

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13809 HARRIS RIDGE BOULEVARD FROM LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT FOR TRACT ONE AND LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-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 (the "Property") described in Zoning Case No. C14-06-0098, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From limited industrial service-conditional overlay (LI-CO) combining district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district.

A 35.0 acre tract of land, more or less, out of the Alexander T. Walters Survey 67, Abstract 791, Travis County, being a portion of a 67.890 acre tract identified as Tract Two in this ordinance, the 35.0 acre tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From limited industrial service-conditional overlay (LI-CO) combining district to limited industrial service-conditional overlay (LI-CO) combining district.

A 67.890 acre tract of land, more or less, out of the Alexander T. Walters Survey 67, Abstract 791, Travis County, Save and Except the 35.0 acre tract of land identified as Tract One in this ordinance, the 67.890 acre tract being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,

locally known as 13809 Harris Ridge Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".



**Professional Land Surveying, Inc.
Surveying and Mapping**

EXHIBIT A

Tract 1

Office: 512-443-1724

Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

35.000 ACRES

CAPITAL CITY-HOWARD LANE, LTD.

A DESCRIPTION OF 35.000 ACRES IN THE ALEXANDER T. WALTERS SURVEY 67 ABSTRACT 791, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 67.890 ACRE TRACT CONVEYED TO CAPITAL CITY - HOWARD LANE, LTD., BY SPECIAL WARRANTY DEED EXECUTED JULY 23, 2002 AND RECORDED IN DOCUMENT NO. 2002135987 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 35.000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap set in the west line of the said 67.890 acre tract, being in the east line of Lot 4, Block B, Resubdivision of Lot 1, Block A, Lot 1, Block B, Lot 1, Block C, Lot 1, Block D and Lot 13, Block E, Parkway Subdivision, a subdivision of record in Document No. 200500063 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found in the east right-of-way line of Harris Ridge Boulevard (64' right-of-way width), being in the west line of the said 67.890 acre tract, being also the southernmost corner of said Lot 4, bears South 27°42'37" West, a distance of 448.34 feet;

THENCE North 27°42'37" East with the west line of the said 67.890 acre tract, the east line of said Lot 4, the east line of Northtown Park Section 5-A, a subdivision of record in Volume 91, Page 188 of the Plat Records of Travis County, Texas, and the east line of a 4.652 acre tract of land described in Volume 12088, Page 492 of the Real Property Records of Travis County, Texas, a distance of 1759.40 feet to a 1/2" rebar found for the northwest corner of the said 67.890 acre tract, being the northeast corner of the said 4.652 acre tract, being also in the south line of Lot 2, Block H, Parkside Subdivision, a subdivision of record in Document No. 200400029 of the Official Public Records of Travis County, Texas;

THENCE with the north line of the said 67.890 acre tract and the south line of Lot 2, Block H, of said Parkside Subdivision, the following three (3) courses:

1. South 62°12'15" East, a distance of 84.00 feet to a 60d nail in Hackberry stump found;
2. South 61°57'45" East, a distance of 349.51 feet to a 1/2" rebar found;
3. South 62°26'25" East, a distance of 433.60 feet to a 1/2" rebar found for the northeast corner of the said 67.890 acre tract, being the northwest corner of a 67.93 acre tract of land described in Volume 13082, Page 106 of the Real

Property Records of Travis County, Texas;

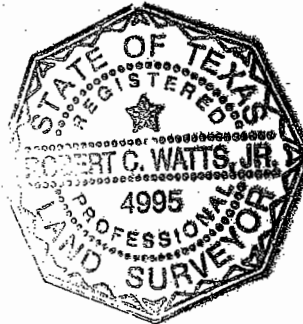
THENCE South 27°42'20" West with the east line of the said 67.890 acre tract and the west line of the said 67.93 acre tract, a distance of 1758.42 feet to a 1/2" rebar with cap set, from which a 1/2" rebar found, bears South 27°42'20" West, a distance of 1651.69 feet;

THENCE North 62°17'23" West over and across the said 67.890 acre tract, a distance of 867.24 feet to the **POINT OF BEGINNING**, containing 35.000 acres of land, more or less.

