



MEMORANDUM

TO: Mayor and City Council

FROM: Jerry Rusthoven, Chief Zoning Officer
Housing and Planning Department

DATE: June 2, 2021

SUBJECT: C14-2021-0027 Urbana II (Rezoning Case)
(District 1)

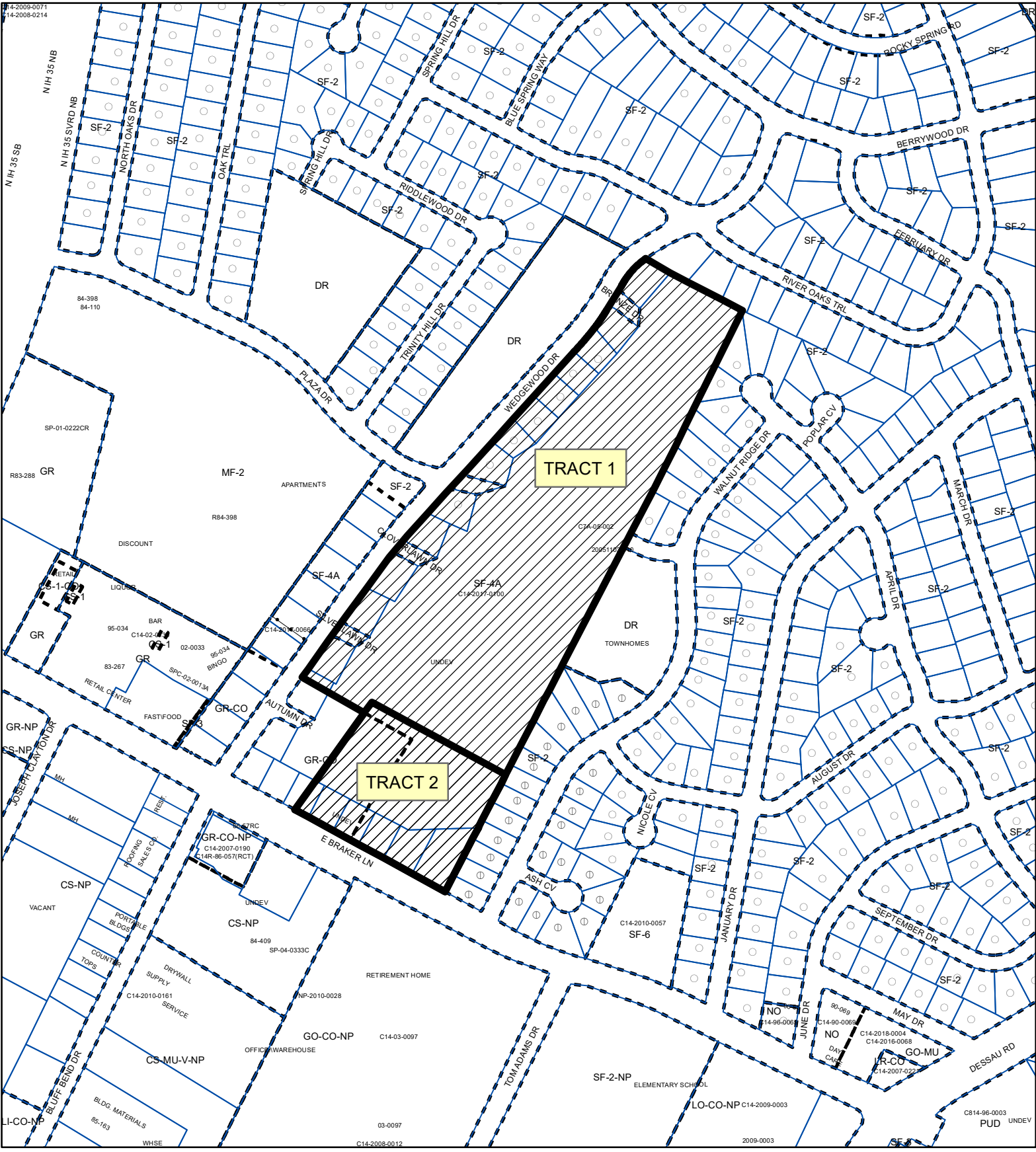
The subject case was heard by the Zoning and Platting (ZAP) Commission on May 4, 2021. The Applicant's request for MF-2 district zoning for Tract 1 and GR-MU-V-CO district zoning for Tract 2 as Staff recommended was approved by consent and scheduled on the City Council Agenda for June 10, 2021.




