

**ORDINANCE NO. 20071206-078**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 2500 BRANDT ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) 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 interim rural residence (I-RR) district to multifamily residence low density-conditional overlay (MF-2-CO) combining district on the property described in Zoning Case No. C14-2007-0189.SH, on file at the Neighborhood Planning and Zoning Department, as follows

A 22 550 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 (the "Property"),

locally known as 2500 Brandt Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B"

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

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

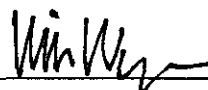
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) base district, and other applicable requirements of the City Code

**PART 3.** This ordinance takes effect on December 17, 2007.

**PASSED AND APPROVED**

December 6, 2007

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Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk

22 550 Acres of Land  
Santiago Del Valle Grant  
Travis County, Texas

FN 5757  
November 8, 2007  
SAM, Inc Job No 27316-22

*EXHIBIT A*

**DESCRIPTION** OF 22 550 ACRES OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT, BEING ALL OF THAT CERTAIN CALLED 40 35 ACRE TRACT OF LAND DESCRIBED IN DEED TO SLAUGHTER LANE HOLDINGS, LTD , OF RECORD IN VOLUME 12308, PAGE 771, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, **SAVE AND EXCEPT** A CALLED 11 901 ACRE TRACT AND A CALLED 1 495 ACRE TRACT OF LAND DESCRIBED AS TRACTS 1 AND 2 IN DEED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD , OF RECORD IN DOCUMENT NO 2001165190, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND FURTHER **SAVE AND EXCEPT** THAT CERTAIN PARCEL 6A, CALLED TO CONTAIN 4 3849 ACRES OF LAND, DESCRIBED IN FINAL JUDGMENT IN PROCEEDINGS IN EMINENT DOMAIN IN THE PROBATE COURT NUMBER ONE, TRAVIS COUNTY, TEXAS, AND RECORDED IN DOCUMENT NO 2001165202, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 22 550 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

**BEGINNING** at a 1/2" iron rod found in the north right of way line of Brandt Road (R O W Varies), for the southeast corner of said Slaughter Lane tract and this tract, same being the southwest corner of that certain tract of land called 3 997 acres, Tract 1, in deed to Fox & Hearn, Inc , of record in Volume 12776, Page 879, Real Property Records of Travis County, Texas, from which point a 1/2" iron rod found for the most southerly southeast corner of said Fox & Hearn tract bears N75°11'08"E a distance of 59 86 feet,

**THENCE** with the north right of way line of Brandt Road and the south line of said Slaughter Lane tract, the following four (4) courses

- 1 S80°19'53"W a distance of 153 55 feet to a 1/2" iron rod found,
- 2 S84°03'56"W a distance of 187 53 feet to a 1/4" iron rod found,
- 3 S83°09'56"W a distance of 227 37 feet to a 1/2" iron rod with SAM, Inc cap found, and
- 4 S74°40'26"W a distance of 19 22 feet to a 1/2" iron rod with SAM, Inc cap found for the southwest corner of this tract, for the southeast corner of said Parcel 6A, same being the east right of way line of Slaughter Lane (120' R O W ), from which a 1/2" iron rod found in the west line of Slaughter Lane bears N38°20'00"W a distance of 528 28 feet,

**THENCE** with the east line of said Parcel 6A and the east right of way line of Slaughter Lane, and with the west line of this tract, N25°07'42"W passing at a

distance of 1271 60 feet a ½" iron rod found, in all a total distance of 1272 18 feet to a ½" iron rod with SAM, Inc cap found for the northeast corner of said Parcel 6A and the northwest corner of this tract, same being in the north line of said Slaughter Lane tract and the south line of that certain tract of land described in deed to Aus-Tex Parts and Service, L L C , of record in Document No 2000112882 Official Public Records of Travis County, Texas,

**THENCE** with the north line of said Slaughter Lane tract and the south line of said Aus-Tex tract, N19°41'05"E at a distance of 69 52 feet passing a ½" iron rod found, in all a total distance of 259 51 feet to a ½" iron pipe found for the northeast corner of said Aus-Tex tract, same being the most southerly southeast corner of Lot 1, Block A, Stone Creek Ranch Section One, a subdivision of record in Document No 200200233, Official Public Records of Travis County, Texas,

**THENCE** continuing with the north line of said Slaughter Lane tract, and with the southeast line of said Lot 1, Block A, Stone Creek Ranch Section One, the following two (2) courses

- 1 N19°38'54"E a distance of 208 62 feet to a ½" iron rod found, and
- 2 N27°43'36"E passing at a distance of 34 75 feet a 60d nail found 0 50' west of this line, in all a total distance of 95 08 feet to a ½" iron rod found for a north corner of said Slaughter Lane tract and of this tract, same being a west corner of that certain called 5 083 acre tract of land described in deed to Fox & Hearn, Inc , of record in Volume 13315, Page 1038, Real Property Records of Travis County Texas, same also being the west corner of that certain called 0 9169 acre tract of land described in deed to Fox & Hearn, Inc , of record in Document No 2000169378, Official Public Records of Travis County, Texas, from which point a 5/8" iron rod with cap found for the most easterly southeast corner of said Lot 1, Block A, Stone Creek Ranch Section One bears N27°49'35"E a distance of 81 16 feet,

**THENCE** continuing with the north line of said Slaughter Lane tract, and with the southwest line of said 0 9169 acre Fox & Hearn tract, S65°17'36"E a distance of 410 57 feet to a ½" iron rod found for the northeast corner of said Slaughter Lane tract and this tract, and an interior corner of said called 0 9169 acre tract,

**THENCE** with the east line of said Slaughter Lane tract, the west line of said called 0 9169 acre Fox & Hearn tract, and with the west line of said called 3 997 acre Fox & Hearn tract, S20°59'01"E a distance of 1529 26 feet to the **POINT OF BEGINNING** and containing 22 550 acres of land within these metes and bounds

22.550 Acres of Land  
Santiago Del Valle Grant  
Travis County, Texas

FN 5757  
November 8, 2007  
SAM, Inc Job No 27316-22

Bearing Basis Texas State Plane Coordinate System NAD 83(CORS), Central Zone

Reference is herein made to the Land Title Survey accompanying this metes and bounds description

THE STATE OF TEXAS


KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

I, Brian D Scott, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was surveyed on the ground under my direction and supervision

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas the date shown below

SURVEYING AND MAPPING, Inc  
5508 West Highway 290, Building B  
Austin, Texas 78735

 11/8/07

Brian D Scott, RPLS, PS  
Registered Professional Land Surveyor  
No 5280 - State of Texas

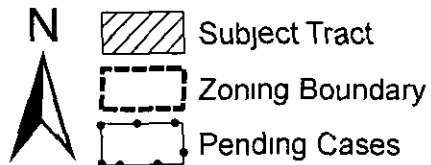
DATE November 8, 2007

X \NuRock\Residences at Onion Creek\Documents\FN5757 doc





### ZONING EXHIBIT 13



ZONING CASE# C14-2007-0189 SH  
 ADDRESS 2500 BRANDT RD  
 SUBJECT AREA 22.55 ACRES  
 GRID G13  
 MANAGER W RHOADES



1" = 400' OPERATOR S MEEKS

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.