

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9900 DAVID MOORE DRIVE AND 9800 SWANSONS RANCH ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT AND RURAL RESIDENCE (RR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) 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 interim-rural residence (I-RR) district and rural residence (RR) district to townhouse and condominium residence (SF-6) district on the property described in Zoning Case No. C14-2019-0109, on file at the Planning and Zoning Department, as follows:

27.02 acres (1,176,905 square feet) of land comprised of a called 24.465 acre tract in the S.P. Slaughter League Survey No. 1, and Lot 1, Swanson's Ranchettes No. 3, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 47, Page 37, Plat Records of Travis County, Texas, said 27.02 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 9900 David Moore Drive and 9800 Swansons Ranch Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on _____, 2020.

PASSED AND APPROVED

§
§
§
§

_____, 2020

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

C14-2019-0109

EXHIBIT " _____ "

EXHIBIT "A"

**27.02 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 27.02 ACRES (1,176,905 SQUARE FEET) OF LAND, COMPRISED OF A CALLED 24.465 ACRE TRACT IN THE S.P. SLAUGHTER LEAGUE SURVEY No. 1 and LOT 1 OF SWANSON'S RANCHETTES No. 3, TRAVIS COUNTY, TEXAS, SAID 24.465 ACRES TRACT DESCRIBED IN DEED TO ANNIE PAGE CHAPPELL MOORE IN DEED RECORDED UNDER VOLUME 3174, PAGE 2093 OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS, AND SWANSON'S RANCHETTES RECORDED UNDER BOOK 19 PAGE 38 DEED RECORDS OF TRAVIS COUNTY TEXAS SAID 27.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 3/4-inch iron pipe found marking the southeasterly corner of the Resubdivision of Lot 1, Block "C" of Texas Oaks Four-B, a subdivision recorded under Volume 102, Page 265 of the Travis County Deed Records;

THENCE North 02°27'18" West, passing at 691.69 feet a 3/4-inch iron pipe found marking the northerly corner of said Texas Oaks Four-B, and being in the easterly Right-of-Way (R.O.W.) line of Bilbrook Street, continuing along said easterly line, passing at 959.79' A 3/4-inch iron rod found marking the northerly corner of said Texas Oaks Four-B, continuing for a total distance of 1,497.87 feet to a capped 1/2-inch rebar stamped "Chaparral" set marking the northwesterly corner of Lot 1 of aforesaid Swanson's Ranchettes No. 3 and of the herein described tract;

THENCE North 87°37'37" East, along the northerly line of said Lot 1, a distance of 207.20 feet to a 1/2-inch iron rod found marking the northeasterly corner of Lot 1;

THENCE South 02°30'23" East, along the easterly line of said Lot 1, a distance of 437.88 feet to a capped rebar stamped "MDS" found marking the beginning of a curve;

THENCE following the arc of a curve to the right having a radius of 49.95 feet, a central angle of 36°53'12" and a chord bearing South 15°56'13" West, a distance of 31.61 feet to a capped 1/2-inch rebar stamped "Chaparral" set marking the point of reverse curvature;

THENCE following the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 89° 53' 44", and a chord bearing South 10°34'03" East, a distance of 70.65 feet to a three inch iron bar found marking the end of curve;

THENCE North 87°37'37" East, passing at 60.00 feet the southwesterly corner of aforesaid Swanson's Ranchettes No. 3, continuing for a total distance of 267.35 feet to 3/4-inch iron pipe found marking the southeasterly corner of said Lot 3;

THENCE North 02°28'14" West, along the easterly line of said Lot 2, passing at 538.08 feet the northeasterly corner of Lot 2, continuing for a total distance of 567.64 feet to a 1 inch iron pipe found marking the intersection with the westerly line of a David Moore Drive, (60 feet wide) recorded under Volume 3942, Page 1552 of the Travis County Deed Records (TCDR) in the easterly line of Lot 3 of aforesaid Swanson's Ranchettes;

THENCE South 14°30'41" East, along said westerly line a distance of 435.45 feet to a 1/2-inch iron pipe found marking the beginning of a curve to the left;

THENCE following said westerly line, along the arc of said curve, having a radius of 509.85 feet, a central angle of 17°46'26", and a chord bearing South 23°19' 44" a distance of 157.53 feet to a 3/4-inch iron pipe found marking the end of curve;

THENCE South 32°14'42" East, continuing along said westerly line a distance of 507.30 feet 1/2-inch iron pipe found marking the beginning of a curve to the right;

THENCE continuing along said westerly line following the arc of said curve to the right, having a radius of 323.00 feet, a central angle of 31°37'59", a chord bearing South 16°25'21" East, a distance of 176.07 feet to a 1/2-inch rebar found marking the end of curve;

