

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 8718-8734 SOUTHWEST PARKWAY, 5105-5301 AND**
3 **5305-5325 BARTON CREEK BOULEVARD FROM DEVELOPMENT RESERVE**
4 **(DR) DISTRICT TO MULTIFAMILY RESIDENCE LIMITED DENSITY-**
5 **CONDITIONAL OVERLAY (MF-1-CO) COMBINING DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from development reserve (DR) district to multifamily residence
11 limited density-conditional overlay (MF-1-CO) combining district on the property
12 described in Zoning Case No. C14-2007-0250, on file at the Neighborhood Planning and
13 Zoning Department, as follows:

14
15 A 33.036 acre tract of land, more or less, out of the R.M. Johnson Survey No. 74,
16 Travis County, the tract of land being more particularly described by metes and
17 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

18
19 locally known as 8718-8734 Southwest Parkway, 5105-5301 and 5305-5325 Barton Creek
20 Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map
21 attached as Exhibit "B".

22
23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:

- 25
26 A. The maximum number of dwelling units is 215.
27
28 B. The maximum number of dwelling units is 6.5081 dwelling units per acre.
29
30 C. A site plan or building permit for the Property may not be approved, released,
31 or issued, if the completed development or uses of the Property, considered
32 cumulatively with all existing or previously authorized development and uses,
33 generate traffic that exceeds 2,000 trips per day.
34

35 Except as specifically restricted under this ordinance, the Property may be developed and
36 used in accordance with the regulations established for the multifamily residence limited
37 density (MF-1) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

_____, 2008

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk

EXHIBIT A

DECEMBER 17, 2007 JOB NO. 997-13 FIELD NOTE NO. 997-01R1
CLIENT: STRATUS PROPERTIES PROJECT: LOT 1, BLOCK A, AMARRA
DRIVE COA GRID NO. B-22

FIELD NOTES

A DESCRIPTION OF 33.036 ACRES OF LAND SITUATED IN THE R.M. JOHNSON SURVEY NO. 74, TRAVIS COUNTY, TEXAS BEING ALL OF THAT CERTAIN 15.962 ACRES OF LAND, DESIGNATED PARCEL 11, CONVEYED TO STRATUS PROPERTIES OPERATING CO. BY DEED RECORDED IN VOLUME 11706, PAGE 447 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, ALL OF THAT CERTAIN 4.432 ACRES OF LAND, DESIGNATED PARCEL 16, CONVEYED TO STRATUS PROPERTIES OPERATING CO. BY SAID DEED RECORDED IN VOLUME 11706, PAGE 447 AND A PORTION OF THAT CERTAIN 12.67 ACRES OF LAND, DESIGNATED PARCEL C, TRACT 2, CONVEYED TO STRATUS PROPERTIES OPERATING CO. BY DEED RECORDED IN VOLUME 11706, PAGE 590 OF THE SAID REAL PROPERTY RECORDS, ALSO BEING A PORTION OF LOT 1, BLOCK A, AMARRA DRIVE, A PROPOSED SUBDIVISION OF SAID STRATUS PROPERTIES OPERATING CO. TRACTS, SAID 33.036 ACRES AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found for an exterior southeast corner of that certain tract of land, designated First Tract of Tract 1 conveyed to Nature Conservancy of Texas, Inc. by deed recorded in Volume 12122, Page 1031 of the said Real Property Records and the most westerly southwest corner of that certain 237.95 acres of land, designated Parcel C, Tract 1, conveyed to Stratus Properties Operating Co. by said deed recorded in Volume 11706, Page 590 on the northerly line of said 12.67 acres;

THENCE along the southerly line of said 237.95 acres and the northerly line of said 12.67 acres crossing said Lot 1, S60°39'33"E, 175.04 feet to a calculated point for the northeast corner of said 12.67 acres and the northwest corner of said 15.962 acres;

THENCE, departing said northerly line, continuing across said Lot 1 along said southerly line and the northerly line of said 15.962 acres, S62°30'23"E, 932.50 feet to a 3/4 inch iron pipe found for the most northerly northwest corner of that certain 10.876 acres of land conveyed to Mark L. Hall and Lynn C. Sutter by deed recorded in Volume 12410, Page 1465 of the said Real Property Records and the most easterly northeast corner of said 15.962 acres on the easterly line of said Lot 1;

