

ORDINANCE NO. 20070419-045

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 11421-11717 SOUTH IH-35 SERVICE ROAD NORTHBOUND AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO RURAL RESIDENCE-CONDITIONAL OVERLAY (RR-CO) COMBINING DISTRICT FOR TRACT ONE AND MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT FOR TRACT TWO.

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 districts on the property described in Zoning Case No. C14-06-0191, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From interim-rural residence (I-RR) district to rural residence-conditional overlay (RR-CO) combining district.

A 39.371 acre tract of land, more or less, out of the Santiago del Valle Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Tract Two: From interim-rural residence (I-RR) district to multifamily residence low density-conditional overlay (MF-2-CO) combining district.

A 48.513 acre tract of land, more or less, out of the Santiago del Valle Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (the "Property"),

locally known as 11421-11717 South IH-35 Service Road Northbound, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".


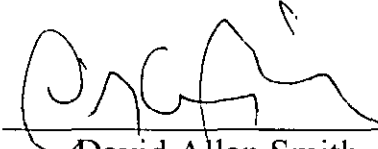
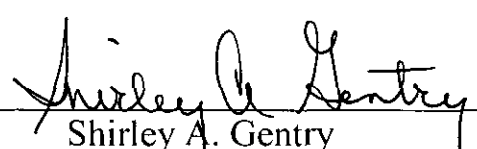
PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Improvements permitted on Tract One are limited to drainage, underground utility improvements, hike and bike trails, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
- B. Development of Tract Two shall not exceed 12 dwelling units per acre.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on April 30, 2007.

PASSED AND APPROVED

<u>April 19</u> , 2007		§ § §	 _____ Will Wynn Mayor
APPROVED:	 _____ David Allan Smith City Attorney	ATTEST:	 _____ Shirley A. Gentry City Clerk

FIELD NOTES
FOR

EXHIBIT A

C14-06-0191
TRACT 1

39.371 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 87.884 ACRE TRACT OF LAND CONVEYED TO UNION ASSOCIATES, LTD., BY INSTRUMENT RECORDED IN DOCUMENT NO. 2006139690 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an "X" found cut in rock at the Northwest corner of said 87.884 acre tract, being in the East r.o.w. line of Interstate Hwy 35 South, being in the approximate centerline of Onion Creek for the Northwest corner and PLACE OF BEGINNING hereof;

THENCE along the North line of said 87.884 acre tract, being along the approximate centerline of Onion Creek for the following courses:

S 73°04'00" E for a distance of 450.65 feet to an angle point

S 74°19'00" E for a distance of 334.57 feet to an angle point

S 57°11'00" E for a distance of 216.95 feet to an angle point

S 72°26'00" E for a distance of 402.24 feet to an angle point

S 76°51'00" E for a distance of 357.17 feet to an angle point

S 39°52'00" E for a distance of 114.70 feet to an angle point

S 57°41'30" E for a distance of 308.12 feet to an angle point

S 00°49'00" E for a distance of 131.00 feet to an angle point

S 25°09'00" E for a distance of 206.00 feet to an angle point

S 53°57'45" E for a distance of 249.20 feet to the Northeast corner of said 87.884 acre tract:

THENCE along the East line of said 87.884 acre tract, S 42°25'57" E for a distance of 55.37 feet to a ½ inch iron pin found and S 29°42'53" W for a distance of 512.91 feet to a point for the Southeast corner hereof;

THENCE along the South line of the herein described tract for the following courses:

N 65°57'30" W for a distance of 176.48 feet to an angle point

N 59°48'03" W for a distance of 374.42 feet to an angle point

N 55°10'17" W for a distance of 161.58 feet to an angle point

FIELD NOTES
FOR

39.371 ACRES OF LAND – Page Two

N 51°20'01" W for a distance of 153.69 feet to an angle point

N 47°29'45" W for a distance of 323.25 feet to an angle point

N 50°46'54" W for a distance of 87.23 feet to an angle point

N 53°25'02" W for a distance of 88.35 feet to an angle point

N 59°09'32" W for a distance of 82.01 feet to an angle point

N 63°51'28" W for a distance of 148.01 feet to an angle point

N 65°23'52" W for a distance of 171.53 feet to an angle point

N 69°14'32" W for a distance of 285.94 feet to an angle point


N 68°04'23" W for a distance of 178.86 feet to an angle point

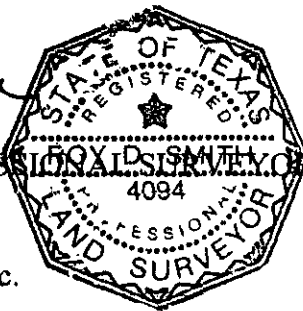
N 66°36'08" W for a distance of 311.95 feet to a point in the West line of said 87.884 acre tract, being in the East r.o.w. line of Interstate Hwy 35 South, for the Southwest corner hereof;

