

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED ON THE WEST SIDE OF JANES RANCH ROAD FROM
3 LIMITED OFFICE (LO) DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM
4 DENSITY (MF-3) DISTRICT.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from limited office (LO) district to multifamily residence medium
10 density (MF-3) district on the property described in Zoning Case No. C14-06-0215B, on
11 file at the Neighborhood Planning and Zoning Department, as follows:

12
13 A 0.132 acre tract of land, more or less, out of the Santiago Del Valle Grant, Travis
14 County, the tract of land being more particularly described by metes and bounds in
15 Exhibit "A" incorporated into this ordinance,

16
17 locally known as the property located on the west side of Janes Ranch Road, in the City of
18 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

19
20 **PART 2.** This ordinance takes effect on _____, 2008.

21
22 **PASSED AND APPROVED**

23 §
24 §
25 _____, 2008 § _____

26 Will Wynn
27 Mayor

28
29
30 **APPROVED:** _____ **ATTEST:** _____

31 David Allan Smith
32 City Attorney

Shirley A. Gentry
City Clerk



Professional Land Surveying, Inc.
Surveying and Mapping

EXHIBIT A

C14-06-0215 B

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

2807 Manchaca Road
Building One
Austin, Texas 78704

0.132 ACRES
FC PROPERTIES ONE, LTD.

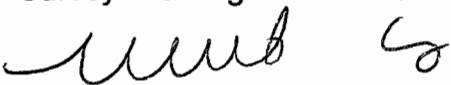
A DESCRIPTION OF 0.132 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 177.846 ACRE TRACT DESCRIBED AS TRACT VII IN A SPECIAL WARRANTY DEED TO FC PROPERTIES ONE LTD., EXECUTED MARCH 20, 1988, AND RECORDED MARCH 25, 1988 IN VOLUME 13147, PAGE 1506 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.132 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

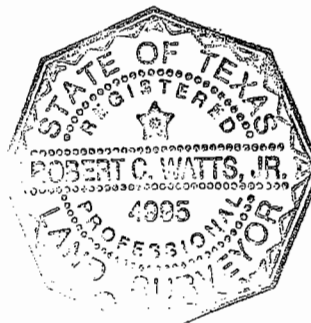
BEGINNING at a point in the common line of the 177.846 acre tract, and a 0.31 acre tract described in Volume 13323, Page 983 of the Real Property Records of Travis County, Texas, from which a 1/2" rebar found for the northwest corner of said 0.31 acre tract bears North 17°10'25" East, a distance of 157.28 feet;

THENCE over and across the 177.846 acre tract, the following three (3) courses:

1. South 17°10'25" West, with the west line of the 0.31 acre tract, a distance of 186.01 feet to a calculated point, from which a 1/2" rebar with cap set for a point of curvature in the west line of the 0.31 acre tract bears South 17°10'25" West, a distance of 222.66 feet;
2. Departing the west line of the 0.31 acre tract, along a curve to the left having a radius of 571.98 feet, a delta angle of 18°48'07", an arc length of 187.70 feet and chord which bears North 05°32'44" West, a distance of 186.86 feet to a calculated point;
3. South 83°32'12" East, a distance of 73.45 feet to the **POINT OF BEGINNING**, containing 0.132 acres of land, more or less.

Based upon a survey made on the ground, April, 2004. Bearing Basis Grid azimuth for Texas Central Zone, 1983/93 HARN Values from LCRA control network. Attachments: Survey Drawing 416-002-Z18.dwg


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



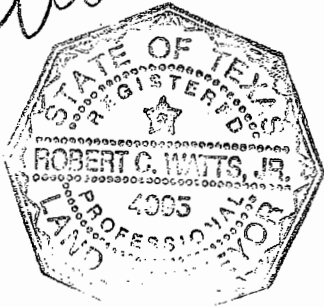
9.13-06

SCALE: 1"=100'

N

0.132 AC.
FC PROPERTIES ONE LTD.
13147/1506

FC PROPERTIES
ONE LTD.
(177.846 AC.)
TRACT VII
13147/1506



DEL VALLE ISD
(0.31 AC.)
13323/983

L209

L208

P.O.B.

C47

L207

S17°10'25"W 565.94'
(S17°12'03"W 565.94')

L210

JAMES RANCH DRIVE
1.164 AC. 13130/358

DEL VALLE ISD
(0.31 AC.)
13323/983

DEL VALLE
INDEPENDENT
SCHOOL DISTRICT
(17.00 AC.)
13130/358

WILLIAM CANNON DRIVE
(RIGHT-OF-WAY WIDTH VARIES)

PROJECT NO: 416-002
DRAWING NO: 416-002-Z18
PLOT DATE: 09/13/06
DRAWN BY: RGH
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Chaparral

