



MEMORANDUM

TO: Ms. Jolene Kiolbassa, Chair
Members of the Zoning and Platting Commission

FROM: Wendy Rhoades, Principal Planner, Zoning Case Management
Planning and Zoning Department

DATE: February 12, 2020

RE: **Request initiation of a zoning change for the property located at the west side of South Pleasant Valley Road near the intersection of Springville Lane**

The item under discussion is a request to consider directing Staff to initiate a rezoning case from P to SF-2, and from SF-4A-CO to P, associated with C14-2017-0043 – Onion Creek Greenbelt. The rezoning case would correct mapping errors in Ordinance No. 20170615-094 for the property located at the west side of South Pleasant Valley Road near the intersection of Springville Lane.

In March 2017, a rezoning case was initiated by Council and filed by the Parks and Recreation Department requesting public (P) district zoning consistent with its greenbelt use and to facilitate development of a portion of the property with trails. The rezoning application included an accurate metes and bounds description, however, the rezoning map inadvertently included 7203 Deep Lane and rezoned this privately owned SF-2 zoned property to the P, Public district. In addition, the map did not include a SF-4A-CO zoned triangular area at the terminus of Deep Lane and extending east to unbuilt Meadow Lake Boulevard right-of-way that is also under the stewardship of PARD.

In late-January 2020, the owner of 7203 Deep Lane inquired with Staff about the P district zoning assigned to her property. In response, Staff re-mapped the 2017 metes and bounds description and concluded that it correctly captured the City-owned property, but incorrectly mapped 7203 Deep Lane to the P district. The zoning map also incorrectly

excluded the SF-4A-CO zoned triangular area. A City-initiated rezoning application would correct both errors.

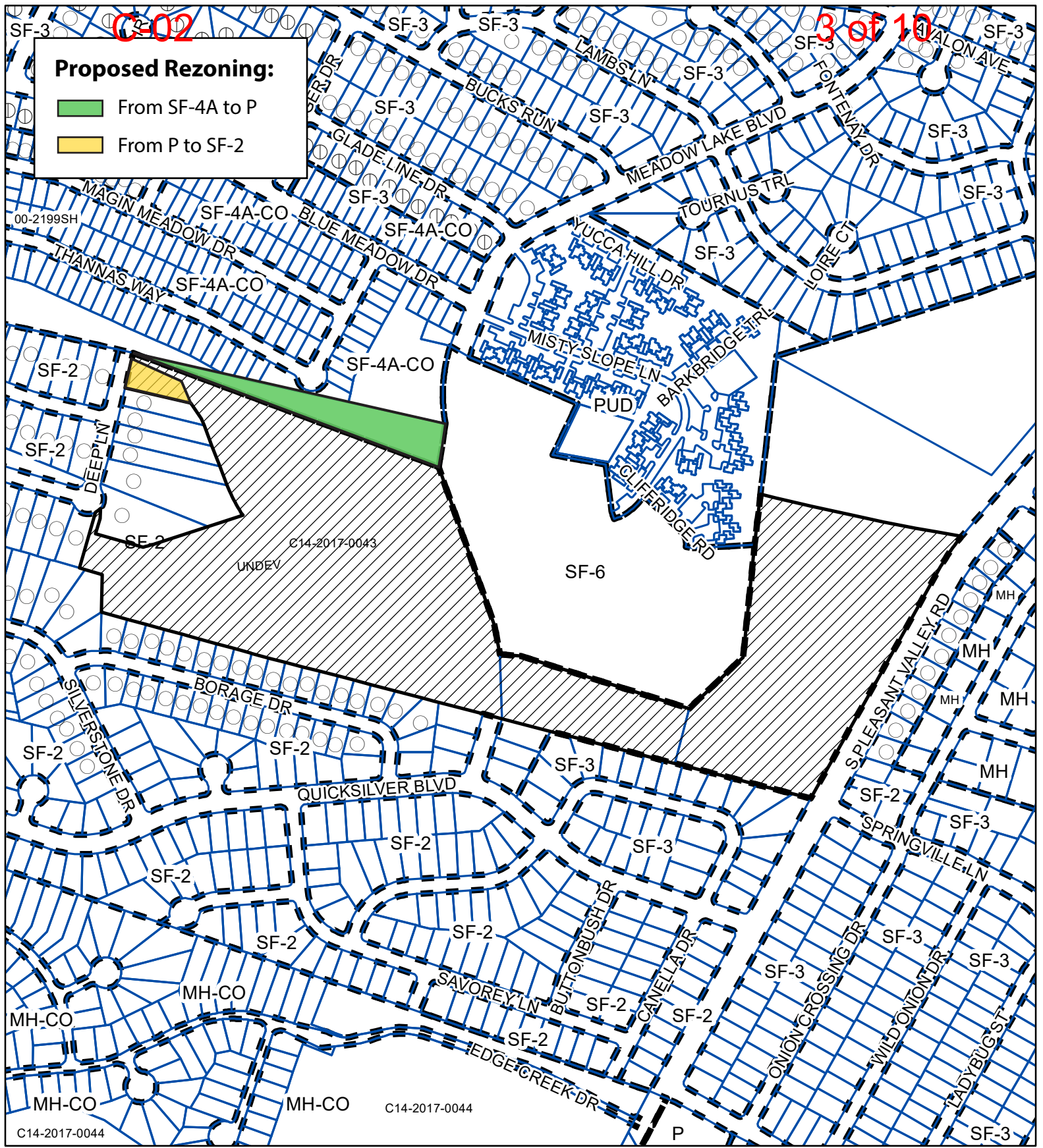
Attachments:

Illustration of Proposed Mapping Errors to be Corrected

2017 Rezoning Ordinance

Proposed Rezoning:

-  From SF-4A to P
-  From P to SF-2



ZONING

Zoning Case: C14-2017-0043



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 417'

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.

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ORDINANCE NO. 20170615-094

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE WEST SIDE OF SOUTH PLEASANT VALLEY ROAD NEAR THE INTERSECTION OF SPRINGVILLE LANE FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO PUBLIC (P) 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 single-family residence standard lot (SF-2) district to public (P) district on the property described in Zoning Case No. C14-2017-0043, on file at the Planning and Zoning Department, as follows:

Being all that certain tract or parcel of land out of and a part of the Santiago Del Valle Grant, situated in Travis County, Texas, more particularly described as being out of and a part of that certain tract of land conveyed to Gaston Development Company of record in Volume 8236, Page 613, Travis County, Texas, Deed Records, said tract being 24.694 acres of land, and;

Being all that certain tract or parcel of land out of and part of the Santiago Del Valle Grant, situated in Travis County, Texas, more particularly described as being of and a part of that certain tract of land conveyed to Gaston Development Company of record in Volume 8236, Page 613, Travis County, Texas, Deed Records, said tract being 11.178 acres of land, both 24.694 and 11.178 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

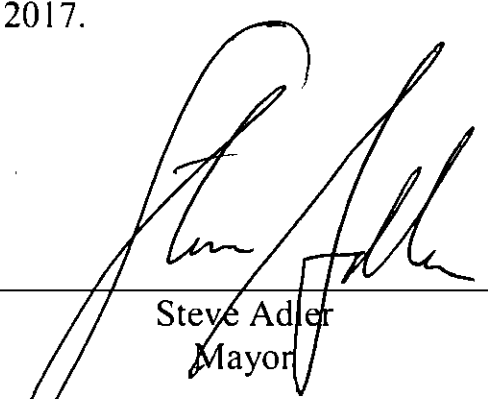
locally known as the west side of South Pleasant Valley Road near the intersection of Springville Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on June 26, 2017.

PASSED AND APPROVED

_____, June 15, 2017

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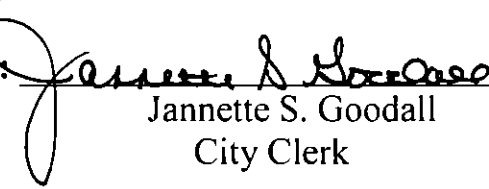
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

DEC-10-2003 WED 11:19 AM STEWART TITLE PLANNI

PRX NO. 4701706

P. 03

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GASTON DEVELOPMENT COMPANY OF RECORD IN VOLUME 8226, PAGE 613, TRAVIS COUNTY, TEXAS, RECD RECORDS, SAID TRACT BEING 24.694 ACRES OF LAND MORE

PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the most northerly line of SILVERSTONE, PHASE ONE (1), SECTION ONE (1), a subdivision of record in Plat Book 78, Pages 381 and 382, Travis County, Texas, Plat Records, from which the southeast corner of said Gaston tract bears S 72°57'45" E, 459.11 feet, for the southeast corner of the herein described tract,

THENCE, with the most southerly line of the herein described tract, the following five (5) courses and distances, numbered one (1) through five (5),