THENCE along the West line of said 87.884 acre tract, being along the East r.o.w. line of Interstate Hwy 35 South, N 20°25'54" E for a distance of 537.71 feet to the PLACE OF BEGINNING and containing 39.371 acres of land, more or less.

SURVEYED BY:

Roy D. Smith Surveyors, P.C.


ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR NO. 4094
October 18, 2006



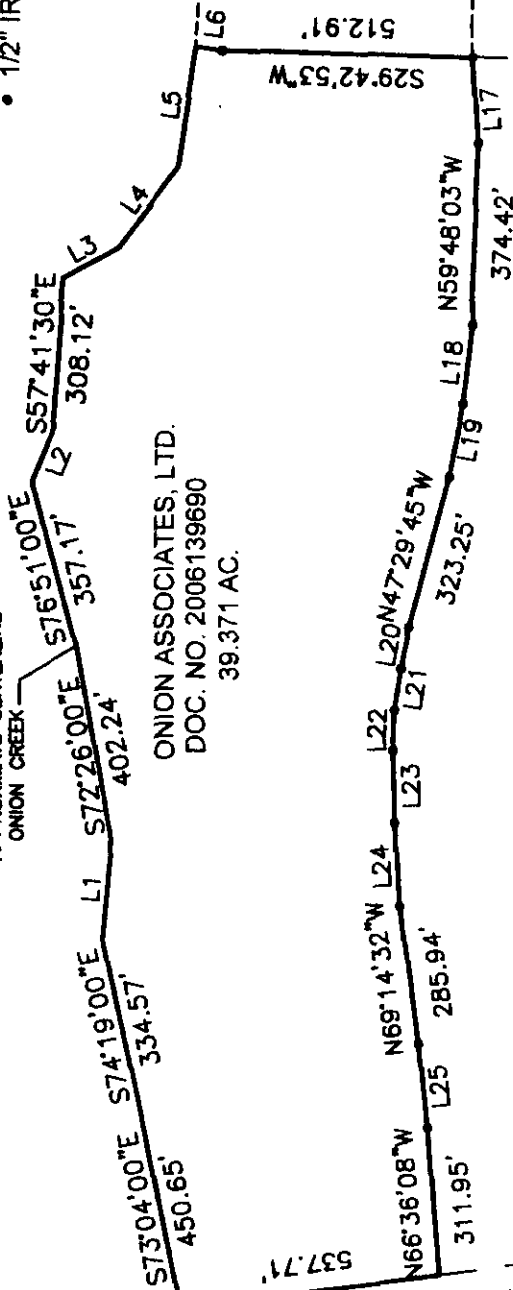
39.371ac. – Onion Assoc.

EXHIBIT TO ACCOMPANY FIELD NOTES
FOR 39.371 ACRES OF LAND OUT OF THE
SANTIAGO DEL VALLE GRANT IN
TRAVIS COUNTY, TEXAS

SCALE 1" = 400'

- LEGEND
- angle point
 - x "X" IN ROCK
 - 1/2" IRON PIN FOUND

APPROXIMATE CENTERLINE
UNION CREEK



UNION ASSOCIATES, LTD.
DOC. NO. 2006139690
39.371 AC.

UNION ASSOCIATES, LTD.
DOC. NO. 2006139690
(87.884 ACRES)

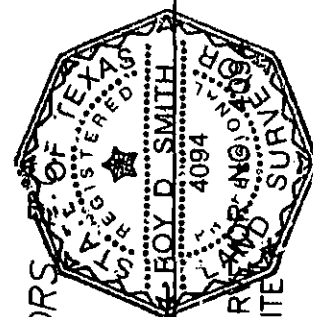
UNION ASSOCIATES, LTD.
DOC. NO. 2006139690
117.188 AC
(117.20 AC)

LINE TABLE		
LINE	LENGTH	BEARING
L1	216.95	S57°11'00"E
L2	114.70	S39°52'00"E
L3	131.00	S00°49'00"E
L4	206.00	S25°09'00"E
L5	249.20	S53°57'45"E
L6	55.37	S42°25'57"E
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
L17	176.48	N65°57'30"W
L18	161.58	N55°10'17"W
L19	153.69	N51°20'01"W
L20	87.23	N50°46'54"W
L21	88.35	N53°25'02"W
L22	82.01	N59°09'32"W
L23	148.01	N63°51'28"W
L24	171.53	N65°23'52"W
L25	178.86	N68°04'23"W

NO. 35 SOUTH HIGHWAY INTERSTATE 400' PUBLIC R.O.W.

