

ORDINANCE NO. 20241212-116

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT THE WEST SIDE OF SOUTH TURNERSVILLE ROAD, APPROXIMATELY 1,435 LINEAR FEET SOUTH OF ITS INTERSECTION WITH TURNERSVILLE ROAD AND NORTH TURNERSVILLE ROAD, AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO NEIGHBORHOOD COMMERCIAL (LR) 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) base district to neighborhood commercial (LR) base district on the property described in Zoning Case No. C14-2024-0150, on file at the Planning Department, as follows:

93.209 acres of land, more or less, out of the William Porter Survey, Abstract No. 599, situated in Travis County, Texas, said 93.209 acres of land being all of that 93.206 acre tract conveyed by deed recorded in Document No. 2014019980 of the Official Public Records of Travis County, Texas, said 93.209 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

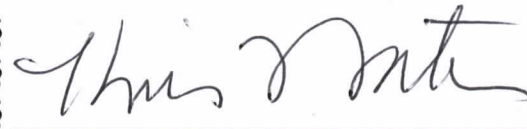
located at the west side of South Turnersville Road, approximately 1,435 linear feet south of its intersection with Turnersville Road and North Turnersville Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on December 23, 2024.


PASSED AND APPROVED

_____, December 12, 2024

§
§
§



Kirk Watson
Mayor

APPROVED: 
Deborah Thomas
Interim City Attorney

ATTEST:

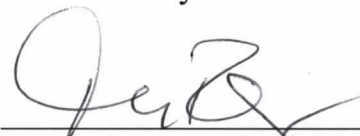

Myrna Rios
City Clerk



EXHIBIT "A"

93.209 Acres

Land Surveying & Mapping

FIELD NOTES-METES AND BOUNDS DESCRIPTION

BEING 93.209 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM PORTER SURVEY, ABSTRACT NO. 599, SITUATED IN THE CITY OF BUDA, TRAVIS COUNTY, TEXAS, SAID 93.209 ACRES BEING ALL OF THAT 93.206 ACRE TRACT CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BY SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2014019980, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 93.209 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found iron rod with cap stamped "CBD SETSTONE" (F.I.R.C."CBD SETSTONE"), said point being accepted as a point in the Westerly Right of Way limits of South Turnersville Road, variable width, also being accepted as the Northwestern corner of that 97.414 acre tract called Tract S – 2B conveyed to Sunfield Development LLC by Special Warranty Deed recorded as Document No. 2021000548, (O.P.R.T.C.TX.) and as the Southeasterly corner of said 93.206 acre tract, for the Southeasterly corner hereof;

THENCE leaving the Westerly Right of Way limits of said South Turnersville Road, with the common limits of said 97.414 acre tract and said 93.206 acre tract, the following two (2) courses:

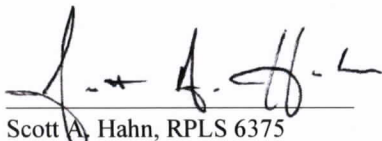
1. N 89° 59' 46" W, 1,734.93 feet to a F.I.R.C. "CBD SETSTONE", for the Southwesterly corner hereof;
2. N 00° 00' 13" E, 1,959.01 feet to a F.I.R.C. "CBD SETSTONE", said point being accepted as a point in the Southeasterly limits of that 347.787 acre tract called Tract S – 2A conveyed to Sunfield Investments LLC by Correction Special Warranty Deed recorded as Document No. 2021032655, (O.P.R.T.C.TX.) and as the Northwestern corner of said 93.206 acre tract, for the Northwestern corner hereof;

THENCE leaving the Northerly limits of said 97.414 acre tract, with the common Southerly limits of said 347.787 acre tract and the Northerly limits of said 93.206 acre tract, the following five (5) courses:

1. N 62° 10' 52" E, 593.73 feet to a found iron rod with cap stamped "CBD 5785", said point being the beginning of a curve concave Northwesterly, having a radius of 1,862.50 feet;
2. Northeasterly with said curve to the left through an interior angle of 27° 55' 21" an arc length of 907.67 feet, to a F.I.R.C. "CBD SETSTONE", said point being the beginning of a reverse curve concave Southerly, having a radius of 25.00 feet, having a chord bearing and distance of N 48° 14' 21" E, 898.72 feet to said point;
3. Northeasterly with said curve to the right through an interior angle of 88° 03' 30" an arc length of 38.42 feet, to a F.I.R.C. "CBD SETSTONE", for the end of said curve, having a chord bearing and distance of N 78° 28' 13" E, 34.75 feet to said point;
4. S 57° 34' 21" E, 55.03 feet to a found 60d nail, for the beginning of a curve concave Southwesterly, having a radius of 765.00 feet;
5. Southeasterly with said curve to the right through an interior angle of 55° 55' 42" an arc length of 746.74 feet, to a F.I.R.C. "CBD SETSTONE", said point being accepted as a point in the Westerly Right of Way limits of said South Turnersville Road, for the Northeasterly corner hereof, having a chord bearing and distance of S 30° 39' 48" E, 717.44 feet to said point;

THENCE leaving the Southerly limits of said 347.787 acre tract, with the common Westerly Right of Way limits of said South Turnersville Road and the Easterly limits of said 93.206 acre tract, for the following two (2) courses:

1. S 02° 38' 49" E, 592.02 feet to a set 5/8" iron rod with cap stamped "SPOT ON SURVEYING" (S.I.R.C.);
2. S 02° 20' 30" E, 1,605.04 feet to the POINT OF BEGINNING hereof, containing a calculated area of 4,060,171.03 sq. ft., 93.209 acres of land. Said field notes being described in accordance with a survey made on the ground by me or under my direction, to be used with survey sketch prepared by Spot on Surveying, Inc. attached hereto and made a part hereof. All bearings are based on NAD 83 Texas State Plane Coordinate System, Central Zone. All distances shown are surface or ground distances.


Scott A. Hahn, RPLS 6375

Spot On Surveying, INC. – TX Firm No.:10193894
614 Jerrys Ln., Buda TX. 78610
SOS J/N: 0013-24-004



August 07, 2024

Date

Exhibit "A-2"

SUNFIELD HIGH SCHOOL 4 SKETCH

SHEET 2 OF 2 SHEETS

SUNFIELD INVESTMENTS LLC
TRACT S - 2A
347.787 ACRES
DOCUMENT NO. 2021032655
O.P.R.T.C.TX.

SUNFIELD DEVELOPMENT LLC
TRACT S - 2B
97.414 ACRES
DOCUMENT NO. 2021000548
O.P.R.T.C.TX.

$\Delta=27^{\circ}55'21''$
 $R=1862.50'$
 $L=907.67'$
CHD B=N48°14'21"E
CHD L=898.72'

$\Delta=88^{\circ}03'30''$
 $R=25.00'$
 $L=38.42'$
CHD B=N78°28'13"E
CHD L=34.75'

$\Delta=55^{\circ}55'42''$
 $R=765.00'$
 $L=746.74'$
CHD B=S30°39'48"E
CHD L=717.44'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

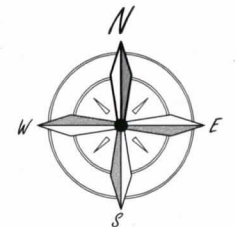
(MEASURED)
(93.209 ACRES)
(4,060,171.03 SQ. FT.)
HAYS CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT
93.206 ACRES
DOCUMENT NO. 2014019980
O.P.R.T.C.TX.

LINETYPE LEGEND:

———— = BOUNDARY
—— ——— = RIGHT OF WAY
- - - - - = ADJOINER

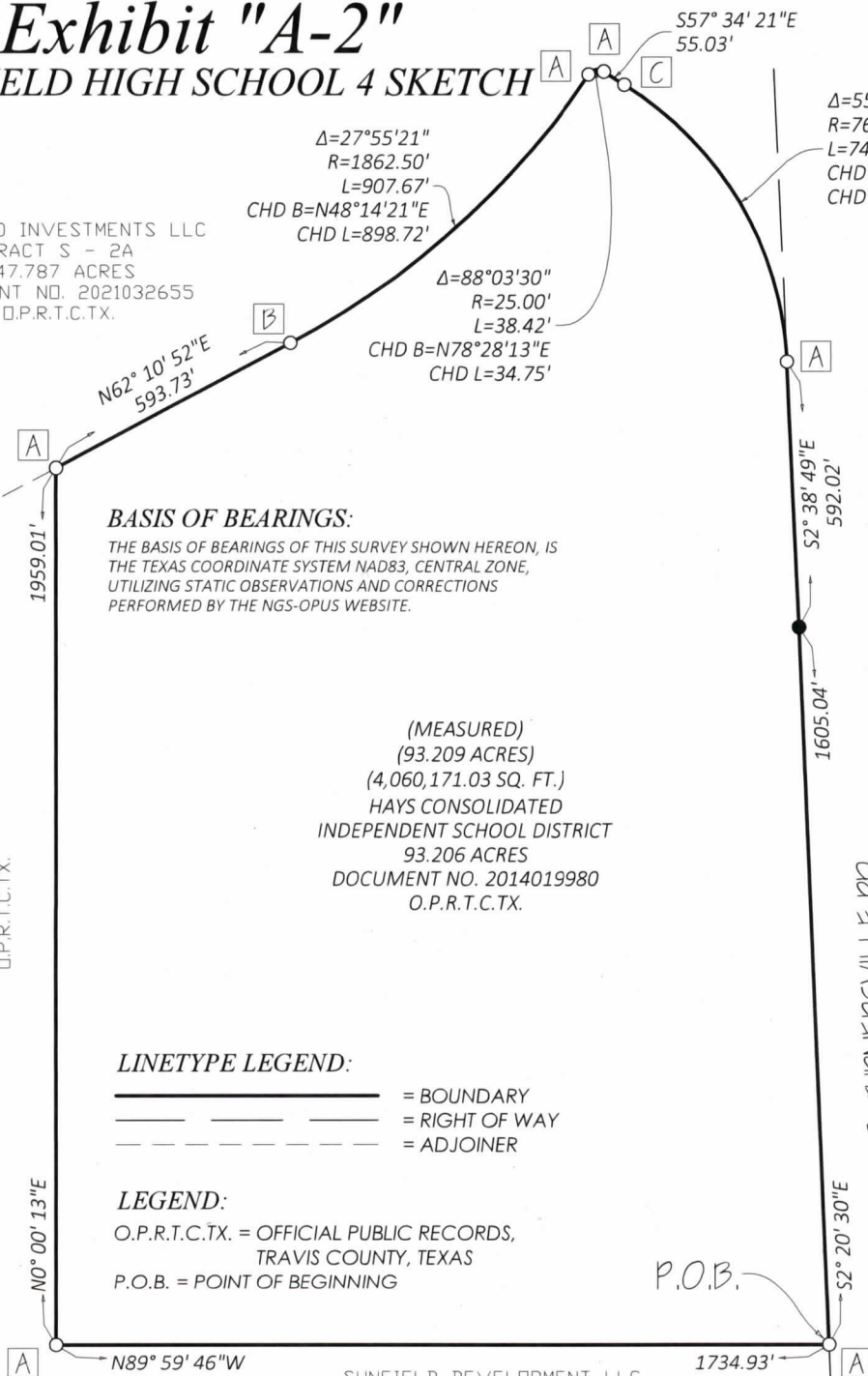
LEGEND:

O.P.R.T.C.TX. = OFFICIAL PUBLIC RECORDS,
TRAVIS COUNTY, TEXAS
P.O.B. = POINT OF BEGINNING



0 400

SCALE 1" = 400'



SURVEYORS STATEMENT:

I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND IS DESCRIBED IN METES AND BOUNDS DESCRIPTION EXHIBIT "A", SHEET 1 ATTACHED HERETO AND MADE A PART HEREOF,

[Signature]

SCOTT A. HAHN
TEXAS REGISTRATION NO. 6375
SPOT ON SURVEYING, INC.
614 JERRYS LANE
BUDA, TX. 78610
TBPLS FIRM NO.: 10193894
SOS J/N: 0013-24-004

AUGUST 07, 2024

DATE



WWW.SPOTONSURVEYING.COM



MONUMENT LEGEND / NOTES:

○ = FOUND MONUMENT AS DESCRIBED.

