

**ORDINANCE NO. 20080131-113**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT EAST WILLIAM CANNON DRIVE, WEST OF MCKINNEY FALLS PARKWAY FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT, MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT, NEIGHBORHOOD COMMERCIAL (LR) DISTRICT, AND COMMUNITY COMMERCIAL (GR) DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) 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 single family residence standard lot (SF-2) district, multifamily residence low density (MF-2) district, neighborhood commercial (LR) district, and community commercial (GR) district to multifamily residence medium density (MF-3) district on the property described in Zoning Case No. C14-06-0215A, on file at the Neighborhood Planning and Zoning Department, as follows:

A 8.365 acre tract of land, more or less, out of the Santiago Del Valle Grant, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

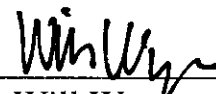
locally known as the property located at East William Cannon Drive, west of McKinney Falls Parkway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on February 11, 2008.

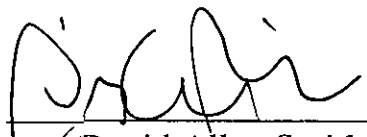
**PASSED AND APPROVED**

January 31, 2008


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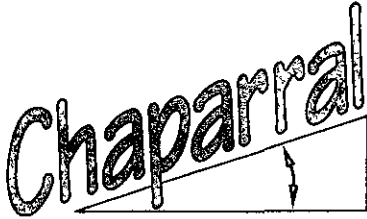
  
\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Shirley A. Gentry  
City Clerk



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

C14-06-0215A

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

2807 Manchaca Road  
Building One  
Austin, Texas 78704

**8.365 ACRES**  
**FC PROPERTIES ONE, LTD.**

A DESCRIPTION OF 8.365 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 109 808 ACRE TRACT DESCRIBED AS TRACT VIII IN A SPECIAL WARRANTY DEED TO FC PROPERTIES ONE, LTD., EXECUTED MARCH 20, 1998, AND RECORDED MARCH 25, 1998 IN VOLUME 13147, PAGE 1506 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 8.365 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a TxDOT monument found for angle point in the south right-of-way line of William Cannon Drive (right-of-way width varies) and the south line of a 0.560 acre tract described in Volume 13313, Page 1231 of the Real Property Records of Travis County, Texas;

**THENCE** with the south right-of-way line of said William Cannon Drive, the south line of the 0.560 acre tract and over and across the 109.808 acre tract along a curve to the right having a radius of 1363.06 feet, a delta angle of  $01^{\circ}29'37''$ , an arc length of 35.54 feet and chord which bears South  $78^{\circ}16'27''$  East, a distance of 35.53 feet to a calculated point, from which a TxDOT monument found bears along a curve to the right having a radius of 1363.06 feet, a delta angle of  $16^{\circ}30'54''$ , an arc length of 392.89 feet and chord which bears South  $70^{\circ}45'49''$  East, a distance of 391.53 feet,

**THENCE** departing the south right-of-way line of William Canon Drive, the south line of the 0.560 acre tract and continuing over and across the 109.808 acre tract, the following thirteen (13) courses

- 1 South  $12^{\circ}29'01''$  West, a distance of 47.87 feet to a calculated point for a point of curvature,
2. Along a curve to the right having a radius of 450.00 feet, a delta angle of  $50^{\circ}21'24''$ , an arc length of 395.50 feet and chord which bears South  $37^{\circ}39'43''$  West, a distance of 382.89 feet to a calculated point,
3. South  $62^{\circ}50'25''$  West, a distance of 280.43 feet to a calculated point for a point of curvature;
- 4 Along a curve to the left having a radius of 450.00 feet, a delta angle of  $42^{\circ}20'35''$ , an arc length of 332.56 feet and chord which bear South  $41^{\circ}40'07''$  West, a distance of 325.05 feet to a calculated point;

- 5 South 20°30'44" West, a distance of 20.83 feet to a calculated point;
- 6 North 53°22'27" West, a distance of 11.44 feet to a calculated point,
- 7 North 19°55'36" East, a distance of 29.63 feet to a calculated point,
8. North 14°07'09" East, a distance of 91.05 feet to a calculated point,
- 9 Along a curve to the left having a radius of 450.00 feet, a delta angle of 22°43'19", an arc length of 178.46 feet and chord which bear North 03°02'54" West, a distance of 177.29 feet to a calculated point,
- 10 North 16°46'54" West, a distance of 37.23 feet to a calculated point;
11. North 19°09'04" West, a distance of 245.53 feet to a calculated point;
- 12 Along a curve to the right having a radius of 450.00 feet, a delta angle of 25°36'50", an arc length of 201.17 feet and chord which bear North 06°20'38" West, a distance of 199.50 feet to a calculated point,
13. North 06°27'48" East, a distance of 80.40 feet to a calculated point in the south right-of-way line of William Cannon Drive, from which a 1/2" rebar found for a point of curvature bears North 83°25'04" West, a distance of 34.94 feet,