RICHARD D. SPILLMAN
VOL. 6287, PG. 218

SURVEYED BY
ROY D. SMITH SURVEYORS



ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR
1214 WEST 5th STREET - SUITE
AUSTIN, TEXAS 78703
PHONE (512) 478 - 9821
OCTOBER 18, 2006

FIELD NOTES
FOR

EXHIBIT B

C14-06-0191
TRACT 2

48.513 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 87.884 ACRE TRACT OF LAND CONVEYED TO ONION ASSOCIATES, LTD. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2006139690 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch capped iron pin set at the Southwest corner of said 87.844 acre tract, being in the East r.o.w. line of Interstate Hwy 35 South for the PLACE OF BEGINNING hereof;

THENCE along the West line of said 87.884 acre tract, being along the East r.o.w. line of Interstate Hwy 35 South, N 20°25'54" E for a distance of 962.06 feet to a point for the Northwest corner hereof;

THENCE along the North line of the herein described tract for the following courses:

S 66°36'08" E for a distance of 311.95 feet to an angle point

S 68°04'23" E for a distance of 178.86 feet to an angle point

S 69°14'32" E for a distance of 285.94 feet to an angle point

S 65°23'52" E for a distance of 171.53 feet to an angle point

S 63°51'28" E for a distance of 148.01 feet to an angle point

S 59°09'32" E for a distance of 82.01 feet to an angle point

S 53°25'02" E for a distance of 88.35 feet to an angle point

S 50°46'54" E for a distance of 87.23 feet to an angle point

S 47°29'45" E for a distance of 323.25 feet to an angle point

S 51°20'01" E for a distance of 153.69 feet to an angle point

S 55°10'17" E for a distance of 161.58 feet to an angle point

S 59°48'03" E for a distance of 374.42 feet to an angle point

S 65°57'30" E for a distance of 176.48 feet to a point in the East line of said 87.884 acre tract for the Northeast corner hereof;

THENCE along the East line of said 87.884 acre tract, S 29°42'53" W for a distance of 361.49 feet to a ½ inch iron pin found and S 30°58'12" E for a distance of 281.26 feet to a ½ inch iron pin found at the Southeast corner of said 87.884 acre tract;

FIELD NOTES
FOR

48.513 ACRES OF LAND – Page Two

THENCE along the South line of said 87.884 acre tract for the following courses:

N 71°11'45" W for a distance of 712.31 feet to a ½ inch iron pin found

N 71°03'33" W for a distance of 173.66 feet to a ½ inch iron pin found

N 67°01'32" W for a distance of 678.95 feet to a ½ inch iron pin found

N 33°32'38" W for a distance of 145.29 feet to a ½ inch iron pin found

N 71°03'16" W for a distance of 698.93 feet to the PLACE OF BEGINNING and containing 48.513 acres of land, more or less.

SURVEYED BY:

Roy D. Smith Surveyors, P.C.