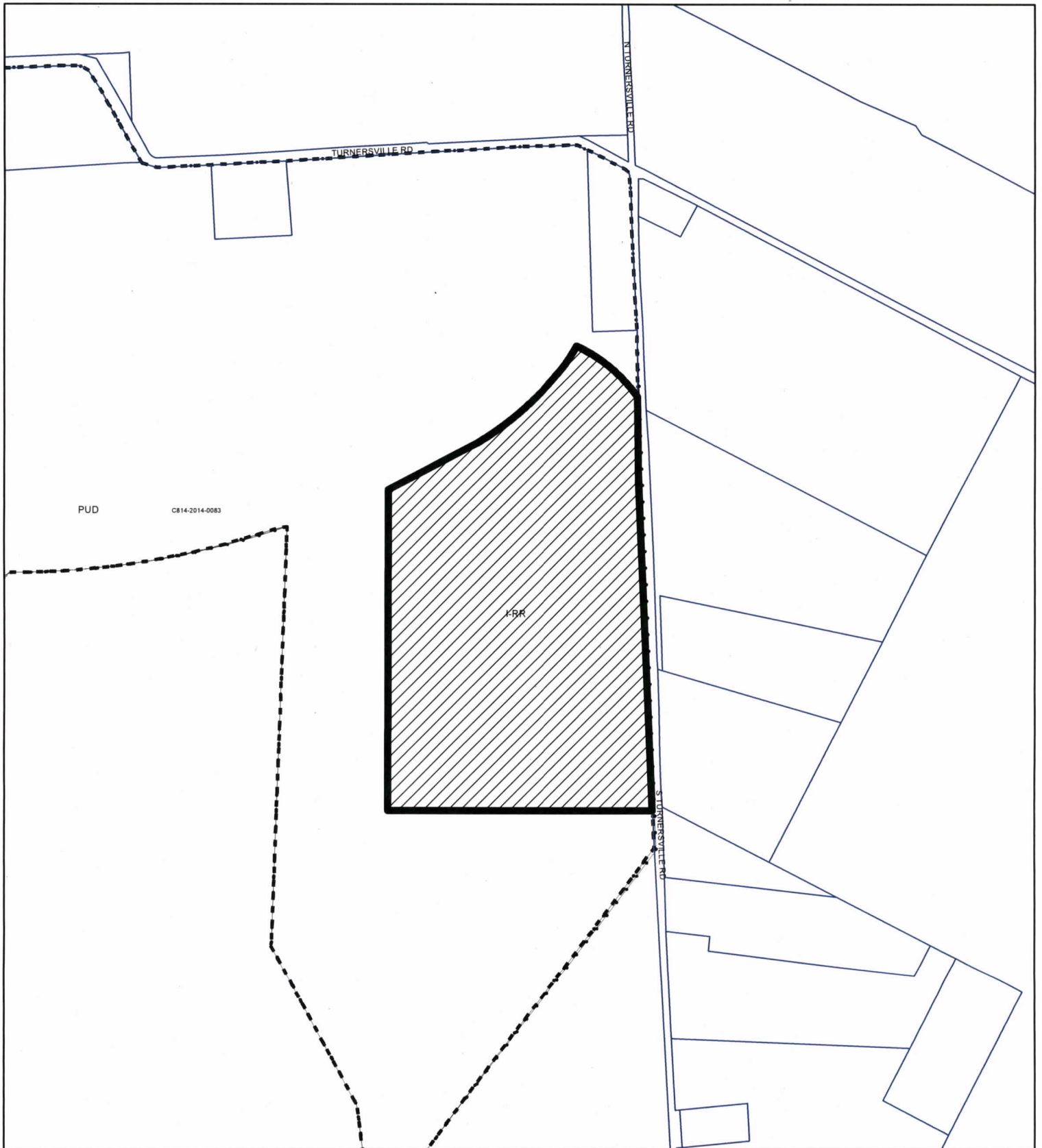
● = SET 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING."

A FOUND IRON ROD WITH CAP STAMPED "CBD SETSTONE".

B FOUND IRON ROD WITH CAP STAMPED "CBD 5785".

C FOUND 60d NAIL.

SOS J/N: 0013-24-004



PUD

C814-2014-0083

LBR

N TURNERSVILLE RD

TURNERSVILLE RD

S TURNERSVILLE RD

ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0150



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 800'

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



Created: 10/8/2024