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO THINKEAST AUSTIN, LP AND RECORDED IN DOCUMENT NO. 2012110181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); SAID 10.84 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with orange cap stamped "CARSON AND BUSH" found having a Texas Central State Plane NAD '83 (HARN '93) Coordinate of: Northing = 10,069,548.8 feet and Easting = 3,131,137.7 feet, marking the centerline of Jain Lane, 30 foot right-of-way (R.O.W.) recorded in Book U, Page 33 of the Commissioner's Court Minute Records of Travis County, Texas, being on the south right-of-way line of the Southern Pacific Railroad, and the west corner of said 22.37 acre tract for the west corner and **POINT OF BEGINNING** hereof;

THENCE, with the south line of Southern Pacific Railroad, and the northwest line of said 22.37 acre tract, **North 70° 54' 08" East**, a distance of **1,365.65 feet** to a punch hole set, marking the north corner of said 22.37 acre tract, the northwest corner of a called 51.26 acre tract of land described in a Judgement Nunc Pro Tunc to the City of Austin and recorded in Volume 10330, Page 630 of the Real Property records of Travis County, Texas (R.P.R.T.C.T.), the common north corner of Lot 10 and Lot 11, Block "C", Pecan Grove, a subdivision recorded in Book 59, Page 3, of the Plat Records of Travis County, Texas (P.R.T.C.T.), for the north corner hereof;

THENCE, with the east line of said 22.37 acre tract and the west line of said Pecan Grove subdivision, the following five (5) courses and distances:

- 1) **South 28° 10' 33" West**, a distance of **936.71 feet** to a 60D nail in asphalt found, for an angle point hereof,
- 2) (C1) with the arc of a curve to the left, having a radius of **71.79 feet**, and arc length of **13.26 feet**, a central angle of **10° 34' 59"**, and a chord which bears, **South 47° 35' 33" West**, a distance of **13.24 feet** to a cotton gin spindle in asphalt found, in the north R.O.W. line of Jain Lane, for a point of reverse curvature hereof,
- 3) (C2) with the arc of a curve to the right, having a radius of **46.14 feet**, and arc length of **60.83 feet**, a central angle of **75° 32' 19"**, and a chord which bears, **South 80° 12' 38" West**, a distance of **56.52 feet** to a cotton gin spindle in asphalt found, in the north R.O.W. line of Jain Lane, for an angle point hereof,
- 4) (L1) **North 61° 26' 20" West**, a distance of **10.21 feet** to a cotton gin spindle in asphalt found, for an interior corner hereof,

EXHIBIT "A"

† Chisholm Trail, Suite 130
Round Rock, Texas 78681
TBPE # F-1741
TBPLS # 10164125

(p) 512.248.0065 • (f) 512.248.0359
www.cpyl.com



5) (L2) **South 27° 20' 25" West**, a distance of **30.28 feet** to a 60D nail in cotton gin spindle found, on the south R.O.W. line of Jain Lane, and the northeast corner of a called 5.228 acre tract of land described in a Deed to Govalle Terrace Partners, LP and recorded in Document No. 2017081044 O.P.R.T.C.T., for the southeast corner hereof,

THENCE, with the common south R.O.W. line of Jain Lane, the north line of said 5.228 acre tract and through said 22.37 acre tract, **North 62° 05' 30" West**, a distance of **725.59 feet** to a PK nail found on the northeast corner of a called 8,979 square feet of land described in a Street Deed to the City of Austin recorded in Volume 10045, Page 547 Deed Records of Travis County, Texas (D.R.T.C.T.), on the west line of said 22.37 acre tract, and the northwest corner of said 5.228 acre tract, for a southwest corner hereof;

(L3) **THENCE**, with the west line of said 22.37 acre tract and through the R.O.W. of Jain Lane, **North 28° 29' 41" East**, a distance of **14.93 feet** to cotton gin spindle found, on the centerline of Jain Lane and an interior south corner of said 22.37 acre tract, for an interior south corner hereof;

THENCE, with the centerline of Jain Lane and the west line of said 22.37 acre tract, **North 62° 03' 08" West**, a distance of **142.36 feet** to the **POINT OF BEGINNING** of and containing 10.84 acres of land, based on the survey performed by CP&Y, Inc., Round Rock, Texas.

This metes and bounds description is accompanied by an exhibit drawing.

Bearings are based on the Texas Central Zone Coordinate System, NAD '83 (HARN '93), which is based upon the Allterra Trimble RTK Network.

Surveyed in the field September 13, 2019.



Margaret A. Nolen, R.P.L.S. No. 5589
CP&Y, Inc.
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
TBPLS Firm No. 10194125
Project No. 1901025



G:\PROJECTS\1901025 - Kimley-Horn - Austin East Multifamily, ATX\METES AND BOUNDS\1901025R-ALTA.docx

THE UNIVERSITY OF CHICAGO PRESS

- U.S. PUBLIC LAW 103-42 JULY 1990

THE FOLLOWING INFORMATION WAS OBTAINED FROM THE RECORDS OF THE
FEDERAL BUREAU OF INVESTIGATION, WASHINGTON, D. C. 20535
ON SEPTEMBER 12, 1966.