ROY D. SMITH

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4094
October 18, 2006

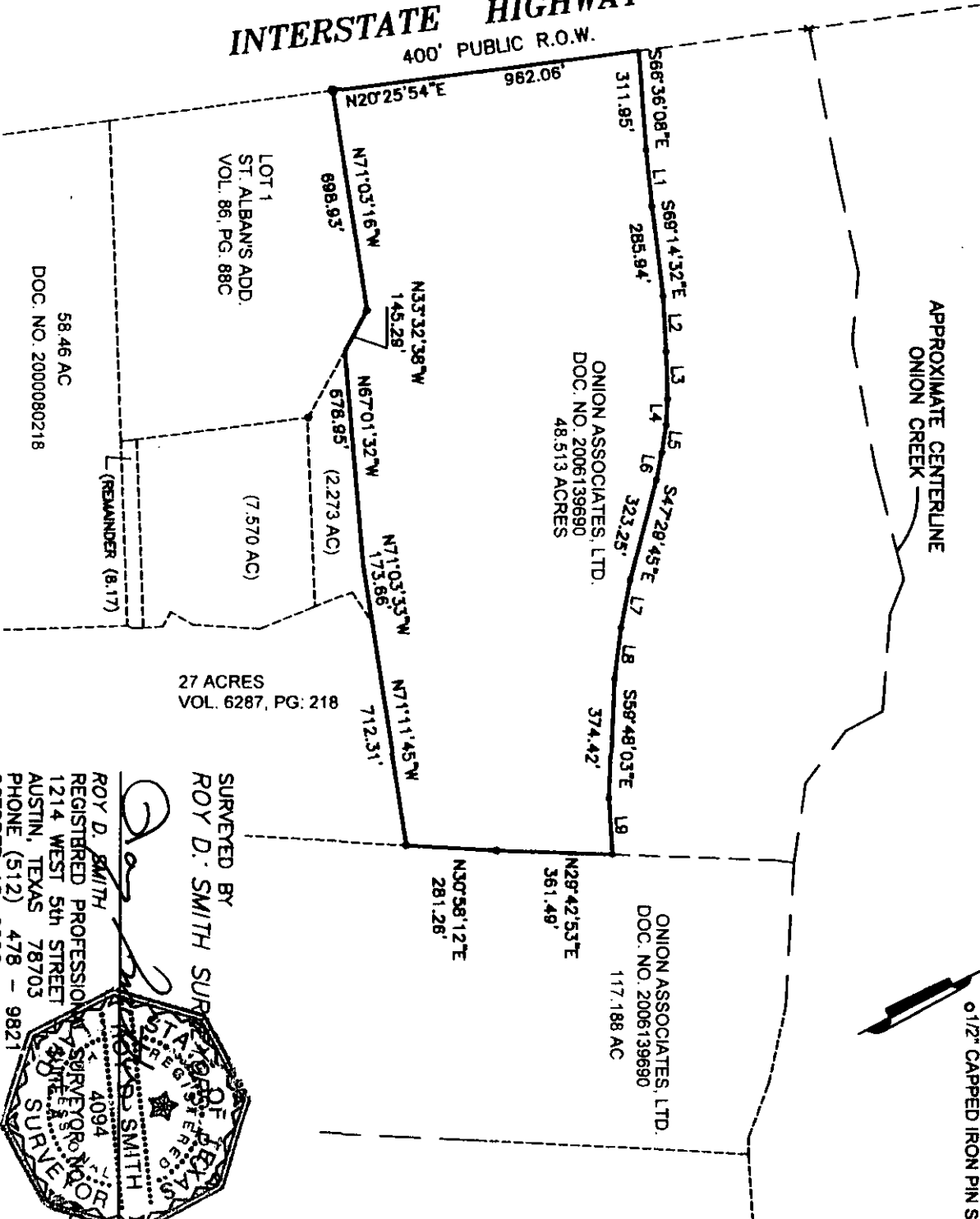


48.513 ac. – Onion Assoc.

EXHIBIT TO ACCOMPANY FIELD NOTES
FOR 48.513 ACRES OF LAND OUT OF THE
SANTIAGO DEL VALLE GRANT IN
TRAVIS COUNTY, TEXAS

INTERSTATE HIGHWAY NO. 35 SOUTH
400' PUBLIC R.O.W.

LINE	LENGTH	BEARING
L1	178.86	S88°04'23"E
L2	171.53	S85°23'52"E
L3	148.01	S63°51'28"E
L4	82.01	S59°09'32"E
L5	86.35	S53°25'02"E
L6	87.23	S50°46'54"E
L7	153.69	S51°20'01"E
L8	161.58	S55°10'17"E
L9	176.48	S65°57'30"E



APPROXIMATE CENTERLINE
UNION CREEK

SCALE 1" = 500'