On May 28th, 2021, Nikelle Meade, Agent for Big Opp Zone, LLC, submitted an updated legal (field notes) description for Tract 1 in the subject rezoning case. The effect of the new legal description is that Tract 1 was reduced in size from 22.6 acres to 20.734 acres. Because the request is a reduction in the land being rezoned, the case may proceed to City Council for the scheduled rezoning hearing.

If you need additional information, please contact Jerry Rusthoven, at 512-974-3207.

Jerry Rusthoven, Chief Zoning Officer
Housing and Planning Department

xc: Spencer Cronk, City Manager
J. Rodney Gonzales, Assistant City Manager



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2021-0027

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



Created: 6/2/2021

HUSCH BLACKWELL

Nikelle Susanne Meade
Partner

111 Congress Avenue, Suite 1700
Austin, Texas 78701
Direct/Mobile: 512.992.6001
Fax: 512.479.1101
nikelle.meade@huschblackwell.com

May 28, 2021

Mark Graham
Case Manager
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: Request to Amend Zoning Case
C14-2021-0027 – Urbana II

Mark:

By this letter I am amending the above-referenced zoning case to change the boundary of Tract 1. The new metes and bounds description of Tract 1 is attached here. Please let me know what other information you need.

Sincerely,



Nikelle S. Meade

FIELD NOTES DESCRIPTION

DESCRIPTION OF 20.734 ACRES OF LAND IN THE THOMAS H. MAYS SURVEY NO. 89, ABSTRACT NO. 562 AND THE J.C. HARRELSON SURVEY NO. 78, ABSTRACT NO. 352, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 38.128 ACRES OF LAND DESCRIBED IN THE WARRANTY DEED WITH THREE VENDOR'S LIEN TO BIG OPP ZONE, LLC OF RECORD IN DOCUMENT NO. 2020033183, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 20.734 ACRES, ALSO BEING A PORTION OF VALLEY SIDE HEIGHTS, SEC. 1, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN VOLUME 7, PAGE 31, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 20.734 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½-inch iron rod with an illegible 1.5 inch aluminum cap found in the intersecting north right-of-way line of East Braker Lane, a variable width right-of-way and the east right-of-way line of Wedgewood Drive, a 60-foot right-of-way as shown on said Valley Side Heights, Sec. 1, in the south line of the said 38.128 acre tract, same being in the west line of Lot 1, Block "C", said Valley Side Heights, Sec. 1, at the northwest corner of that certain called 0.0726 acre tract of land described in the Judgement in Absence of Objections to Travis County, Texas of record in Volume 10908, Page 174, Real Property Records of Travis County, Texas;

THENCE leaving the north right-of-way line of East Braker Lane, crossing the said 38.128 acre tract, with the east right-of-way line of said Wedgewood Drive, with the west lines of Block "C" and Block "D", said Valley Side Heights, Sec. 1, with the western terminus of Autumn Drive, a 50 foot right-of-way as shown on said Valley Side Heights, Sec. 1, the following two (2) courses and distances:

1. with the arc of a curve to the right, having a radius of 17.45 feet, an arc distance of 11.71 feet, and a chord which bears N 17°09'58" E, a distance of 11.49 feet to a ½-inch iron rod found at a point-of-tangency in the west line of said Lot 1, Block "C", Valley Side Heights, Sec. 1, and
2. N 35°39'55" E, a distance of 353.96 feet to a calculated point in the east right-of-way line of said Wedgewood Drive, in the west line of Lot 1, Block "D", said Valley Side Heights, Sec. 1, for the southwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE crossing the said 38.128 acre tract, with the east right-of-way line of said Wedgewood Drive, with the west lines of Block "D", Block "E", Block "F", Block "G" and Block "H", said Valley Side Heights, Sec. 1, with the western termini of Silverlawn Drive, Cloverlawn Drive, Plaza Drive, and Bronze Drive, 50 foot rights-of-way as shown on said Valley Side Heights, Sec. 1, with the west line of the tract described herein, the following five (5) courses and distances:

1. N 35°39'55" E, a distance of 346.42 feet to a ½-inch iron rod found at a point-of-curvature in the west line of Lot 1, Block "E", said Valley Side Heights, Sec. 1,
2. with the arc of a curve to the right, having a radius of 3,277.72 feet, an arc distance of 362.36 feet, and a chord which bears N 38°51'45" E, a distance of 362.18 feet to a ½-inch iron rod found at a point-of-tangency in the west line of Lot 2, Block "F", said Valley Side Heights, Sec. 1,
3. N 42°01'28" E, a distance of 678.11 feet to a ½-inch iron rod found at a point-of-curvature in the west line of Lot 6, Block "G", said Valley Side Heights, Sec. 1,
4. with the arc of a curve to the left, having a radius of 808.82 feet, an arc distance of 206.67 feet, and a chord which bears N 34°39'35" E, a distance of 206.11 feet to a ½-inch iron rod found at a point of reverse-curvature in the western terminus of said Bronze Drive, Valley Side Heights, Sec. 1, and
5. with the arc of a curve to the right, having a radius of 263.75 feet, an arc distance of 132.62 feet, and a chord which bears N 41°51'02" E, a distance of 131.23 feet to a ½-inch iron rod found at an angle point in the north line of the said 38.128 acre tract, at the northwest corner of Lot 1, Block "H", said Valley Side Heights, Sec. 1, same being the southwest corner of Lot 1, Block "M", North Oaks Hillside Section 2-B, a subdivision according to the plat or map of record in Volume 62, Page 11, Plat Records of Travis County, Texas, for the northwest corner of the tract described herein;

THENCE S 63°41'20" E, leaving the east right-of-way line of said Wedgewood Drive, with the north line of the said 38.128 acre tract, with the north line of said Lot 1, Block "H", Valley Side Heights, Sec.1 and with the south line of said Lot 1, Block "M", North Oaks Hillside Section 2-B, with the north line of the tract described herein, a distance of 95.15 feet to a ½-inch iron rod in concrete found at an angle point in the north line of the said 38.128 acre tract and the south line of said Lot 1, Block "M", North Oaks Hillside Section 2-B, at the northeast corner of said Lot 1, Block "H", Valley Side Heights, Sec. 1, for an angle point in the north line of the tract described herein;

THENCE S 63°40'36" E, continuing with the north line of the said 38.128 acre tract, with the south line of Lots 1 - 4, Block "M", said North Oaks Hillside Section 2-B, with the north line of the tract described herein, a distance of 264.03 feet to a ½-inch iron rod found at the northeast corner of the said 38.128 acre tract, at an angle point in the south line of said Lot 4, Block "M", North Oaks Hillside Section 2-B, same being north corner of Lot 10, Block "B", Walnut Ridge II, a subdivision according to the plat or map of record in Volume 81, Page 371, Plat Records of Travis County, Texas, and the northwest corner of Lot 11, Block "B", said Walnut Ridge II, for the northeast corner of the tract described herein;

THENCE S 27°06'03" W, leaving the south line of said Lot 4, Block "M", North Oaks Hillside Section 2-B, with the east line of the said 38.128 acre tract, with the west line of Lots 10 and 9, Block "B", said Walnut Ridge II, with the east line of the tract described herein, a distance of 321.07 feet to a ½-inch iron rod found at an angle point in the east line of the said 38.128 acre tract, at the southwest corner of said Lot 9, Block "B", Walnut Ridge II, same being the northwest corner of Lot 8, Block "B", said Walnut Ridge II, for an angle point in the east line of the tract described herein;

THENCE S 26°37'15" W, continuing with the east line of the said 38.128 acre tract, continuing with the west line of said Block "B", Walnut Ridge II, continuing with the east line of the tract described herein, a distance of 234.32 feet to a calculated point for an angle point in the east line of the said 38.128 acre tract, at the southwest corner of Lot 4, Block "B", said Walnut Ridge II, same being the northwest corner of Lot 3, Block "B", said Walnut Ridge II, for an angle point in the east line of the tract described herein, from which a ½-inch iron rod found for reference bears S 43°29'17" E, a distance of 0.39 feet;