100-Y. MC.
and CHESTER BLA. DATE 199
BOUND BOOK. REAS. 7/19/98
RECORDED. (201) 340-0003

ALTA/NSPS LAND TITLE SURVEY

A 10.04 ACRE TRACT OF LAND,
SITUATED IN J.C. TANNERHILL SURVEY, ABSTRACT NO. 22,
TRAVIS COUNTY, TEXAS

STY LINDSEY:
BATH KIT 0003
6000 JAIN LANE
COSTA MESA, CALIF 92626

PREPARED FOR:
KIMLEY-HORN AND ASSOCIATES

TERESA J-2000 VIA MARTINA, 20119 300
AUTON, 02119 70100
FALFALETTI ST.

en

Chisholm Trail, Suite 130, Round Rock, Texas 78681 512.248.0065
TEXAS REGISTERED ENGINEERING FIRM # 1741
TEPL# 00104125



This underground station shown here has been designed from local survey information. The station will not physically accept the underground station.

[illegible]

STATE OF CALIFORNIA
IN AND TO THE COUNTY OF LOS ANGELES
I, JAMES H. HARRIS, County Clerk of said County, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears on the records of said County.

[illegible]

1. What is your name? **James Earl Ray**
 2. What is your date of birth? **5/5/28**
 3. What is your place of birth? **Stratford, Conn.**
 4. What is your current address? **107 E. 12th St.,
 New York, N.Y. 10003**
 5. What is your telephone number? **212-691-1111**
 6. What is your occupation? **None**
 7. What is your education? **High school**
 8. What is your marital status? **Single**
 9. What is your religion? **None**
 10. What is your race? **White**
 11. What is your height? **5' 10"**
 12. What is your weight? **175**
 13. What is your eye color? **Blue**
 14. What is your hair color? **Dark**
 15. What is your blood type? **O**
 16. What is your social security number? **3-01-10000**
 17. What is your driver's license number? **None**
 18. What is your passport number? **None**
 19. What is your military service? **None**
 20. What is your criminal record? **None**
 21. What is your fingerprint record? **None**
 22. What is your photograph? **None**
 23. What is your signature? **None**
 24. What is your handwriting? **None**
 25. What is your voice? **None**
 26. What is your smell? **None**
 27. What is your taste? **None**
 28. What is your touch? **None**
 29. What is your sight? **None**
 30. What is your hearing? **None**
 31. What is your feeling? **None**
 32. What is your thought? **None**
 33. What is your action? **None**
 34. What is your reaction? **None**
 35. What is your response? **None**
 36. What is your behavior? **None**
 37. What is your conduct? **None**
 38. What is your character? **None**
 39. What is your personality? **None**
 40. What is your identity? **None**
 41. What is your individuality? **None**
 42. What is your uniqueness? **None**
 43. What is your specialness? **None**
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 98. What is your uniqueness? **None**
 99. What is your specialness? **None**
 100. What is your distinctiveness? **None**

Category	Frequency	Percentage
1. No response	10	10.0%
2. Yes, always	10	10.0%
3. Yes, sometimes	10	10.0%
4. Yes, never	10	10.0%
5. No response	10	10.0%
6. Yes, always	10	10.0%
7. Yes, sometimes	10	10.0%
8. Yes, never	10	10.0%
9. No response	10	10.0%
10. Yes, always	10	10.0%
11. Yes, sometimes	10	10.0%
12. Yes, never	10	10.0%
13. No response	10	10.0%
14. Yes, always	10	10.0%
15. Yes, sometimes	10	10.0%
16. Yes, never	10	10.0%
17. No response	10	10.0%
18. Yes, always	10	10.0%
19. Yes, sometimes	10	10.0%
20. Yes, never	10	10.0%
21. No response	10	10.0%
22. Yes, always	10	10.0%
23. Yes, sometimes	10	10.0%
24. Yes, never	10	10.0%
25. No response	10	10.0%
26. Yes, always	10	10.0%
27. Yes, sometimes	10	10.0%
28. Yes, never	10	10.0%
29. No response	10	10.0%
30. Yes, always	10	10.0%
31. Yes, sometimes	10	10.0%
32. Yes, never	10	10.0%
33. No response	10	10.0%
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43. Yes, sometimes	10	10.0%
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47. Yes, sometimes	10	10.0%
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51. Yes, sometimes	10	10.0%
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55. Yes, sometimes	10	10.0%
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57. No response	10	10.0%
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59. Yes, sometimes	10	10.0%
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64. Yes, never	10	10.0%
65. No response	10	10.0%
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69. No response	10	10.0%
70. Yes, always	10	10.0%
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103. Yes, sometimes	10	10.0%
104. Yes, never	10	10.0%
105. No response	10	10.0%
106. Yes, always	10	10.0%
107. Yes, sometimes	10	10.0%
108. Yes, never	10	10.0%
109. No response	10	10.0%
110. Yes, always	10	10.0%
111		

CLAVE	REDACTED	KEY	SQL IN	CM RELATIONS	COMMENTS
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1-2	1-2	1-2	1-2	1-2	1-2
1-3	1-3	1-3	1-3	1-3	1-3
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1-39	1-39	1-39	1-39	1-39	1-39
1-40	1-40	1-40	1-40	1-40	1-40
1-41	1-41	1-41	1-41	1-	

[illegible]


$$1'' = 400'$$

EXHIBIT "B"

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.