THENCE along the easterly lines of said Lot 1, the easterly lines of said 15.962 acres and the westerly lines of said 10.876 acres the following four (4) courses:

1. S27°26'23"W, 519.92 feet to a 1/2 inch iron rod found,

2. S27°22'19"W, 48.33 feet to a 1/2 inch iron rod found,
3. S56°19'44"W, 177.79 feet to a 1/2 inch iron rod found, and
4. S10°29'17"W, 299.47 feet to a 1/2 inch iron rod found on the north line of that certain 0.186 acre tract of land conveyed to Myers Financial Corporation by deed recorded in Volume 12323, Page 1140 of the said Real Property Records;

THENCE, departing said easterly lines and said westerly lines, along the north line of said 0.186 acre tract the south line of said 15.962 acres, the south line of said Lot 1 and the north right-of-way (R.O.W.) line of Southwest Parkway (R.O.W. varies) N83°35'15"W, passing the most westerly corner of said 0.186 acre, 214.99 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found;

THENCE continuing along said north R.O.W. line and, the south lines of said Lot 1 and the south and west lines of said 15.962 acres the following two (2) courses:

1. N71°56'57"W, 91.92 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" set, and
2. N07°37'10"E, 11.12 feet to a 1/2 inch iron rod found for a non-tangent point of curvature and the southeast corner of said 4.432 acres;

THENCE, departing the west line of said 15.962 acres along the south lines of said 4.432 acres, the south lines of said Lot 1 and said north R.O.W. line the following five (5) courses:

1. a distance of 144.08 feet along the arc of a curve to the left whose radius is 3000.00 feet, central angle is 02°45'06", and whose chord bears N76°26'09"W, 144.07 feet to a 1/2 inch iron rod found,
2. N71°18'26"W, 4.10 feet to a 3/8 inch iron rod found,
3. N78°50'09"W, 82.69 feet to a 1/2 inch iron rod found,
4. N78°46'36"W, 339.03 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found for a point of curvature, and
5. a distance of 16.17 feet along the arc of a curve to the right whose radius is 1000.00 feet, central angle is 00°55'35" and whose chord bears N78°00'05"W, 16.17 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found for a southwest corner of said 4.432 acres at the intersection of said north R.O.W. line and

the east R.O.W. line of Barton Creek Boulevard (R.O.W. varies);

THENCE, departing said north R.O.W. line and the south line of said 4.432 acres, along said easterly R.O.W. line, the west lines of said Lot 1 and the west lines of said 4.432 acres the following three (3) courses:

1. N13°41'10"E, 18.84 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found,
2. N04°08'12"W, 106.69 feet to a 1/2 inch iron rod found, and
3. N00°30'13"E, 89.47 feet to a 1/2 inch iron rod found for the northwest corner of said 4.432 acres and the southwest corner of said 12.67 acres;

THENCE, departing the west lines of said 4.432 acres, continuing along said easterly R.O.W. lines, the west lines of said Lot 1 and the west lines of said 12.67 acres the following eight (8) courses:

1. N01°08'01"E, 17.43 feet to a 1/2 inch iron rod found,
2. N10°45'50"W, 105.88 feet to a 1/2 inch iron rod found,
3. N14°57'04"W, 100.08 feet to a 1/2 inch iron rod found,
4. N25°40'09"W, 101.70 feet to a 1/2 inch iron rod found,
5. N14°59'45"W, 98.15 feet to a 1/2 inch iron rod found,
6. N01°21'32"W, 95.28 feet to a 1/2 inch iron rod found,
7. N02°52'21"E, 93.49 feet to a 1/2 inch iron rod found, and
8. N03°10'01"W, 94.83 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found;

THENCE departing said westerly lines, continuing along said easterly R.O.W. lines and the west lines of said Lot 1 the following two (2) courses;

1. N02°24'51"E, 48.68 feet to a 5/8 inch iron rod found,
2. N21°02'33"E, 368.76 feet to a 5/8 inch iron rod found, and
3. a distance of 101.24 feet along the arc of a curve to the left whose radius is 810.71 feet, central angle is

07°09'17" and whose chord bears N17°22'11"E, 101.17 feet to a 5/8 inch iron rod found on the north line of said 12.67 acres and the south line of said First Tract;

THENCE along said north line and said south line S62°39'07"E, 352.17 feet to the POINT OF BEGINNING containing 33.036 acres of land more or less.