THENCE S 27°39'56" W, continuing with the east line of the said 38.128 acre tract, continuing with the west line of said Block "B", Walnut Ridge II, the western terminus of Hickory Grove Drive, a 50 foot right-of-way as shown on said Walnut Ridge II, with the west line of Lot 14, Block "A", said Walnut Ridge II, with the east line of the tract described herein, a distance of 549.54 feet to a 60d nail found at an angle point in the east line of the said 38.128 acre tract and the west line of said Lot 14, Block "A", Walnut Ridge II, for an angle point in the east line of the tract described herein;

THENCE S 27°51'06" W, continuing with the east line of the said 38.128 acre tract, continuing with the west line of said Lot 14, Block "A", Walnut Ridge II, and with the west line of Lot 11, Block "A", Walnut Ridge I, a subdivision according to the plat or map of record in Volume 80, Page 317, Plat Records of Travis County, Texas, with the east line of the tract described herein, a distance of 230.47 feet to a ½-inch iron rod found at an angle point in the east line of the said 38.128 acre tract and the west line of said Lot 11, Block "A", Walnut Ridge I, for an angle point in the east line of the tract described herein;

THENCE S 27°36'53" W, continuing with the east line of the said 38.128 acre tract, continuing with the west line of Block "A", Walnut Ridge I, with the east line of the tract described herein, a distance of 150.70 feet to a ½-inch iron rod found at an angle point in the east line of the said 38.128 acre tract and the west line of Lot 9, Block "A", said Walnut Ridge I, for an angle point in the east line of the tract described herein;

THENCE S 27°37'29" W, continuing with the east line of the said 38.128 acre tract, with the west line of Block "A", Walnut Ridge I, with the east line of the tract described herein, a distance of 168.21 feet to a calculated point in the west line of Lot 7, Block "A", said Walnut Ridge I, for the easterly southeast corner of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "LANDDEV" set in the intersecting north right-of-way line of East Braker Lane and the west line of Lot 1, Block "A", said Walnut Ridge I, for the southeast corner of the said 38.128 acre tract, for the southeast corner of said Lot 8, Block "C", Valley Side Heights, Sec. 1, bears S 27°37'29" W, a distance of 415.14 feet;

THENCE, leaving the west line of said Lot 7, Block "A", Walnut Ridge I, crossing the said 38.128 acre tract, crossing said Lot 1, Block "D", Valley Side Heights, Sec. 1, with the south lines of the tract described herein, the following three (3) courses and distances:

1. N 61°32'33" W, a distance of 479.48 feet to a calculated angle point,

2. S 35°39'55" W, a distance of 49.00 feet to a calculated angle, and
3. N 62°09'55" W, a distance of 223.73 feet to the **POINT OF BEGINNING** and containing 20.734 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS


KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

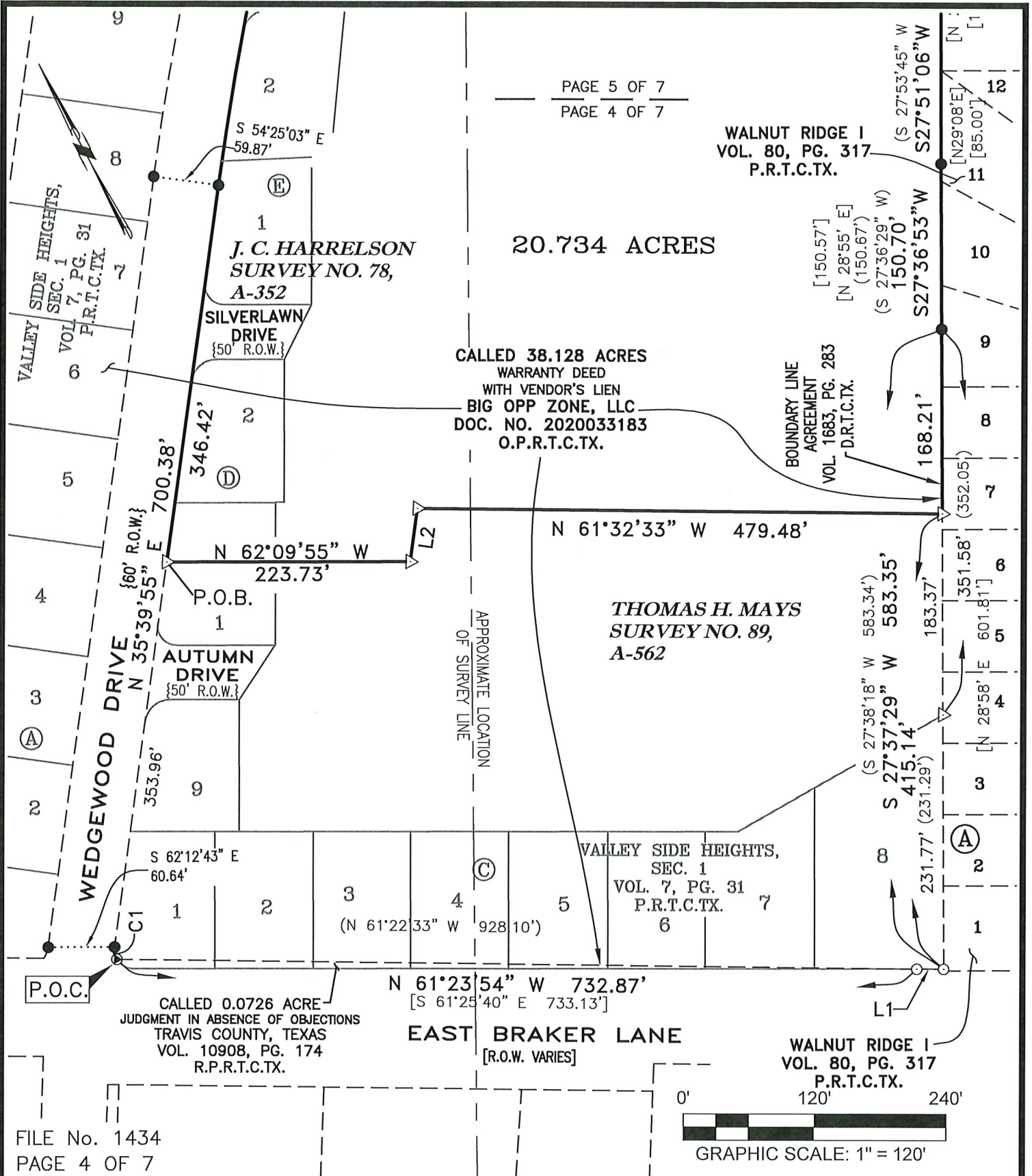
That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of November and December, 2020 and February, 2021.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 21st day of May, 2021 A.D.

LANDDEV CONSULTING, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735


Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas





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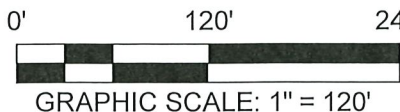
LAND DEV

CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101

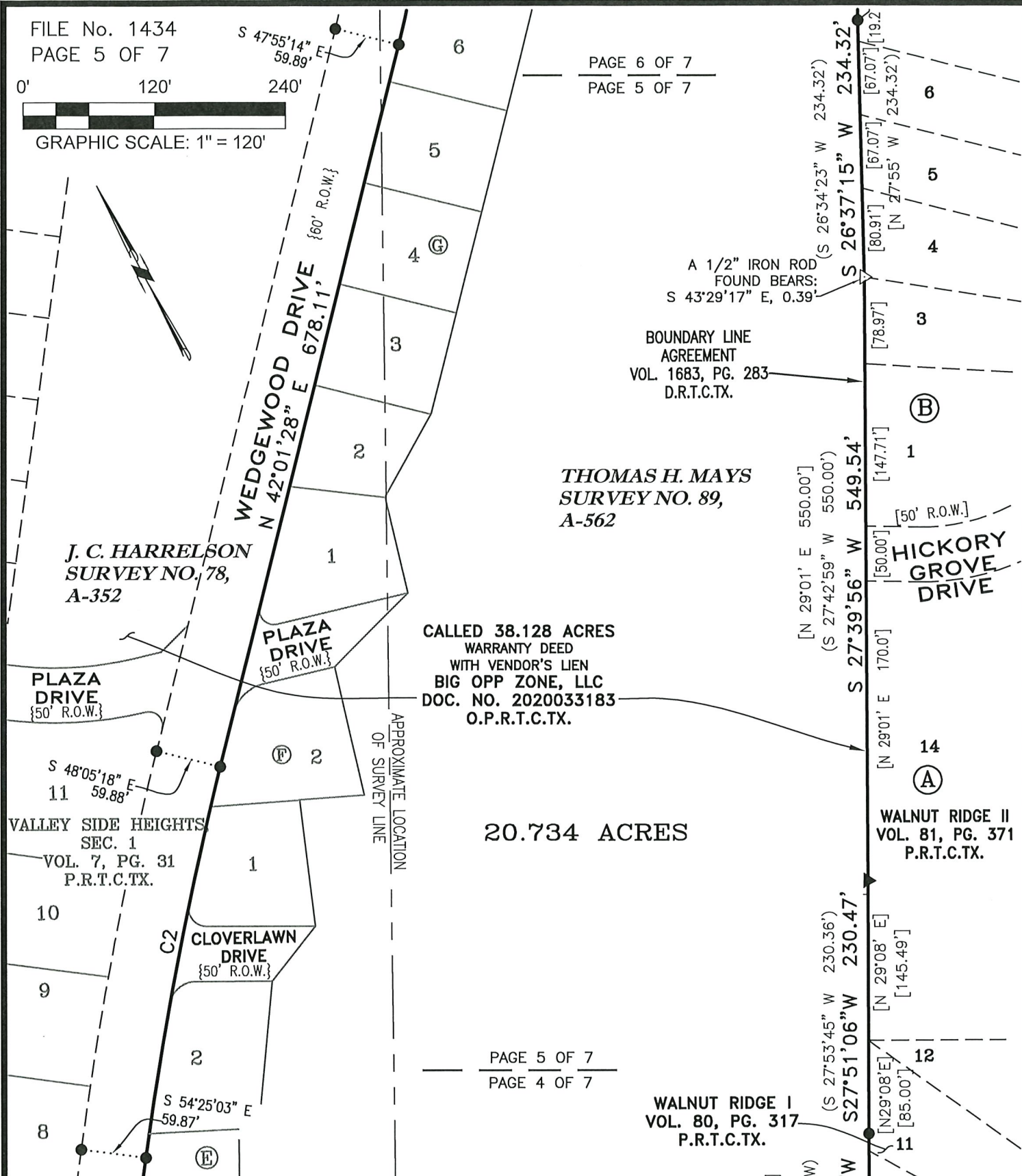
SURVEY SKETCH to Accompany Description:

20.734 ACRES OUT OF THE
THOMAS H. MAYS SURVEY NO. 89, A-562 AND
THE J.C. HARRELSON SURVEY NO. 78, A-352
TRAVIS COUNTY, TEXAS

