

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1701 EAST ANDERSON LANE IN THE ST. JOHNS/CORONADO HILLS COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING 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 limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district to community commercial-neighborhood plan (GR-NP) combining district on the property described in Zoning Case No. C14-2021-0023.SH, on file at the Housing and Planning Department, as follows:

2.793 acres (121,668 square feet) of land situated in the Willis Avery Survey No. 81, Abstract 39, Travis County, Texas, being out of Lot 1, Walnut Creek Center, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86, Page 37B, Plat Records of Travis County, Texas, said 2.793 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1701 East Anderson Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 2.** The Property is subject to Ordinance No. 20120426-102 that established zoning for the Coronado Hills Neighborhood Plan.

**PASSED AND APPROVED**

ssss

\_\_\_\_\_, 2021

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Jannette S. Goodall  
City Clerk

## FIELD NOTES

A DESCRIPTION OF 2.793 ACRES (121,668 SQUARE FEET) OF LAND SITUATED IN THE WILLIS AVERY SURVEY NO. 81, ABSTRACT 39 IN TRAVIS COUNTY, TEXAS, BEING OUT OF LOT 1, WALNUT CREEK CENTER, RECORDED IN VOLUME 86, PAGE 37B OF THE PLAT RECORDS OF SAID COUNTY AND ALSO BEING OUT OF THAT CERTAIN TRACT, CONVEYED TO 183 APARTMENT SITE, LTD., RECORDED IN VOLUME 12713, PAGE 988 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID 2.793 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found on the southerly right-of-way (R.O.W) line of U.S. Highway 183 (East Anderson Lane) R.O.W varies, for the northwest corner of Salter Addition, recorded in Volume 84, Page 107A, of the said Plat Records, same being the northeast corner of said Lot 1, Walnut Creek Center, from which, a 1/2 inch iron rod found on the said southerly R.O.W line of U.S. Highway 183 (East Anderson Lane) for the northeast corner of said Salter Addition, bears, S62°30'35"E, 292.81 feet;

THENCE, departing the said southerly R.O.W line of U.S. Highway 183 (East Anderson Lane), along the west line of said Salter Addition, same being the east line of said Lot 1, Walnut Creek Center, S27°27'33"W, 284.12 feet to a calculated point, from which, a 1/2 inch iron rod found for reference, bears, S27°27'33"W, 66.69 feet and a calculated point on the northerly line of Coronado Hills Section Three, recorded in Volume 48, Page 60 of the said Plat Records, for the southwest corner of said Salter Addition, same being the southeast corner of said Lot 1, Walnut Creek Center, bears, S27°27'33"W, a total distance of 150.12 feet;

THENCE, departing the said west line of Salter Addition, same being the said east line of Lot 1, Walnut Creek Center, crossing said Lot 1, Walnut Creek Center, along a line 150 feet north of the south line of said Lot 1, Walnut Creek Center, N64°52'09"W, 415.90 feet to a calculated point on the east line of Lot 1, Creekwood, recorded in Volume 83, Page 187B, of the said Plat Records, same being the west line of said Lot 1, Walnut Creek Center, from which, a 1/2 inch iron found for reference on the said east line of Lot 1, Creekwood, same being the said west line of Lot 1, Walnut Creek Center, bears, S27°24'12"W, 94.03 feet, and a calculated point on the said northerly line of Coronado Hills Section Three, for the southeast corner of said Lot 1, Creekwood, same being the southwest corner of said Lot 1, Walnut Creek Center, bears, S27°24'12"W, a total distance of 150.12 feet;

THENCE, along the said east line of Lot 1, Creekwood, same being the said west line of Lot 1, Walnut Creek Center, N27°24'12"E, 301.24 feet to a 5/8 inch iron rod with cap marked "RL Surveying" found on the said southerly R.O.W line of U.S. Highway 183 (East Anderson Lane) for the northeast corner of said Lot 1, Creekwood, same being the northwest corner of said Lot 1, Walnut Creek Center;

THENCE, along the said southerly R.O.W line of U.S. Highway 183 (East Anderson Lane), same being the north line of said Lot 1, Walnut Creek Center, S62°30'35"E, 415.85 feet to the POINT OF BEGINNING and containing 2.793 acres (121,668 square feet) of land more or less.

Bearing Basis

Bearings are based on the Texas State Plane Coordinate System,  
Central Zone 4203, NAD83

Reference

TCAD Geographic ID # 0229210232  
City of Austin GRID: M27

I hereby certify that this metes and bounds description is based on an on the ground survey prepared by Ramsey Land Surveying.



*Clifton Seward* 07/26/2021

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