

**ORDINANCE NO. 20110303-048**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11206 SOUTH IH-35 SERVICE ROAD SOUTHBOUND AND 11301 OLD SAN ANTONIO ROAD FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU - CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) 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 general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district to multifamily residence low density (MF-2) district on the property described in Zoning Case No. C14-2010-0174, on file at the Planning and Development Review Department, as follows:

A 43.125 acre tract of land, more or less, out of the Santiago Del Valle Grant Survey, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

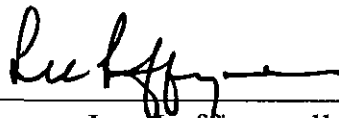
locally known as 11206 South IH-35 Service Road Southbound and 11301 Old San Antonio Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on March 14, 2011.

**PASSED AND APPROVED**

\_\_\_\_\_, March 3, 2011

§  
§  
§



Lee Leffingwell  
Mayor

APPROVED: 

Karen M. Kennard  
Acting City Attorney

ATTEST: 

Shirley A. Gentry  
City Clerk

## EXHIBIT A

**FIELD NOTES  
ZONING FOR 43.125-ACRE TRACT**

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT SURVEY, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING ALL OF LOT 1C AND A PORTION OF LOT 1A, RESUBDIVISION OF LOT 1, BLOCK "B", DOUBLE CREEK VILLAGE BLOCK "B", AS RECORDED IN DOCUMENT NO. 200900155 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the intersection of the south right-of-way line of FM Highway No. 1626 and the cutback to the east right-of-way line of Old San Antonio Road, said iron rod found also being the most northerly northwest corner of the above described Lot 1C, for the most northerly northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the south right-of-way line of FM Highway No. 1626, the following two (2) courses:

- 1) Along a curve to the right an arc distance of 112.53 feet, having a radius of 1,869.86 feet and a chord which bears S64°20'33"E a distance of 112.52 feet to a 1" iron pipe found at a point of nontangency; and
- 2) S62°20'48"E, pass a ½" iron rod set with cap stamped TERRA FIRMA at the northeast corner of said Lot 1C at 439.94 feet, and continuing on for a total distance of 909.33 feet to a ½" iron rod set with cap stamped TERRA FIRMA for the most northerly northeast corner of this tract;

THENCE S27°39'12"W a distance of 350.00 feet to a ½" iron rod set with cap stamped TERRA FIRMA for an inside corner of this tract;

THENCE, three hundred and fifty feet (350) feet southerly of and parallel with the south right-of-way line of FM Highway No. 1626, the following two (2) courses:

- 1) S62°20'48"E a distance of 354.42 feet to a ½" iron rod set with cap stamped TERRA FIRMA at an angle point; and

- 2) S62°20'32"E a distance of 53.58 feet to a ½" iron rod set with cap stamped TERRA FIRMA for the most easterly northeast corner of this tract;

THENCE, three hundred and fifty (350) feet westerly of and parallel with the west right-of-way line of Interstate Highway No. 35, the following two (2) courses:

- 1) S17°33'24"W a distance of 193.40 feet to a ½" iron rod set with cap stamped TERRA FIRMA at an angle point; and
- 2) S17°33'05"W a distance of 357.57 feet to a ½" iron rod set with cap stamped TERRA FIRMA at an angle point;

THENCE S52°42'14"W a distance of 241.63 feet to a ½" iron rod set with cap stamped TERRA FIRMA at an angle point;

THENCE, four hundred and forty (440) feet westerly of and parallel with the west right-of-way line of Interstate Highway No. 35, S17°30'58"W a distance of 175.34 feet to a calculation point on the centerline of a ninety (90)-foot non-exclusive access easement, as recorded in Document No. 2005182119 of the Official Public Records of Travis County, Texas, for the southeast corner of this tract;

THENCE, with the centerline of said ninety (90)-foot non-exclusive access easement, the following five (5) courses:

- 1) N72°29'28"W a distance of 519.87 feet to a calculation point at a point of curvature of a curve to the left;
- 2) Along said curve to the left an arc distance of 140.35 feet, having a radius of 750.00 feet and a chord which bears N77°51'42"W a distance of 140.15 feet to a calculation point at a point of tangency;
- 3) N83°13'23"W a distance of 181.19 feet to a calculation point at a point of nontangent curvature of a curve to the right;
- 4) Along said curve to the right an arc distance of 192.21 feet, having a radius of 750.00 feet and a chord which bears N75°56'40"W a distance of 191.68 feet to a calculation point at a point of nontangency; and
- 5) N68°32'31"W a distance of 57.35 feet to a calculation point for the most southerly southwest corner of this tract;

