

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 13700-13800 RESEARCH BOULEVARD FROM
3 COMMUNITY COMMERCIAL (GR) DISTRICT AND MULTIFAMILY
4 RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO)
5 COMBINING DISTRICT TO COMMERCIAL HIGHWAY SERVICES-PLANNED
6 DEVELOPMENT AREA (CH-PDA) COMBINING DISTRICT.
7

8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
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10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from community commercial (GR) district and multifamily
12 residence low density-conditional overlay (MF-2-CO) combining district to commercial
13 highway services-planned development area (CH-PDA) combining district on the property
14 described in Zoning Case No. C2A-06-0224, on file at the Neighborhood Planning and
15 Zoning Department, as follows:
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17 A 19.816 acre tract of land, more or less, out of approximately 22 acres conveyed
18 by instrument to Karnack Company L.C., in Volume 2166, Page 692, Deed
19 Records of Williamson County, the tract of land being more particularly described
20 by metes and bounds in Exhibit "A" incorporated into this ordinance; and
21

22 Lot 1, Block A, Lake Creek Section Ten Subdivision, a subdivision in the City of
23 Austin, Williamson County, Texas, according to the map or plat of record in
24 Cabinet L, Slides 70-71, Plat Records of Williamson County, Texas; and
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26 Lot 4, Block A, Lake Creek Section Two Subdivision, a subdivision in the City of
27 Austin, Williamson County, Texas, according to the map or plat of record in
28 Cabinet I, Slides 191-194, Plat Records of Williamson County, Texas; and
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30 Lot 1, Block A, Tower of the Hills Subdivision, a subdivision in the City of Austin,
31 Williamson County, Texas, according to the map or plat of record in Cabinet P,
32 Slides 126-127, Plat Records of Williamson County, Texas (the "Property"),
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34 locally known as 13700-13800 Research Boulevard, in the City of Austin, Travis County,
35 Texas, and generally identified in the map attached as Exhibit "B".
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_____, 2007

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk

19.816 ACRES
PECAN PARK - TRACT 1
THE LBJ COMPANY

FN NO. 04-326 (JJM)
SEPTEMBER 8, 2004
BPI JOB NO. 1484-01.92

EXHIBIT A

DESCRIPTION

OF A 19.816 ACRE TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 22.185 ACRE TRACT OF LAND CONVEYED TO THE KARNACK COMPANY, L.C., A TEXAS LIMITED LIABILITY COMPANY BY DEED OF RECORD IN VOLUME 2166, PAGE 692 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT LOT 1, BLOCK "A", LAKE CREEK SUBDIVISION SECTION 10, LOT 1, A SUBDIVISION OF RECORD IN CABINET "L", SLIDES 70-71 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 19.816 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a replacement 1/2 inch iron rod with cap set in the curving southerly right-of-way of Pecan Park Boulevard (90' R.O.W.) being the northeasterly corner of said Lot 1, Block "A" Lake Creek Subdivision, Section 10, Lot 1 and the northwesterly corner hereof;

THENCE, along the southerly and westerly right-of-way lines of Pecan Park Boulevard, being the curving easterly and northerly lines hereof; the following six (6) courses and distances:

- 1) Along a curve to the right having a radius of 425.33 feet, a central angle of $12^{\circ}31'35''$, an arc length of 92.99 feet, and a chord which bears $N72^{\circ}06'10''E$, a distance of 92.80 feet to a replacement 1/2 inch iron rod with cap set for the end of said curve;
- 2) $N78^{\circ}26'23''E$, a distance of 231.36 feet to a replacement 1/2 inch iron rod with cap set and the beginning of a non-tangent curve to the right;
- 3) Along a said non-tangent curve to the right having a radius of 555.00 feet, a central angle of $81^{\circ}03'17''$, an arc length of 785.14 feet, and a chord which bears $S61^{\circ}01'51''E$, a distance of 721.29 feet to a replacement 1/2 inch iron rod with cap set
- 4) $S20^{\circ}31'35''E$, a distance of 103.38 feet to a replacement 1/2 inch iron rod with cap set and the beginning of a non-tangent curve to the left;
- 5) Along a said non-tangent curve to the left having a radius of 1045.00 feet, a central angle of $25^{\circ}03'47''$, an arc length of 457.12 feet, and a chord which bears $S33^{\circ}00'33''E$, a distance of 453.48 feet to a replacement 1/2 inch iron rod with cap set for the end of said curve;
- 6) $S45^{\circ}30'10''E$, a distance of 87.95 feet to a replacement 1/2 inch iron rod with cap set at the northwesterly right-of-way return of Pecan Park Boulevard and Lake Creek Parkway (120' R.O.W.) for the southeasterly corner hereof;