**THENCE** continuing over and across the 109.808 acre tract with the south right-of-way line of William Cannon Drive, the following two (2) courses

1. South 83°25'04" East, a distance of 35.14 feet to a 1/2" rebar found for a point of curvature;
- 2 Along a curve to the right having a radius of 20.00 feet, a delta angle of 28°46'03", an arc length of 10.04 feet and chord which bears North 20°18'50" East, a distance of 9.94 feet to a TxDOT monument found for the southwest corner of said 0.560 acre tract,

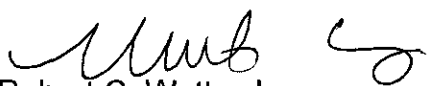
**THENCE** continuing over and across the 109.808 acre tract with the south right-of-way line of William Cannon Drive and the south line of the 0.560 acre tract, the following three (3) courses:

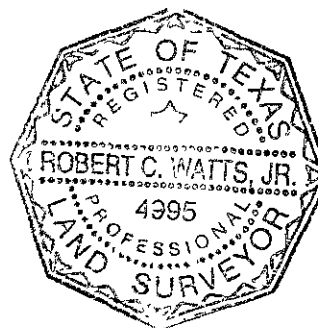
1. South 83°33'27" East, a distance of 633.10 feet to a TxDOT monument found for

a point of curvature;

- 2 Along a curve to the right having a radius of 1379.47 feet, a delta angle of  $04^{\circ}33'46''$ , an arc length of 109.86 feet and chord which bears South  $81^{\circ}29'22''$  East, a distance of 109.83 feet to a TxDOT monument found;
- 3 South  $10^{\circ}38'48''$  West, a distance of 16.66 feet to the **POINT OF BEGINNING**, containing 8.365 acres of land, more or less.

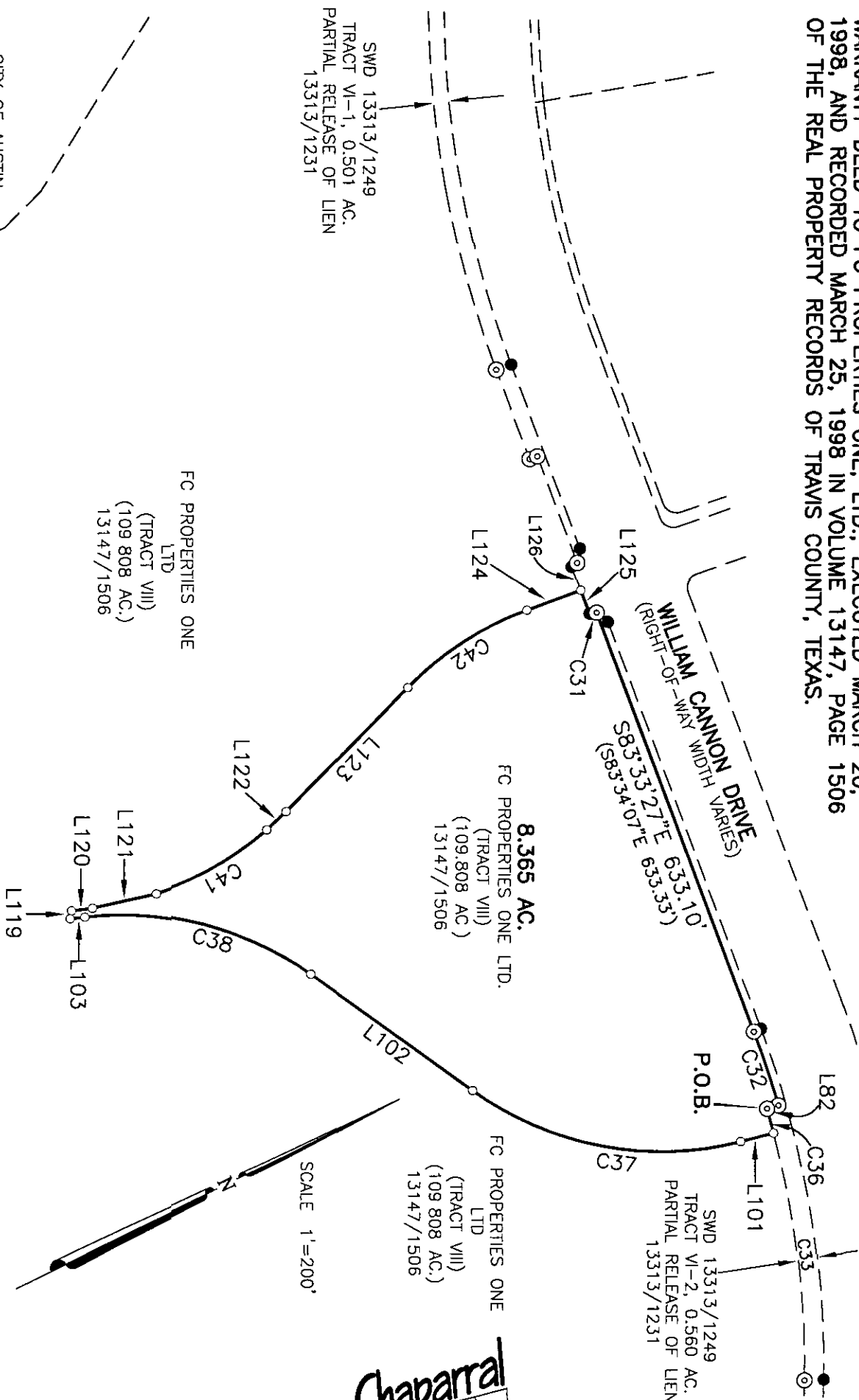
Based upon a survey made on the ground, April, 2004. Bearing Basis Grid azimuth for Texas Central Zone, 1983/93 HARN Values from LCRA control network. Attachments: Survey Drawing 416-002-Z17.dwg