THENCE South 00°35'00" East, continuing along said westerly line, a distance of 117.89 feet to a 5/8-inch iron rod found marking the beginning of a curve to the right;

THENCE continuing along said westerly line, following the arc of a curve to the right having a radius of 881.90 feet, a central angle of 09°58'27", a chord bearing South 04°24'13" West, a distance of 153.33 feet to a 1/2-inch iron pipe found marking the end of curve;

THENCE South 09°23'27" West, continuing along said westerly line a distance of 184.82 feet to a capped rebar with "Chaparral" cap set marking the southeasterly corner of the herein described tract in the northerly line of a tract of land described in deed to the Roman Catholic Diocese, recorded under Volume 10508, Page 40 TCDR;

THENCE North 86°33'25" West, along the northerly line of said Roman Catholic Diocese tract, a distance of 636.14 feet, to a capped 1/2-inch rebar with "Chaparral" cap set marking an angle point;

THENCE South 57°47'35" West, along said northerly line of the Roman Catholic Diocese tract, a distance of 80.00 feet to a capped 1/2-inch rebar with "Chaparral" cap set marking an angle point;

THENCE North 89°17'25" West, along said northerly line of the Roman Catholic Diocese tract, a distance of 93.00 feet to a capped 1/2-inch rebar with "Chaparral" cap set marking an angle point;

THENCE North 64°00'25" West, along said northerly line of the Roman Catholic Diocese tract, a distance of 85.00 feet to a capped 1/2-inch rebar with "Chaparral" cap set marking

an angle point;

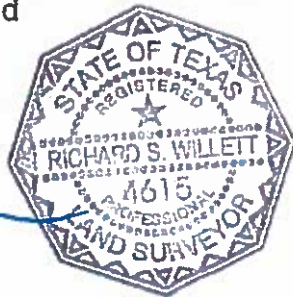
THENCE South $89^{\circ}49'35''$ West, along said northerly line of the Roman Catholic Diocese tract, a distance of 315.65 feet to a capped 1/2-inch rebar with "Chaparral" cap set in the easterly R.O.W. line of aforesaid Bilbrook Place, marking the southeasterly corner of the herein described tract;

THENCE North $03^{\circ}25'53''$ West, along said easterly R.O.W. line, a distance of 171.19 feet to a capped 1/2-inch rebar with "Chaparral" cap set marking the beginning of a curve to the right;

THENCE along said easterly R.O.W. line, following the arc of said curve, having radius of 288.51 feet of a central angle of $05^{\circ}59'27''$, and a chord bearing North $00^{\circ}21'18''$ West, a distance of 30.15 feet to a 1/2-inch rebar found marking the southwesterly corner of aforesaid Resubdivision of Lot 1 Block "C"

THENCE North $89^{\circ}49'27''$ East, along the southerly line of said Resubdivision, a distance of 313.61 feet to the POINT OF BEGINNING and containing 27.02 acres (1,176,905 square feet) of land

RSW



Richard S. Willett
Registered Professional Land Surveyor
State of Texas No. 4615
TBPLS Firm No. 10124500