THENCE, with the east line of said Lot 1B of said Resubdivision of Lot 1, Block "B", Double Creek Village Block "B" and extension thereof, N21°27'29"E, pass a ½" iron rod set with cap stamped TERRA FIRMA at the southeast corner of said Lot 1B at 45.00 feet, and continuing on for a total distance of 470.00 feet to a ½" iron rod set with cap stamped TERRA FIRMA for an inside corner of this tract;

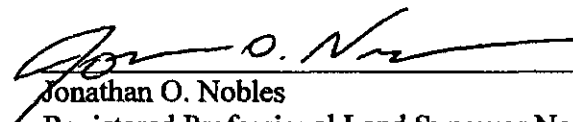
THENCE, with the north line of said Lot 1B, N68°32'31"W a distance of 437.40 feet to a ½" iron rod set with cap stamped TERRA FIRMA on the east right-of-way line of Old San Antonio Road at the northwest corner of said Lot 1B;

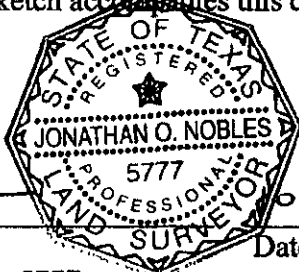
THENCE, with the east right-of-way line of Old San Antonio Road, the following two (2) courses:

- 1) N25°46'37"E a distance of 26.27 feet to a ½" iron rod set with cap stamped TERRA FIRMA at an angle point; and
- 2) N27°25'42"E a distance of 976.67 feet to a ½" iron rod set with cap stamped TERRA FIRMA at the intersection with the cutback line to the south right-of-way line of FM Highway No. 1626;

THENCE, with the cutback line to the south right-of-way line of FM Highway No. 1626, N70°33'26"E a distance of 139.15 feet to the POINT OF BEGINNING, and containing 43.125 acres (1,878,544 square feet) of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying from a survey made on the ground on October 20, 2010 and are true and correct to the best of my knowledge. This document was prepared under 22 TAC §663.21 and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. A sketch accompanies this description.

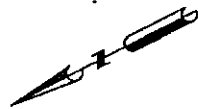
  
Jonathan O. Nobles  
Registered Professional Land Surveyor No. 5777

  
Date 10/29/2010

Revised: October 29, 2010  
Client: Steelwood Property Company  
Date: October 6, 2010  
WO No.: 0A537-007-00/552  
FB: 618/11  
File: J:\Projects\537\007\Survey\Legal Desc\Revised Zoning Field Notes for 43.125-Ac. Tract.doc

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 300'



## BEARING BASIS:

HORIZONTAL DATUM BASED ON THE TEXAS  
STATE PLANE COORDINATE SYSTEM, NAD  
83, TEXAS CENTRAL ZONE. COORDINATES  
AND DISTANCES ARE SURFACE VALUES.  
COMBINED SCALE FACTOR IS  
1.0000327271.

## LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS NOTED)
- ⊙ 1" IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD SET W/CAP
- ◌ STAMPED "TERRA FIRMA"
- ▲ CALCULATION POINT
- CONCRETE MONUMENT SET

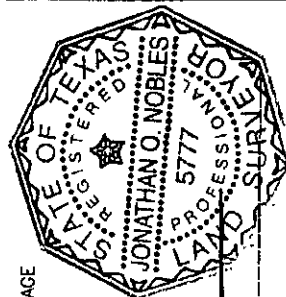
Revised: October 29, 2010  
Client: Steelwood Property Company  
Date: October 6, 2010  
Office: C. Creger, J. Nobles, M. Corney  
Job No: 04537-007-00/552  
Disk: J:\Projects\4537\007\Survey\Drawings\552\Zoning Exhibit.dwg  
J:\Projects\4537\007\Survey\Point\04537-007-00.crd