Surveyed on the ground in December, 2005 under my direction and supervision. Bearing basis is Grid Azimuth for the Texas Central Zone, 1983/93 HARN values from the LCRA survey control network. Attachments: survey Drawing No. 351-001-ZN and 351-001-TO2.



Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



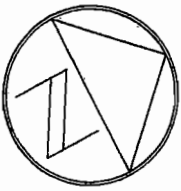
11-6-06

SKETCH TO ACCOMPANY A DESCRIPTION OF 35.000 ACRES IN THE ALEXANDER T. WALTERS SURVEY 67
 ABSTRACT 791, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 67.890 ACRE TRACT CONVEYED TO CAPITAL
 CITY - HOWARD LANE, LTD., BY SPECIAL WARRANTY DEED EXECUTED JULY 23, 2002 AND RECORDED IN
 DOCUMENT NO. 2002135987 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS: GRID AZIMUTH FOR
 TEXAS CENTRAL ZONE, 1983/93
 HARN VALUES FROM LCRA CONTROL
 NETWORK.
 ATTACHMENTS: METES AND BOUNDS
 DESCRIPTION 351-001-ZN

LOT 2, BLOCK H
 PARKSIDE SUBDIVISION
 (200400029)

NORTHTOWN M.U.D.
 4.652 ACRES
 (12088/492)



1" = 200'

NORTHTOWN PARK
 SECTION 5-A
 (91/188)

- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR WITH CAP SET
 - ▲ 60D NAIL FOUND IN HACKBERRY
 - ▲ HACKBERRY STUMP

DATE OF SURVEY: 12/05
 PLOT DATE: 11/06/06
 DRAWING NO.: 351-001-ZN
 PROJECT NO.: 351-001
 SHEET 1 OF 2

RICELLA DRIVE
 (RIGHT-OF-WAY WIDTH)

N27°42'37"E 1759.40'
 (N30°16'57"E)

27
28
29
30
31
32
33
34
35
36
37
38

TRACT 3 (LIES WITHIN TRACT 1)

WATER QUALITY TRANSITION ZONE
 3.81 ACRES

100 YEAR FLOODPLAIN
 (PROVIDED BY HPE)

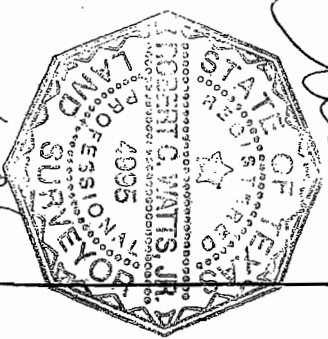
TRACT 1 AND 3 - 35.000 ACRES
 (67.890 ACRES)
 CAPITAL CITY - HOWARD LANE, LTD.
 (2002135987)

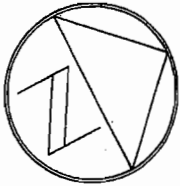
ALEXANDER T. WALTERS
 SURVEY 67 ABSTRACT 791

Chaparral

S27°42'20"W 1758.42'
 S27°42'20"W 3410.11'
 (S30°16'40"W 3410.04')

RUTH MAY MULENEX
 67.93 ACRES
 (13082/106)





1" = 200'

NORTHTOWN PARK
SECTION 5-A
(91/188)

MARICELLA DRIVE

(50' RIGHT-OF-WAY WIDTH)

HARRIS RIDGE BLVD.
(64' RIGHT-OF-WAY WIDTH)
ASPHALT PAVEMENT

UNNUMBERED LOT
BLOCK B
(200500063)

BLOCK C
RESUBDIVISION OF LOT 1, BLOCK
A; LOT 1, BLOCK B; LOT 1,
BLOCK C; LOT 1, BLOCK D & LOT
13, BLOCK E, PARKWAY
SUBDIVISION
(200500063)

TAYSIDE DRIVE
(50' RIGHT OF WAY WIDTH)

LOT 11
LOT 12
LOT 13

LOT 4
BLOCK B
(200500063)

N27°42'37"E 1759.40'
(N30°16'57"E)

S27°42'37"W 448.34'

P.O.B.