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.132 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 177.846 ACRE TRACT DESCRIBED AS TRACT VII IN A SPECIAL WARRANTY DEED TO FC PROPERTIES ONE LTD., EXECUTED MARCH 20, 1988, AND RECORDED MARCH 25, 1988 IN VOLUME 13147, PAGE 1506 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE		
No.	BEARING	LENGTH
L207	S17°10'25"W	186.01'
L208	S83°32'12"E	73.45'
L209	N17°10'25"E	157.28'
L210	S17°10'25"W	222.66'

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C47	18°48'07"	571.98'	94.70'	187.70'	186.86'	N05°32'44"W

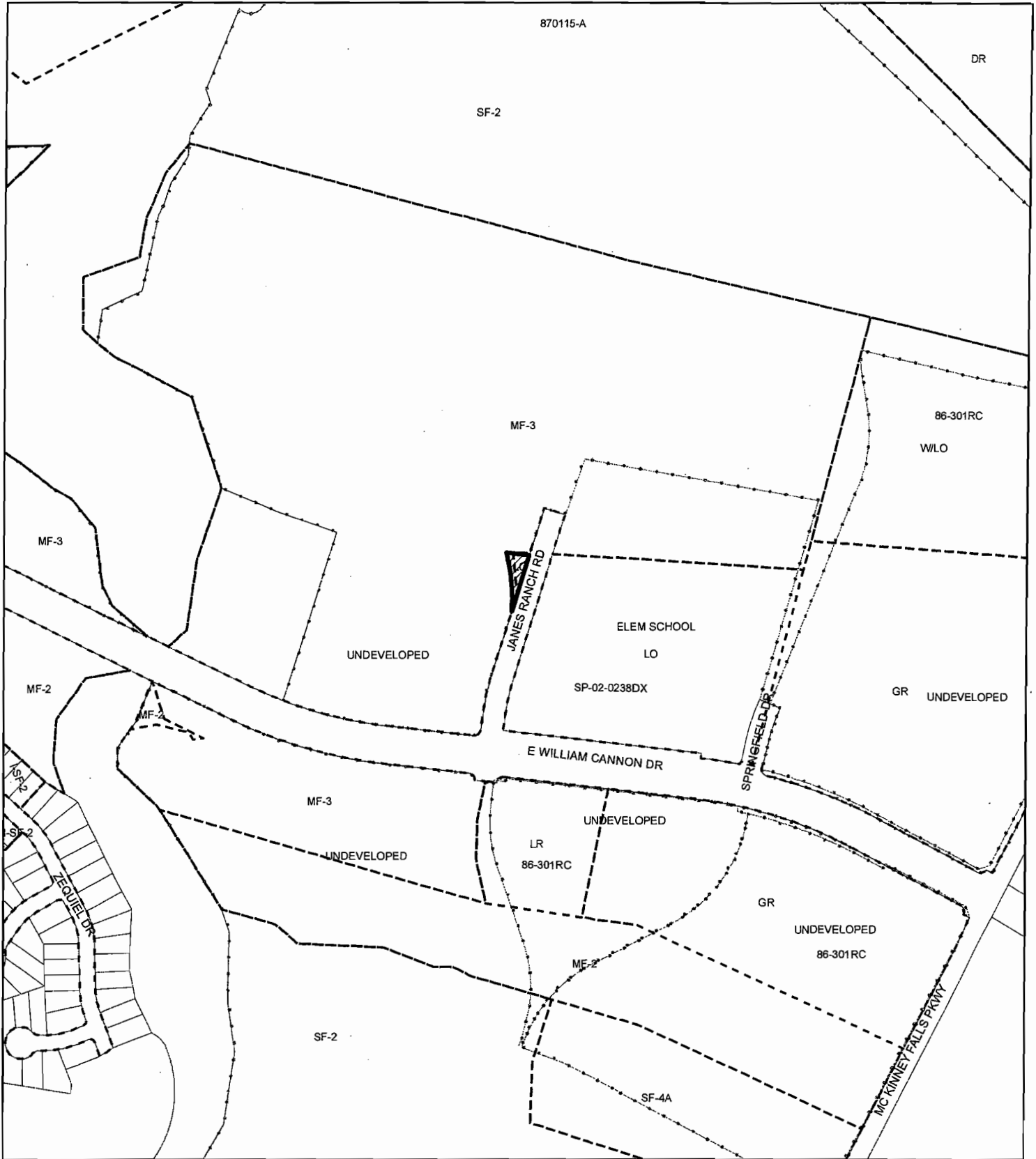
LEGEND	
●	1/2" REBAR FOUND
○	1/2" REBAR WITH CAP SET
◦	CALCULATED POINT

PROJECT NO: 416-002
DRAWING NO: 416-002-Z18
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PAGE 2 OF 2

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

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 416-002-Z18.

Chaparral



ZONING EXHIBIT B



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

ZONING CASE#: C14-06-0215B
 ADDRESS: WEST SIDE OF JAMES RANCH RD
 SUBJECT AREA: 0.132 ACRES
 GRID: J13 K13
 MANAGER: W. RHOADES

OPERATOR: S. MEEKS



1" = 400'

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