Will H Ramsey
12-18-07



NATURE CONSERVANCY
OF TEXAS, INC.
FIRST TRACT OF TRACT 1
VOL.12122, PG.1031
TCRPR



BARTON CREEK RESORT, LLC
DOC. NO. 2007068985
OPRTC
TRACT 1
31.677 ACRES
(FAZIO CANYONS GOLF COURSE)

POINT OF
BEGINNING

STRATUS PROPERTIES
OPERATING CO.
REMAINDER PORTION
(PARCEL C,
TRACT 1, 237.95 AC.)
VOL.11706, PG.590
TCRPR

BLOCK A
33.036 ACRES

STRATUS PROPERTIES
OPERATING CO.
REMAINDER
(PARCEL C,
TRACT 2, 12.67 AC.)
VOL.11706, PG.590
TCRPR

STRATUS PROPERTIES
OPERATING CO.
(PARCEL 11, 15.962 AC.)
VOL.11706, PG.447,
TCRPR

MARK L. HALL &
LYNN C. SUTTER
10.876 AC.
VOL.12410, PG.1465
TCRPR

MYERS FINANCIAL CORP.
(0.186 AC.)
VOL.12323, PG.1140
TCRPR

STRATUS PROPERTIES
OPERATING CO.
(PARCEL 16, 4.432 AC.)
VOL.11706, PG.447,
TCRPR

AMARRA DRIVE

SOUTHWEST PARKWAY
(R.O.W. VARIES)

BARTON CREEK BLVD.
(R.O.W. VARIES)

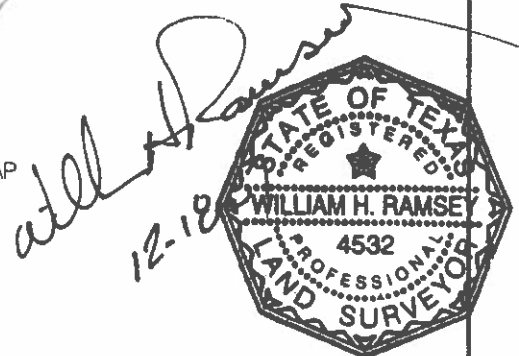
| LINE | DIRECTION | DISTANCE |
|------|-----------|----------|
|------|-----------|----------|

| | | |
|-----|-------------|--------|
| L1 | S60°39'33"E | 175.04 |
| L3 | S27°22'19"W | 48.33 |
| L4 | S56°19'44"W | 177.79 |
| L5 | N83°35'15"W | 214.99 |
| L6 | N71°56'57"W | 91.92 |
| L7 | N07°37'10"E | 11.12 |
| L8 | N71°18'26"W | 4.10 |
| L9 | N78°50'09"W | 82.69 |
| L11 | N13°41'10"E | 18.84 |
| L12 | N04°08'12"W | 106.69 |
| L13 | N00°30'13"E | 89.47 |
| L14 | N01°08'01"E | 17.43 |
| L15 | N10°45'50"W | 105.88 |
| L16 | N14°57'04"W | 100.08 |
| L17 | N25°40'09"W | 101.70 |
| L18 | N14°59'45"W | 98.15 |
| L19 | N01°21'32"W | 95.28 |
| L20 | N02°52'21"E | 93.49 |
| L21 | N03°10'01"W | 94.83 |
| L22 | N02°24'51"E | 48.68 |

LEGEND

- - 1/2" IRON ROD FOUND
UNLESS OTHERWISE NOTED
- - 5/8" IRON ROD WITH PLASTIC CAP
MARKED "RPLS 4532" FOUND
- ⊙ - 3/4" IRON PIPE FOUND
- △ - CALCULATED POINT
- TCRPR - TRAVIS COUNTY REAL PROPERTY
RECORDS
- OPRTC - OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

| CURVE | LENGTH | DELTA | RADIUS | DIRECTION | CHORD |
|-------|--------|-----------|---------|-------------|--------|
| C1 | 144.08 | 02°45'06" | 3000.00 | N76°26'09"W | 144.07 |
| C2 | 101.24 | 07°09'17" | 810.71 | N17°22'11"E | 101.17 |
| C3 | 16.17 | 00°55'35" | 1000.00 | N78°00'05"W | 16.17 |



RAMSEY LAND SURVEYING, L.L.C.