**terra  
firma** LAND SURVEYING

Sheet 1 of 2

As Surveyed By

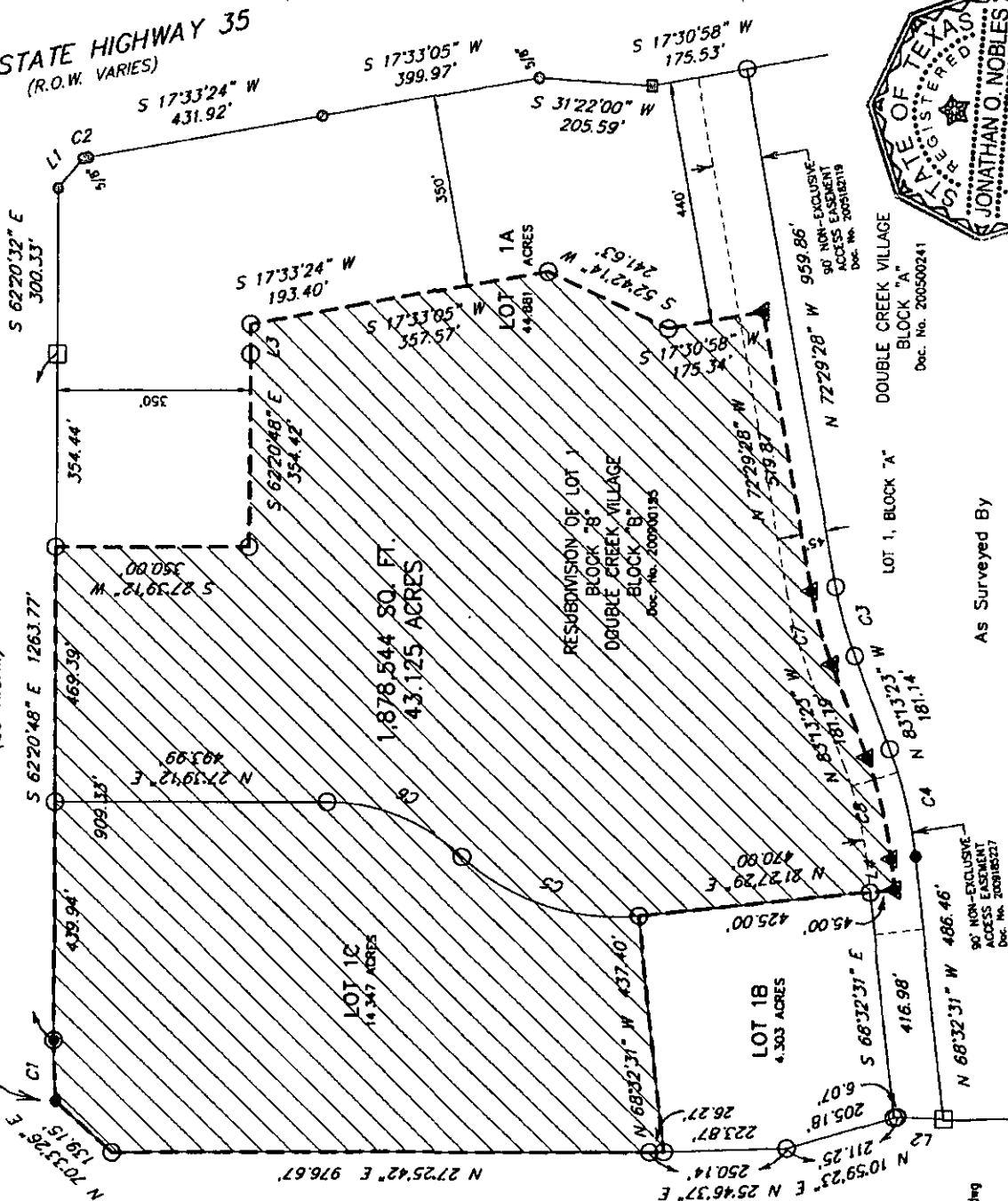
*Jonathan O. Nobles*  
Jonathan O. Nobles  
Registered Professional Land Surveyor No. 5777  
Date: October 20, 2010



INTERSTATE HIGHWAY 35  
(R.O.W. VARIES)

FM HIGHWAY 1626  
(80' R.O.W.)

OLD SAN ANTONIO ROAD  
(R.O.W. VARIES)



