

# Late Backup<sup>ORDINANCE NO.</sup> \_\_\_\_\_

#98

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9706 ANDERSON MILL ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-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 development reserve (DR) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No C14-2007-0191, on file at the Neighborhood Planning and Zoning Department, as follows.

Lot 2, Chapel of the Hills Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet F, Slide 201, of the Plat Records of Williamson County, Texas (the "Property"),

locally known as 9706 Anderson Mill Road in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "A"

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

A 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

B The following uses are prohibited uses of the Property

Urban farm	Club or lodge
College and university facilities	Community events
Community recreation (private)	Community recreation (public)
Congregate living	Group home, Class I (general)
Group home, Class I (limited)	Group home, Class II
Hospital services (limited)	Private secondary educational facilities
Public primary educational facilities	Public secondary educational facilities
Residential treatment	Safety services

1  
2 Except as specifically restricted under this ordinance, the Property may be developed and  
3 used in accordance with the regulations established for the limited office (LO) base district,  
4 and other applicable requirements of the City Code  
5

6 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2008  
7

8  
9 **PASSED AND APPROVED**

10  
11 §  
12 §  
13 \_\_\_\_\_, 2008 § \_\_\_\_\_  
14

15 Will Wynn  
16 Mayor  
17

18 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
19 David Allan Smith Shirley A Gentry  
20 City Attorney City Clerk



**STREET DEED**

**STATE OF TEXAS**                   §  
  §     **KNOW ALL MEN BY THESE PRESENTS**  
**COUNTY OF WILLIAMSON**       §

That Sundance Southwest Development, LLC, a Texas limited liability company, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10 00) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, Texas, P O Box 1088, Austin, Texas 78767-8828, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin a municipal corporation situated in Travis County Texas for street purposes the following described property

A 0 010 acre (452 square feet) tract of land, more or less, out of the William Frampton Survey, Abstract No 230, in the City of Austin, Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed

TO HAVE AND TO HOLD the above-described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin its successors and assigns forever, and Grantor, whether one or more, does hereby bind itself, its executors, administrators, successors and assigns, to warrant and defend the property against every person whomsoever lawfully claiming or to claim the same or any part hereof

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

**GRANTOR:**

Sundance Southwest Development LLC,  
a Texas limited liability company

By \_\_\_\_\_  
Carl Edward Greer,  
President

**THE STATE OF TEXAS**

§

**COUNTY OF TARRANT**

§

§

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2008, by Carl Edward Greet, President, of Sundance Southwest Development LLC, a Texas limited liability company, on its behalf

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Notary Public, State of Texas

Address of Grantors

2880 W Pioneer Parkway, Suite D.  
Arlington, Texas 76013

**AFTER RECORDING RETURN TO:**

City of Austin  
Law Department  
P O Box 1088  
Austin, Texas 78767-1088  
Attn Diana Minter, Paralegal

## METES AND BOUNDS DESCRIPTION

BEING A 0.010 ACRE (452 Sq. Ft.) TRACT OF LAND OUT OF THE WILLIAM FRAMPTON SURVEY, ABSTRACT NO. 230 IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF LOT 2, CHAPEL OF THE HILLS, A SUBDIVISION OF RECORD RECORDED IN CABINET F, SLIDE 201 OF THE PLAT RECORDS WILLIAMSON COUNTY, TEXAS, SAID 0.010 ACRE (452 Sq. Ft.) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING at a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found on the northerly right of way line of Anderson Mill Road (ROW width varies) at the most southwesterly corner of said Lot 2 for the southwesterly corner hereof,

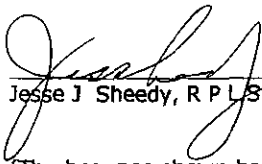
THENCE along the westerly line of said Lot 2, N 14°49'57" W, 9.03 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' set on said westerly line of said Lot 2 for the northwesterly corner hereof,

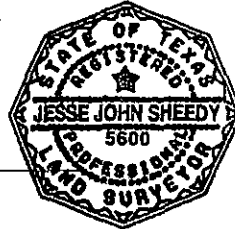
THENCE into and across the interior of said Lot 2, N 70°33'00" E, 50.18 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' set on the easterly line of said Lot 2 for the northeasterly corner hereof,

THENCE along said easterly line of Lot 2, S 14°49'57" E, 9.03 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found on the aforementioned northerly right of way line of Anderson Mill Road for the southeasterly corner hereof,

THENCE along said northerly right of way line of Anderson Mill Road, S 70°33'00" W, 50.18 feet to the POINT OF BEGINNING for the end of this description which contains 0.010 acres (452 Sq. Ft.) of land, more or less, as shown on the sketch attached hereto and made a part thereof by this reference

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

  
Jesse J. Sheedy, R.P.L.S. #5600



(The bearings shown hereon are referenced to the plat of Chapel of the Hills, a subdivision of record recorded in Cabinet F, Slide 201 of the Plat Records Williamson County, Texas)



ACRES WEST  
SECTION 2  
(CAB B SLD 45)

LOT 19

LOT 12

SCALE 1" = 100'

LEGEND

CM	CONTROL MONUMENT
●	IRON ROD FOUND
○	1/2" IRON ROD w/ PLASTIC CAP
○	STAMPED McANGUS SURVEY SET
○	PIPE FOUND
△	NAIL FOUND
---	WOOD FENCE
---	WIRE FENCE
---	CHAIN LINK FENCE
PUE	PUBLIC UTILITY ESM/T
DE	DRAINAGE ESM/T
BL	BUILDING LINE
○	POWER POLE
---	OVERHEAD ELEC LINE
---	GUY ANCHOR
---	RECORD CALL
---	AREA LITE
---	WATER METER
---	SANITARY CLEANOUT
---	SANITARY MANHOLE
---	WATER VALVE
---	ELECTRIC MANHOLE

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N14 49'57" W	9 03'
L2	N70 32'60" E	50 18
L3	S14 49'57" E	9 03'
L4	S70 32'60" W	50 18

LOT 2

ZFE  
SUBDIVISION

ANDERSON MILL  
COMMERCIAL ADDITION  
(CAB D SLD 360)

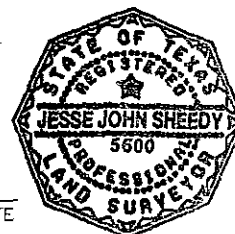
LOT 1

0.010 AC,

L1 L2 L3  
POB L4  
Additional ROW  
Dedicated by Plot  
ANDERSON MILL ROAD  
(ROW VARIES)

I HEREBY CERTIFY THAT THIS MAP OR PLAT WAS PREPARED  
FROM A SURVEY PERFORMED ON THE GROUND UNDER MY  
DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST  
OF MY KNOWLEDGE

*Jesse J. Sheedy* 01/22/10  
JESSE J. SHEEDY, R.P.L.S. No 5600 DATE



McAngus Surveying  
Company, Inc.

1101 HWY 360 SOUTH, H-100  
AUSTIN, TEXAS 78746  
(512) 328-9302

SKETCH TO ACCOMPANY EXHIBIT 'A'

LEGAL DESCRIPTION 0.010 ACRE (452 Sq Ft) PORTION OF  
LOT 2, CHAPEL OF THE HILLS  
RECORDED IN CABINET F, SLIDE 201,  
PLAT RECORDS WILLIAMSON COUNTY, TEXAS  
JOB NO 07-124 FIELD BOOK 448/41