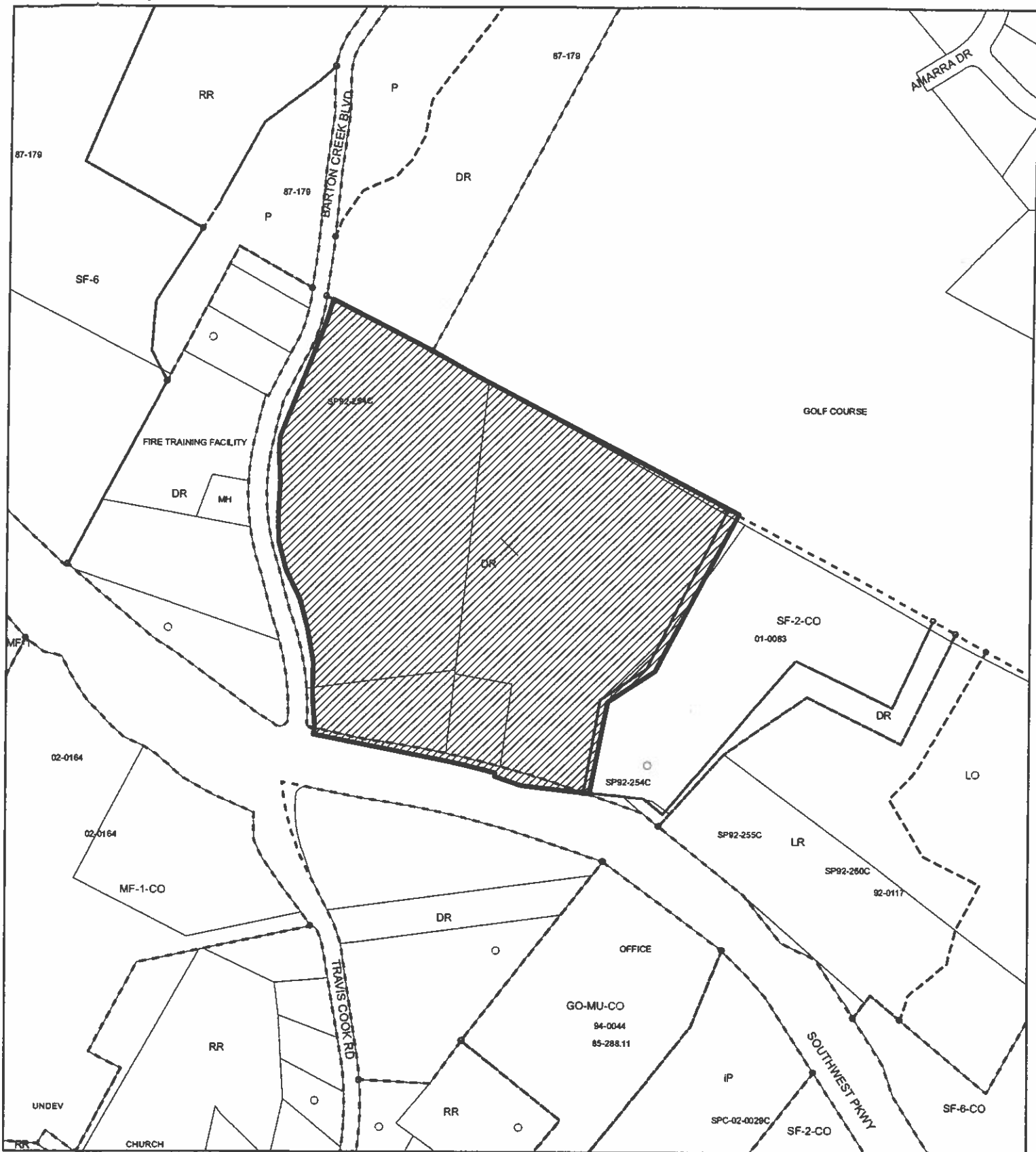
8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395
bramsey@lrsurveying.com

SKETCH TO ACCOMPANY
FIELD NOTE NO. 997-01R1

JOB NO. 997-13

COA GRID NO. B-22

997\FN997-01R1.DGN CAR 12-17-07



ZONING EXHIBIT B



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

ZONING CASE#:

ADDRESS:

SUBJECT AREA:

GRID:

MANAGER:

C14-2007-0250

**8718-8734 SOUTHWEST PKWY &
5105-5301, 5305-5325 BARTON
CREEK BLVD**

33.036 ACRES

B22

W. RHOADES

OPERATOR: S. MEEKS



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
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