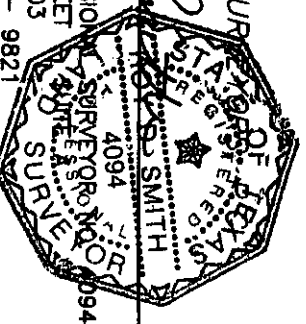
LEGEND

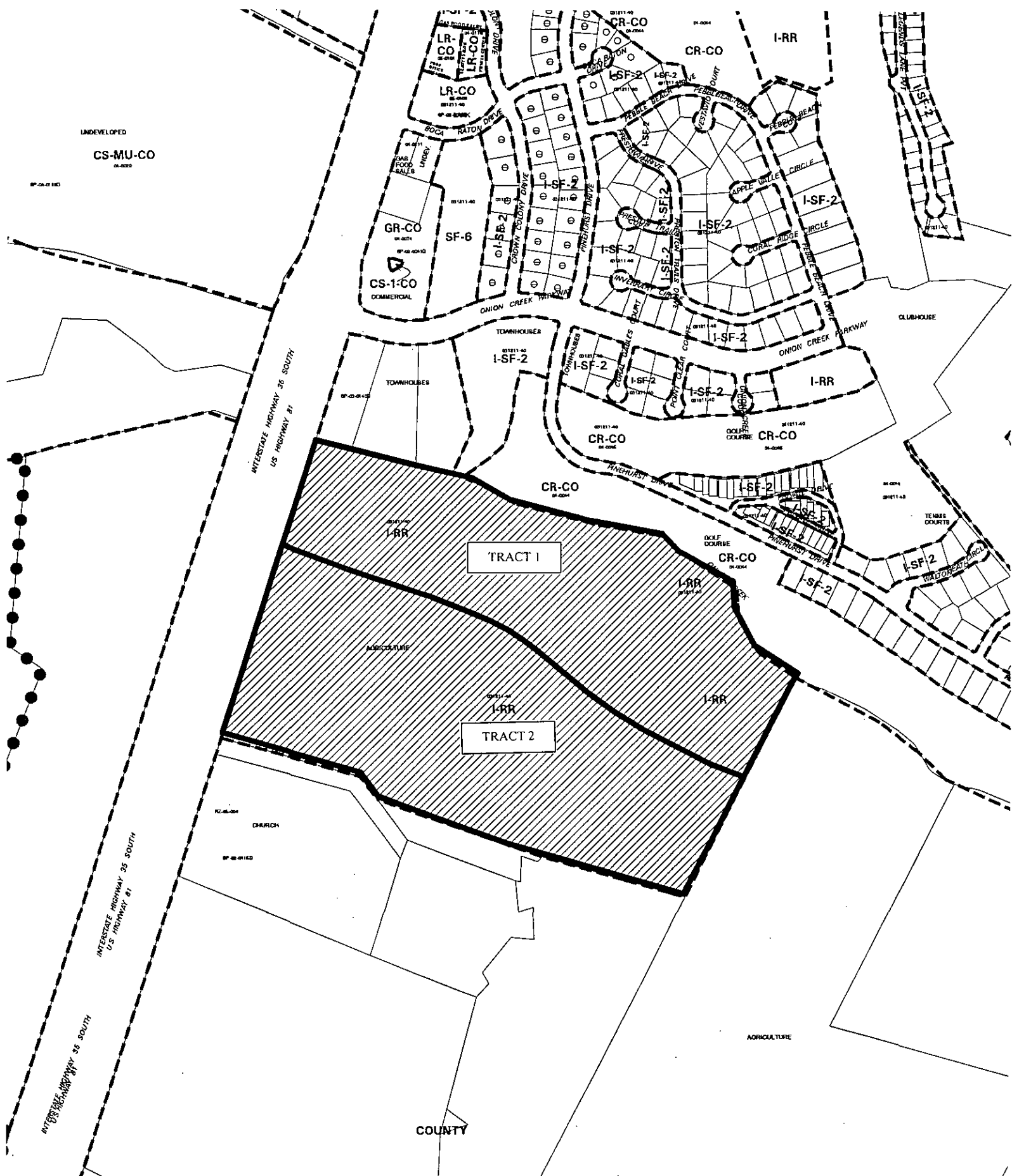
- angle point
- 1/2" IRON PIN FOUND
- 1/2" CAPPED IRON PIN FOUND
- 1/2" CAPPED IRON PIN SET





SURVEYED BY
ROY D. SMITH

ROY D. SMITH

REGISTERED PROFESSIONAL SURVEYOR
1214 WEST 5th STREET
AUSTIN, TEXAS 78703
PHONE (512) 478 - 9821
OCTOBER 18, 2006





 1" = 600'	SUBJECT TRACT		ZONING EXHIBIT C		CITY GRID REFERENCE NUMBER F11	
	PENDING CASE					
	ZONING BOUNDARY		CASE #:	C14-06-0191	DATE:	07-01
	CASE MGR: W.WALSH		ADDRESS:	11421-11717 S IH 35 SV	INTLS:	SM
			SUBJECT AREA (acres): 87.884			