N62°17'23"W 867.24'

CAPITAL CITY - HOWARD LANE, LTD.
67.890 ACRES
(2002135987)

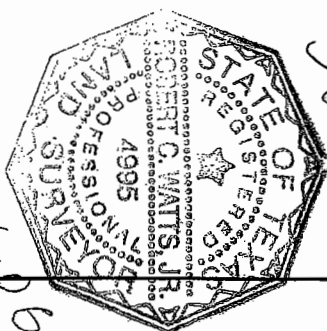
TRACT 1 AND 3 - 35,000 ACRES
(67.890 ACRES)
CAPITAL CITY - HOWARD LANE, LTD.
(2002135987)

ALEXANDER T. WALTERS
SURVEY 67 ABSTRACT 791

S27°42'20"W 1758.42'
S27°42'20"W 3410.11'
(S30°16'40"W 3410.04')

S27°42'20"W
1651.69'

RUTH MAY MULENEX
67.93 ACRES
(13082/106)



LINE TABLE

No.	BEARING	LENGTH	(RECORD)
L2	S62°12'15"E	84.00'	(S59°39'56"E 83.99')
L4	N62°17'12"W	64.05'	(N62°09'40"W 63.92')

DATE OF SURVEY: 12/05
PLOT DATE: 11/06/06
DRAWING NO.: 351-001-ZN
PROJECT NO.: 351-001
SHEET 2 OF 2

Chaparral



Professional Land Surveying, Inc.
Surveying and Mapping

EXHIBIT B

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

**67.890 AC. ZONING DESCRIPTION
CAPITAL CITY-HOWARD LANE, LTD.**

A DESCRIPTION OF 67.890 ACRES IN THE ALEXANDER T. WALTERS SURVEY 67 ABSTRACT 791, TRAVIS COUNTY, TEXAS, CONVEYED TO CAPITAL CITY - HOWARD LANE, LTD. IN A SPECIAL WARRANTY DEED EXECUTED JULY 23, 2002 AND RECORDED IN DOCUMENT NO. 2002135987 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 67.890 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the north right-of-way line of Howard Lane East (right-of-way width varies), being the southeast corner of the said 67.890 acre tract, being also the southwest corner of a 67.93 acre tract of land described in Volume 13082, Page 106 of the Real Property Records of Travis County, Texas;

THENCE North 62°18'29" West with the north right-of-way line of Howard Lane East and the south line of the said 67.890 acre tract, a distance of 867.37 feet to a 1/2" rebar with cap set in the east right-of-way line of Harris Ridge Boulevard (right-of-way width varies), being also the southwest corner of the said 67.890 acre tract;

THENCE North 27°42'37" East, with the east right -of-way line of Harris Ridge Boulevard and the west line of the said 67.890 acre tract, passing at a distance of 1203.63 feet a 1/2" rebar found for the southernmost corner of Lot 4, Block B, Resubdivision of Lot 1, Block A, Lot 1, Block B, Lot 1, Block C, Lot 1, Block D and Lot 13, Block E, Parkway Subdivision, a subdivision of record in Document No. 200500063 of the Official Public Records of Travis County, Texas, and continuing with the west line of the 97.890 acre tract and the east line of Northtown Park Section 5-A, a subdivision of record in Volume 91, Page 188 of the Plat Records of Travis County, Texas, and the east line of a 4.652 acre tract described in Volume 12088, Page 492 of the Real Property Records of Travis County, Texas, a total distance of 3411.37 feet to a 1/2" rebar found for the northwest corner of the 67.890 acre tract, being also in the northeast corner of the 4.652 acre tract, and being in the south line of Lot 2, Block H, Parkside Subdivision, a subdivision of record in Document No. 200400029 of the Official Public Records of Travis County, Texas;

THENCE with the north line of the 67.890 acre tract and the south line of Lot 2, the following three (3) courses:

1. South 62°12'15" East, a distance of 84.00 feet to a 60d nail found;
2. South 61°57'45" East, a distance of 349.51 feet to a 1/2" rebar found;

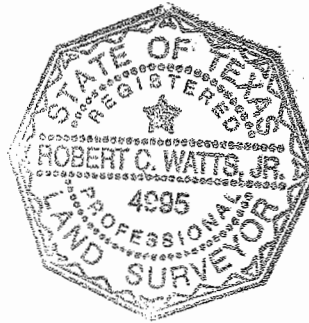
3. South 62°26'25" East, a distance of 433.60 feet to a 1/2" rebar found for the northeast corner of the 67.890 acre tract, for the northwest corner of the said 67.93 acre tract;

THENCE South 27°42'20" West, with the east line of the 67.890 acre tract and the west line of the 67.93 acre tract, a distance of 3410.11 feet to the **POINT OF BEGINNING**.