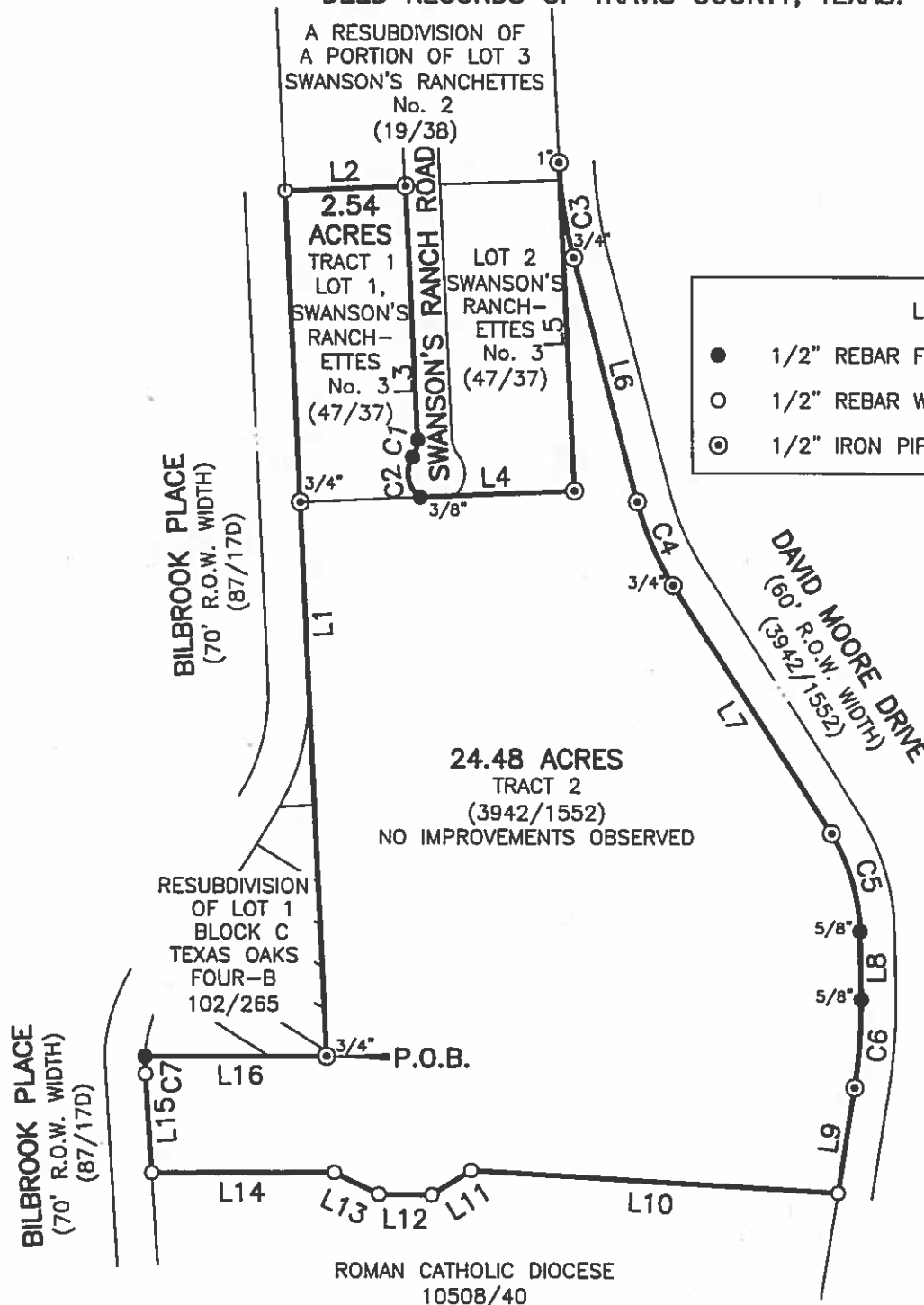
SKETCH TO ACCOMPANY A DESCRIPTION OF 27.018 ACRES IN THE S.F. SLAUGHTER LEAGUE SURVEY NO. 1, TRAVIS COUNTY, TEXAS, BEING A PORTION OF SWANSON'S RANCHETTES, A SUBDIVISION OF RECORD IN VOLUME 47, PAGE 37 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO MILTON A. MESSINGER IN VOLUME 3174, PAGE 2093 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.



1" = 300'

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ 1/2" IRON PIPE FOUND (OR AS NOTED)



DATE OF SURVEY: 07/29/19
 PLOT DATE: 07/30/19
 DRAWING NO.: 759-018-Z1
 PROJECT NO.: 759-018
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: DLJ
 SHEET 1 OF 2

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 759-018-Z1

Chaparral

SKETCH TO ACCOMPANY A DESCRIPTION OF 27.018 ACRES IN THE S.F. SLAUGHTER LEAGUE SURVEY NO. 1, TRAVIS COUNTY, TEXAS, BEING A PORTION OF SWANSON'S RANCHETTES, A SUBDIVISION OF RECORD IN VOLUME 47, PAGE 37 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO MILTON A. MESSINGER IN VOLUME 3174, PAGE 2093 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°27'18"W	1497.87'
L2	N87°37'37"E	207.20'
L3	S02°30'23"E	437.88'
L4	N87°37'37"E	267.35'
L5	N02°28'14"W	567.64'
L6	S14°30'41"E	435.45'
L7	S32°14'42"E	507.30'
L8	S00°35'00"E	117.89'
L9	S09°23'27"W	184.82'
L10	N86°33'25"W	636.14'
L11	S57°47'35"W	80.00'
L12	N89°17'25"W	93.00'
L13	N64°00'25"W	85.00'
L14	S89°49'35"W	315.65'
L15	N03°25'53"W	171.19'
L16	N89°49'27"E	313.61'