1. N 72°57'45" W, 425.45 feet, to an iron stake, being the northwest corner of said SILVERSTONE, PHASE ONE (1), SECTION ONE (1), also being the northeast corner of SILVERSTONE, PHASE ONE (1), SECTION TWO (2), a subdivision of record in Plat Book 78, Pages 383 and 384, Travis County, Texas, Plat Records,
2. N 72°57' W, 165.08 feet, to an iron stake,
3. N 72°59'30" W, 61.98 feet, to an iron stake,
4. N 72°48'15" W, 741.54 feet, to an iron stake,
5. N 72°05'30" W, 560.00 feet, being the most northwesterly corner of said SILVERSTONE, PHASE ONE (1), SECTION TWO (2), also being in the most easterly line of SILVERSTONE, PHASE TWO (2), SECTION ONE (1), a subdivision of record in Plat Book 84, Pages 146C-147A, Travis County, Texas, Plat Records, for the most southwesterly corner of the herein described tract,

THENCE, with the most westerly line of the herein described tract, the following fourteen (14) courses and distances, numbered one (1) through fourteen (14),

1. N 03°35'15" E, 123.41 feet, to an iron stake,
2. N 71°26'15" W, 78.16 feet, to an iron stake, being the most southeasterly corner of SILVERSTONE, PHASE TWO (2), SECTION TWO (2), a subdivision of record in Plat Book 84, Pages 147B-D, Travis County, Texas, Plat Records, for an ell corner,
3. N 18°26' E, 191.56 feet, to an iron stake in the curving R.O.W. line of Deep Lane,
4. following said R.O.W. line, with a curve to the left whose radius equals 50.00 feet, an arc distance of 20.14, and whose chord bears N 54°55'15" E, 19.58 feet, leaving said R.O.W. line, S 04°19'30" W, 33.17 feet, to an iron stake,
5. S 18°26' W, 52.00 feet, to an iron stake,
6. S 71°34' E, 162.78 feet, to an iron stake at the beginning of a curve,

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

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P.03

EXHIBIT A

DEU-10-2003 REC 11:18 AM STEWART TITLE PLANT

FAX NO. 4/61/06

P. 04

8. With a curve to the left, whose radius equals 637.92 feet, an arc distance of 48.30 feet, and whose chord bears N 76°32'43" E, 48.29 feet, to a point at the end of said curve,
 9. N 74°34'43" E, 286.52 feet, to an iron stake in a curve,
 10. With a curve to the right whose radius equals 469.05 feet, an arc distance of 111.92 feet, and whose chord bears S 25°15'15" E, 111.05 feet,
 11. N 18°25' W, 235.00 feet, to an iron stake,
 12. N 32°15' W, 150.00 feet, to an iron stake,
 13. N 62°03' W, 160.00 feet, to an iron stake,
 14. N 15°48' E, 25.00 feet, to an iron stake in the most northerly line of said Gaston tract, being the most north westerly corner of said SILVERSTONE, PLAT 710 (2), SECTION TWO (2), for the northwest corner of the herein described tract,
- THENCE, with the most northerly line of the herein described tract, the following three (3) courses and distances, numbered one (1) through three (3).
1. S 74°09'13" E, 102.35 feet, to an iron stake,
 2. S 74°48'10" E, 300.21 feet, to an iron stake,
 3. S 75°06'36" E, 642.17 feet, to an iron stake, for the most northeasterly corner of the herein described tract,

THENCE, with the most westerly line of the herein described tract, the following six (6) courses and distances, numbered one (1) through six (6).

1. With a curve to the left whose radius equals 523.30, an arc distance of 98.34 feet, and whose chord bears S 13°18' E, 98.30 feet,
2. S 18°41' E, 175.00 feet, to an iron stake at the beginning of a curve,
3. With a curve to the right whose radius equals 1,478.27 feet, an arc distance of 525.23 feet, and whose chord bears S 08°31' E, 532.47 feet, to an iron stake for an ell corner,
4. S 83°21' E, 70.00 feet, to an iron stake,
5. S 71°27'15" E, 579.72 feet, to an iron stake for an ell corner,
6. S 17°02'15" W, 203.34 feet, to the POINT OF BEGINNING containing 24.694 Acres of Land;

and

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO CASTON DEVELOPMENT COMPANY OF RECORD IN VOLUME 8236, PAGE 813, TRAVIS COUNTY, TEXAS, DIED RECORDS, SAID TRACT BEING 11.178 ACRES OF LAND MORE PARTICULARLY DESCRIBED BY NOTES AND RECORDS AS FOLLOWS:

BEGINNING at an iron stake in the curving westerly S.O.W. line of South Pleasant Valley Road, being the northeasterly corner of Beautiful Envyour Lutheran Church Addition, a subdivision of record in Plat Book 30, Page 18, of the Travis County, Texas, Plat Records, for the northeast corner of the herein described tract.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
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DEC-10-2003 10:37

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P.04

DEC-10-2003 WED 11:20 AM STEWART TITLE PLANT

FAX NO. 4761706

P. 05

THENCE, along the said westerly A.O.W. line of South Pleasant Valley Road, the following two (2) courses and distances, numbered one (1) and two (2).