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



1-30-08

SKETCH TO ACCOMPANY A DESCRIPTION OF 8.365 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 109.808 ACRE TRACT DESCRIBED AS TRACT VIII IN A SPECIAL WARRANTY DEED TO FC PROPERTIES ONE, LTD., EXECUTED MARCH 20, 1998, AND RECORDED MARCH 25, 1998 IN VOLUME 13147, PAGE 1506 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



Chaparral

LINE TABLE		
No.	BEARING	LENGTH
L82	S10°38'48"W	16.66'
L101	S12°29'01"W	47.87'
L102	S62°50'25"W	280.43'
L103	S20°30'44"W	20.83'
L119	N53°22'27"W	11.44'
L120	N19°55'36"E	29.63'
L121	N14°07'09"E	91.05'
L122	N16°46'54"W	37.23'
L123	N19°09'04"W	245.53'
L124	N06°27'48"E	80.40'
L125	S83°25'04"E	35.14'
L126	N83°25'04"W	34.94'



CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C31	28°46'03"	20.00'	5.13'	10.04'	9.94'	N20°18'50"E
C32	4°33'46"	1379.47'	54.96'	109.86'	109.83'	S81°29'22"E
C33	16°30'54"	1363.06'	197.82'	392.89'	391.53'	S70°45'49"E
C36	1°29'37"	1363.06'	17.77'	35.54'	35.53'	S78°16'27"E
C37	50°21'24"	450.00'	211.55'	395.50'	382.89'	S37°39'43"W
C38	42°20'35"	450.00'	174.29'	332.56'	325.05'	S41°40'07"W
C41	22°43'19"	450.00'	90.42'	178.46'	177.29'	N03°02'54"W
C42	25°36'50"	450.00'	102.29'	201.17'	199.50'	N06°20'38"W

LEGEND	
●	1/2" REBAR FOUND
○	CALCULATED POINT
⊙	TXDOT MONUMENT FOUND





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

ATTACHMENTS, METES AND BOUNDS  
DESCRIPTION 416-002-Z17

*Chaparral*

PROJECT NO 416-002  
DRAWING NO. 416-002-Z17  
PLOT DATE 01/30/08  
DRAWN BY RGH  
PAGE 2 OF 2




 Subject Tract  
 Zoning Boundary  
 Pending Cases

**ZONING *EXHIBIT B***  
**ZONING CASE#: C14-06-0215A**  
**ADDRESS: WEST OF E WILLIAM CANNON DR**  
**AND MCKINNEY FALLS PKWY**  
**SUBJECT AREA: 8.365 ACRES**  
**GRID: J13 K13**  
**MANAGER: W. WALSH**



1" = 400' OPERATOR: S MEEKS

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