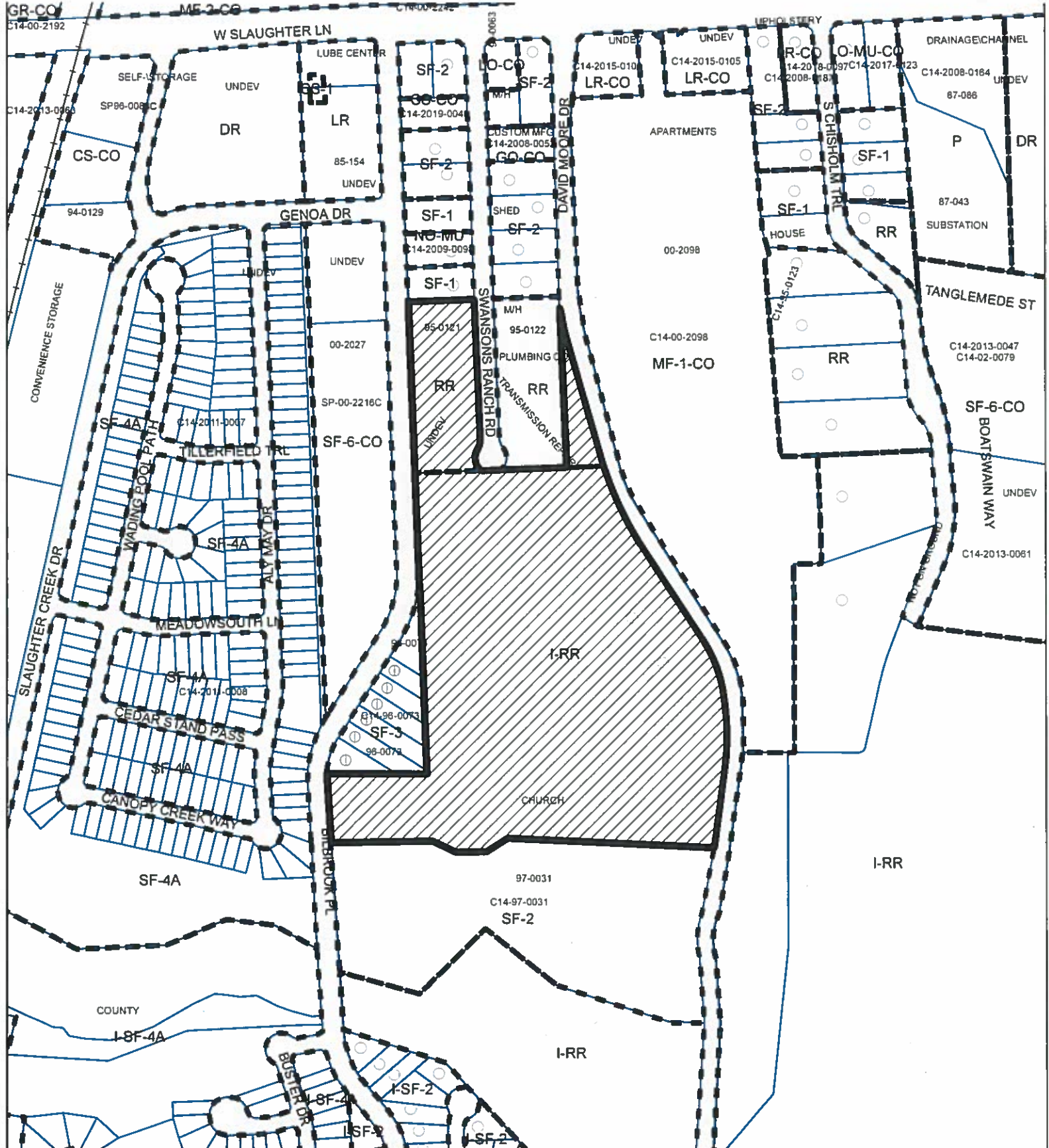
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	49.95'	36°53'12"	32.16'	S15°56'13"W	31.61'
C2	50.00'	89°53'44"	78.45'	S10°34'03"E	70.65'
C3	789.02'	12°02'31"	165.83'	S08°28'57"E	165.52'
C4	509.85'	17°46'26"	158.16'	S23°19'44"E	157.53'
C5	323.00'	31°37'59"	178.33'	S16°25'21"E	176.07'
C6	881.90'	09°58'27"	153.52'	S04°24'13"W	153.33'
C7	288.51'	05°59'27"	30.17'	N00°21'18"W	30.15'




DATE OF SURVEY: 07/29/19
PLOT DATE: 07/30/19
DRAWING NO.: 759-018-Z1
PROJECT NO.: 759-018
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: DLJ
SHEET 2 OF 2

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 759-018-Z1

Chaparral



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2019-0109

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: 8/6/2019

1" = 400'