1. with a curve to the left whose radius equals 646.47 feet, an arc distance of 123.44 feet, and whose chord bears S 36°51' W, 123.25 feet,
2. S 31°23'45" W, 874.02 feet, to an iron stake at the northeasterly corner of SILVERSTONE, PHASE ONE (1), SECTION ONE (1), a subdivision of record in Plat Book 78, Pages 381 and 382, of the Travis County, Texas, Plat Records, for the southeast corner of the herein described tract.

THENCE, along the southerly line of the herein described tract, N 72°37'45" W, 439.11 feet, to a point for the southwest corner of the herein described tract.

THENCE, along the most westerly line of the herein described tract, the following three (3) courses and distances, numbered one (1) through three (3).

1. N 17°02'15" E, 203.34 feet, to an iron stake,
2. N 50°44'30" E, 242.64 feet, to an iron stake,
3. N 07°38' E, 338.36 feet, to an iron stake, being the southwest corner of said Beautiful Saviour Lutheran Church Addition, for the northwest corner of the herein described tract.

THENCE, with the most northerly line of the herein described tract, the following six (6) courses and distances, numbered one (1) through six (6),

1. S 73°45'15" E, 51.92 feet, to an iron stake,
2. S 74°20' E, 121.94 feet, to an iron stake,
3. S 74°50'30" E, 131.66 feet, to an iron stake,
4. S 75°24' E, 109.23 feet, to an iron stake,
5. S 76°02'15" E, 109.97 feet, to an iron stake,
6. S 75°33'30" E, 144.75 feet, to the POINT OF BEGINNING containing 11.178 Acres of land;

FILED

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DAVID L. JOHNSON
COUNTY CLERK
TRAVIS COUNTY, TEXAS

Attention Mr. Tom Nielsen

Charles Thomas Daniels & ROSTON

PO BOX 1148

AUSTIN 78767

REAL ESTATE RECORDS
TRAVIS COUNTY, TEXAS

10759 0491

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NOTICE: This document is a true and correct copy of the original as filed for record in the public records of Travis County, Texas, and is subject to the provisions of the Texas Public Information Act, Chapter 552, Texas Government Code.

AUG 23 1999

CLERK OF COURTS
TRAVIS COUNTY, TEXAS

DEC-10-2003 REC 11:18 AM STEWART TITLE PLANT

PRX NO. 4761706

P. 02

DOC. NO.

FILE CODE

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THE STATE OF TEXAS S

2:49 PM 2/23

COUNTY OF TRAVIS S

P.02 INDX
2 08/13/88
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THAT T D REALTY, INC., of Harris County, Texas, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to Grantors in hand paid by the City of Austin, Texas, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expresses or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in the Counties of Travis, Williamson and Hays, whose mailing address is P. O. Box 1088, Austin, Texas, 78767-1088, Attn: Real Estate Division, the following described property for park land purposes, to-wit:

Being 35.872 acres of land, more or less out of the SANTRAGO DEL VALLE Grant, Travis County, Texas, more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said City of Austin, its successors and assigns forever; and Grantors, whether one or more, do hereby bind its successors and assigns to warrant and forever defend all and singular the said premises unto the said City of Austin, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 3rd day of August, 1988.

ATTEST:

T D REALTY, INC.

Henry E. Boyd
Henry E. Boyd
Assistant Secretary

By: *J. Dickson Rogers*
J. Dickson Rogers
Vice President

THE STATE OF TEXAS S

COUNTY OF HARRIS S

This instrument was acknowledged before me on August 3, 1988 by J. Dickson Rogers, Vice President of T D Realty, Inc., a Texas corporation, on behalf of said corporation.



MAINTAINED AS OF
10/10/1988

J. Dickson Rogers
Notary Public in and for
the State of TEXAS

REALTY, INC. 000000
TRAVIS 000000

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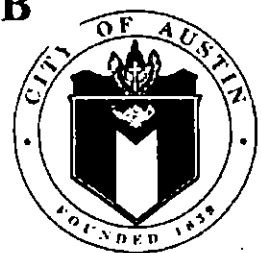


- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING

Zoning Case: C14-2017-0043

EXHIBIT B



1" = 417'

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