Surveyed on the ground in January 05, 2007 under my direction and supervision. Bearing basis is Grid Azimuth for the Texas Central Zone, 1983/93 HARN values from the LCRA survey control network. Attachments: Survey Drawing No. 351-001-Z2.

Robert C. Watts, Jr.

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



5.29.07

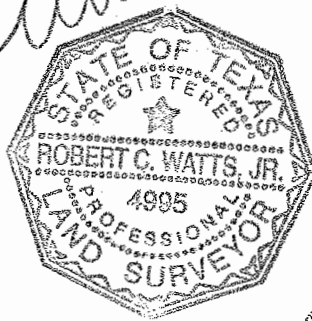
SKETCH TO ACCOMPANY A DESCRIPTION OF 67.890 IN THE ALEXANDER T. WALTERS SURVEY 67 ABSTRACT 791, TRAVIS COUNTY, TEXAS, CONVEYED TO CAPITAL CITY - HOWARD LANE, LTD., BY SPECIAL WARRANTY DEED EXECUTED JULY 23, 2002 AND RECORDED IN DOCUMENT NO. 2002135987 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- ▲ 60D NAIL FOUND IN HACKBERRY HACKBERRY STUMP

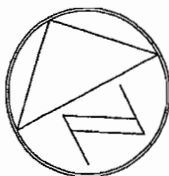
BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 351-001-ZN



DATE OF SURVEY: 01/05/2007
PLOT DATE: 05/29/2007
DRAWING NO.: 351-001-ZN2
PROJECT NO.: 351-001

Chaparral



1" = 200'

LOT
BLOC
(20050)

ALEXANDER T. WALTERS
SURVEY 67 ABSTRACT 791

67.890 AC.

CAPITAL CITY - HOWARD LANE, LTD.
(2002135987)

HARRIS RIDGE BLVD.
(RIGHT-OF-WAY WIDTH VARIES)

1203.63'

N27°42'37"E 3411.37'
(N30°16'57"E 3411.26')

S27°42'20"W 3410.11'
(S30°16'40"W 3410.04')

RUTH MAY MULENEX
67.93 ACRES
(13082/106)

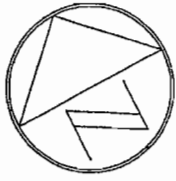
P.O.B.

HOWARD LANE EAST
(RIGHT-OF-WAY WIDTH VARIES)
(13314/706)

N62°18'29"W 867.37'
(N59°44'10"W 867.37')

Chaparral

DATE OF SURVEY: 1/05/2007
PLOT DATE: 05/29/07
DRAWING NO.: 351-001-ZN
PROJECT NO.: 351-001



1" = 200'

S62°12'15"E
84.00'
(S59°39'56"E 83.99')

LOT 2, BLOCK H
PARKSIDE SUBDIVISION
(200400029)

S61°57'45"E 349.51'
(S59°23'44"E 349.52')

S62°26'25"E 433.60'
(S59°51'46"E 433.58')

NORTHTOWN M.U.D.
4.652 ACRES
(12088/492)

NORTHTOWN PARK
SECTION 5-A
(91/188)

MARICELLA DRIVE
(50' RIGHT-OF-WAY WIDTH)

NORTHTOWN PARK
SECTION 5-A
(91/188)

LOT 4
BLOCK B
(200500063)

ALEXANDER T. WALTERS
SURVEY 67 ABSTRACT 791

67.890 AC.
CAPITAL CITY - HOWARD LANE, LTD.
(2002135987)

RUTH MAY MULENEX
67.93 ACRES
(13082/106)

N27°42'37"E 3411.37'
(N30°16'57"E 3411.26')

S27°42'20"W 3410.11'
(S30°16'40"W 3410.04')

Chaparral



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: S.SIRWAITIS



CASE #: C14-06-0098
 ADDRESS: HARRIS RIDGE BLVD
 SUBJECT AREA (acres): 67.890

ZONING EXHIBIT C

DATE: 06-11
 INTLS: TRC

CITY GRID
 REFERENCE
 NUMBER
 P35