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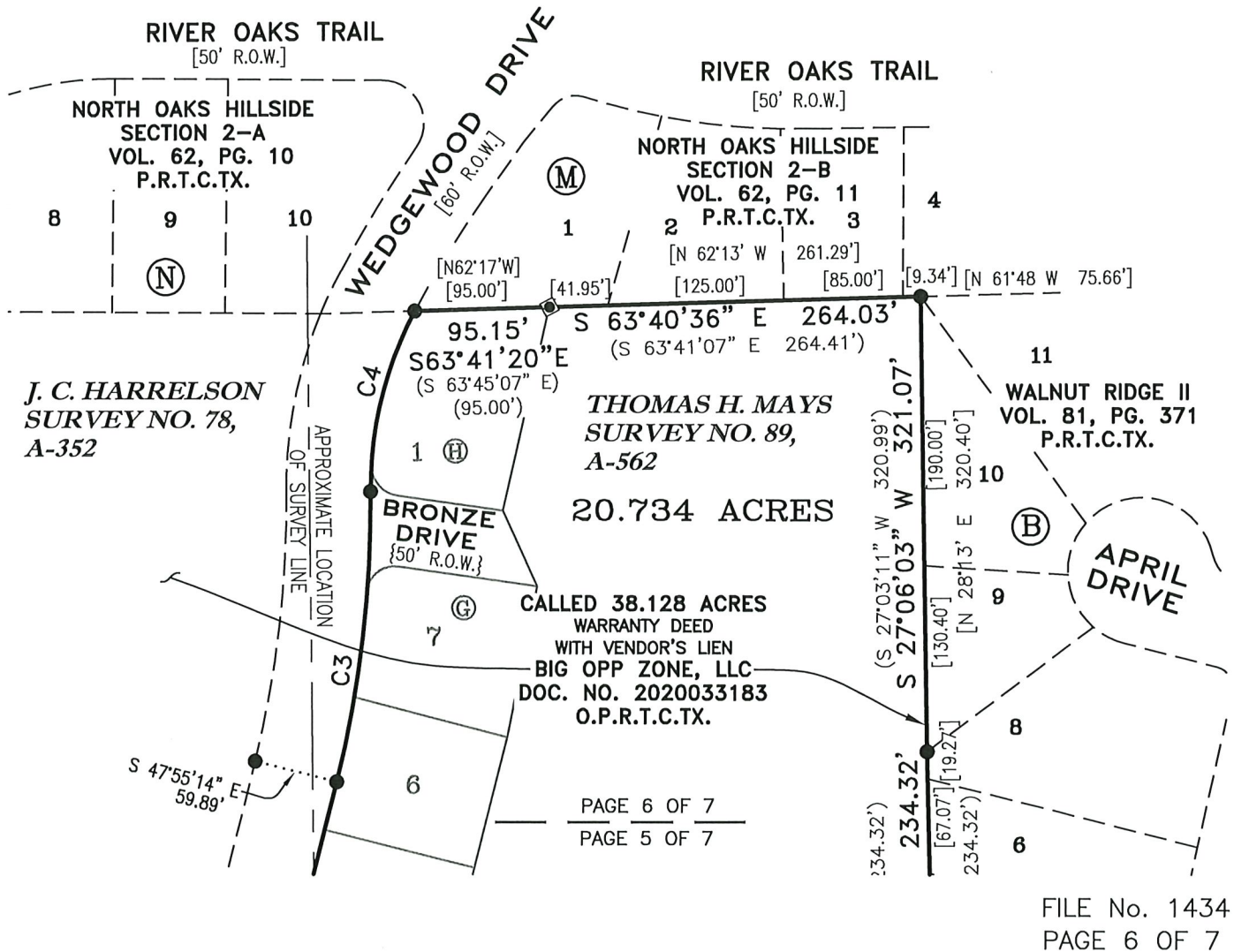
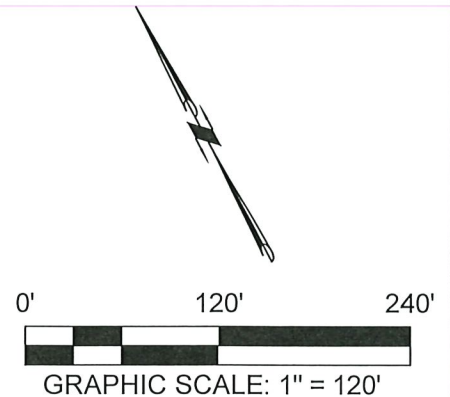
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TRAVIS COUNTY, TEXAS

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	17.45' {17.45'}	11.71'	N 17°09'58" E	11.49'
C2	3,277.72' {3,277.72'}	362.36' {362.31'}	N 38°51'45" E	362.18' {362.13'}
C3	808.82' {808.82'}	206.67' {206.57'}	N 34°39'35" E	206.11' {206.01'}
C4	263.75' {263.75'}	132.62' {132.80'}	N 41°51'02" E	131.23' {131.40'}



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TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 62°03'40" W (N 62°03'47" W) [N 62°07'24" W]	24.68' (24.68') [24.68']
L2	S 35°39'55" W	49.00'

LEGEND

●	1/2" IRON ROD FOUND
◼	1/2" IRON ROD IN CONCRETE FOUND
⊙	IRON ROD W/ ILLEGIBLE 1.5" ALUMINUM CAP FOUND
▲	60d NAIL FOUND
⊙	1/2" IRON ROD W/ PLASTIC CAP STAMPED "LANDDEV" SET
△	CALCULATED POINT
{ }	RECORD INFORMATION PER VOL. 7, PG. 31, P.R.T.C.TX.
()	RECORD INFORMATION PER DOC. NO. 2020033183, O.P.R.T.C.TX.
[]	ADJOINER INFORMATION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
D.R.T.C.TX.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY

NOTES:

- SURVEYOR MAKES NO EXPRESSED OR IMPLIED WARRANTIES AS TO THE FEE OWNERSHIP OF THE PROPERTY.
- BEARINGS AND DIRECTIONAL CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203 NAD83.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9999127400.

FILE No. 1434

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