THENCE, along the said northwesterly right-of-way return being a non-tangent curve to the right having a radius of 25.00 feet, a central angle of $91^{\circ}00'31''$, an arc length of 39.71 feet, and a chord which bears $S00^{\circ}09'04''W$, a distance of 35.67 feet to a replacement 1/2 inch iron rod with cap set at the point of compound curvature in the northerly right-of-way of Lake Creek Parkway;

THENCE, along the northerly right-of-way of Lake Creek Parkway, being the southerly line hereof, the following two (2) courses and distances:

- 1) Along a non-tangent curve to the right having a radius of 1440.00 feet, a central angle of $16^{\circ}49'06''$, an arc length of 422.69 feet, and a chord which bears $S53^{\circ}58'09''W$, a distance of 421.18 feet to a 1/2 inch iron rod found for the end of said curve;
- 2) $S62^{\circ}20'46''W$, a distance of 232.51 feet to a 1/2 inch iron rod found, being the southeasterly corner of Lot 4, Block "A", Lake Creek Section Two, a subdivision of record in Cabinet "I", Slide 191 of the Plat Records of Williamson County, Texas, same being the southwesterly corner hereof;

THENCE, along the irregular easterly line of the said Lot 4, Block "A", being the irregular westerly line hereof, the following four (4) courses and distances:

- 1) $N20^{\circ}15'27''W$, a distance of 394.63 feet to a 1/2 inch iron rod found;
- 2) $S69^{\circ}50'52''W$, a distance of 130.06 feet to a 1/2 inch iron rod found;
- 3) $S20^{\circ}04'34''E$, a distance of 12.53 feet to a 1/2 inch iron rod found;
- 4) $S69^{\circ}42'56''W$, a distance of 38.15 feet to cut "X" in concrete found being the southeasterly corner of Lot 1, Block "A" Tower of the Hills Subdivision, a subdivision of record in Document No. 9758018 of the Plat Records of Williamson County, Texas;

THENCE, along the easterly line of said Lot 1, Block "A" Tower of the Hills Subdivision being the westerly line hereof, the following three (3) courses and distances:

- 1) $N24^{\circ}13'52''W$, a distance of 513.82 feet to a 1/2 inch iron rod found;
- 2) $S78^{\circ}28'05''W$, a distance of 103.49 feet to a 1/2 inch iron rod found;

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- 3) N20°22'48"W, a distance of 64.91 feet to a 1/2 inch iron rod found at the northeasterly corner of said Lot 1, Block "A" Tower of the Hills Subdivision, same being in the southerly line of said Lot 1, Block "A" Lake Creek Subdivision;

THENCE, N69°35'07"E, continuing along the irregular westerly line hereof, being the southerly line of said Lot 1, Block "A" Lake Creek Subdivision, a distance of 37.92 feet to a 1/2 inch iron rod found being the southeasterly corner of said Lot 1, Block "A" Lake Creek Subdivision;

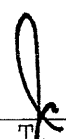
THENCE, along the easterly line of said Lot 1, Block "A" Lake Creek Subdivision, same being a continuation of the westerly line hereof, the following two (2) courses and distances:

- 1) N20°12'49"W, a distance of 398.24 feet to a 1/2 inch iron rod found;
- 2) N65°08'33"W, a distance of 20.10 feet to the **POINT OF BEGINNING**, containing an area of 19.816 acres (863,197 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS OF THIS DESCRIPTION IS A PORTION OF THE EASTERLY LINE OF LOT 1, BLOCK "A", LAKE CREEK SUBDIVISION SECTION 10 LOT 1 OF RECORD IN CABINET L, SLIDES 70-71 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A LAND TITLE SURVEY WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVES ROAD, SUITE 200
AUSTIN, TEXAS 78746



JOHN T. BILNOSKI
R.P.L.S. NO. 4998
STATE OF TEXAS

9/8/04

DATE





 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT B CASE #: C2A-06-0224 ADDRESS: 13700 - 13800 BLOCK OF RESEARCH BLVD SUBJECT AREA (acres): 38.140	DATE: 06-12 INTLS: SM	CITY GRID REFERENCE NUMBER F39
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: T. BUI				