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

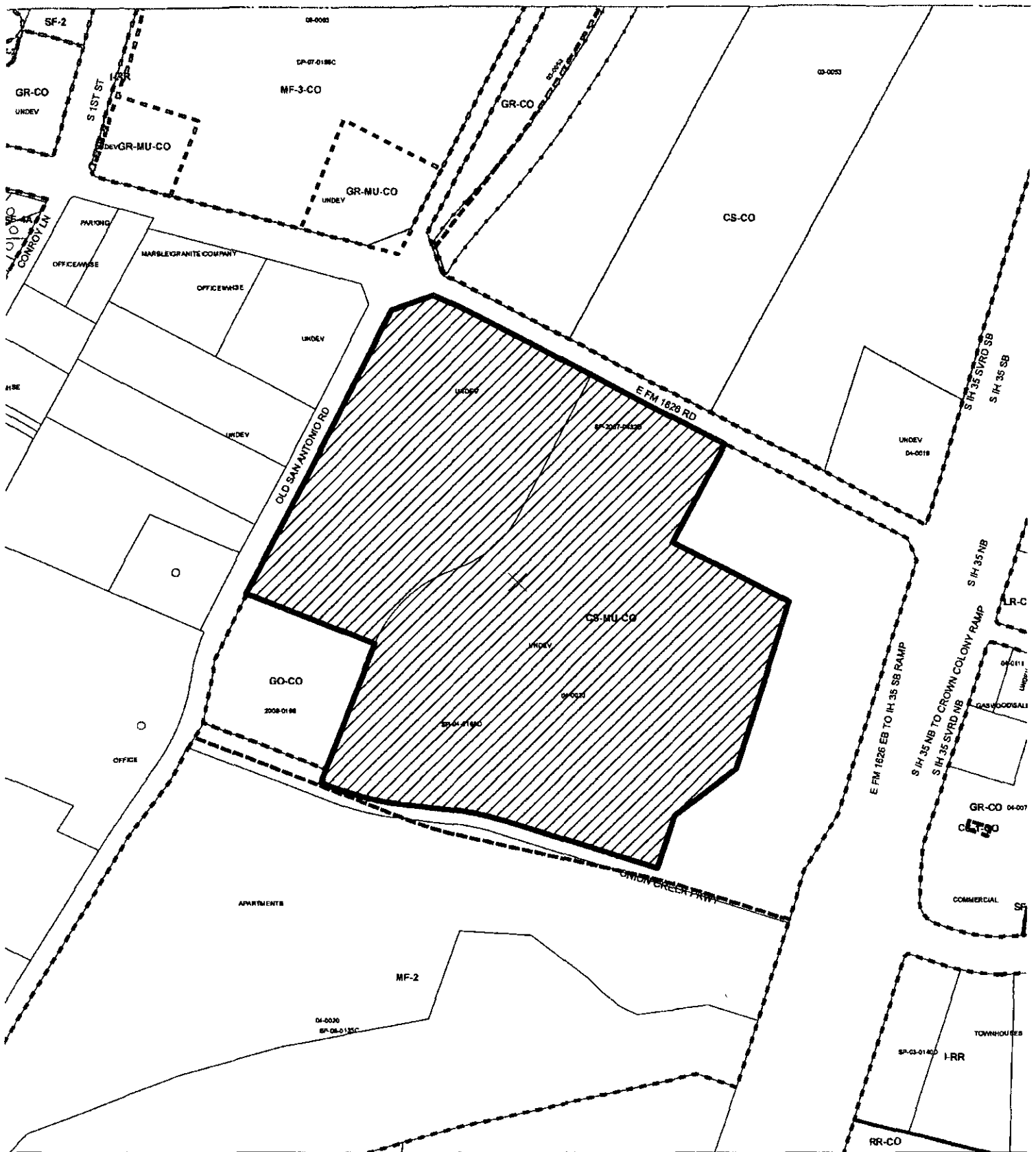
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 22°38'41" E	70.89'
L2	N 30°22'25" E	85.06'
L3	S 62°20'32" E	53.58'
L4	N 68°32'31" W	57.35'

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD BEARING
C1	1869.86'	112.53'	S 64°20'33" E
C2	11309.30'	8.60'	S 18°00'54" W
C3	705.00'	131.93'	N 77°51'42" W
C4	795.00'	203.74'	N 75°56'40" W
C5	400.00'	347.85'	N 46°22'15" E
C6	360.00'	274.14'	N 49°28'06" E
C7	750.00'	140.35'	N 77°51'42" W
C8	750.00'	192.21'	N 75°56'40" W

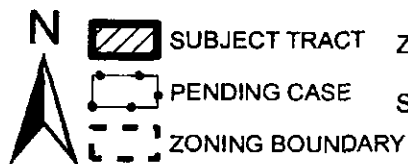
Revised : October 28, 2010  
 Client : Steelwood Property Company  
 Date : October 6, 2010  
 Office : C. Cregar, J. Nobles, M. Carney  
 Job No : 04537-007-00/552  
 Disk : J:\Projects\4537\007\Survey\Drawing...552\Zoning Exhibit.dwg  
 J:\Projects\4537\001\Survey\Point...04537-001-00.crv

**terra firma**  
 LAND SURVEYING

1701 Directors Boulevard, Suite 400 • Austin, Texas 78744 512/328-8373 Fax 512/443-2285



# ZONING EXHIBIT 13



ZONING CASE#: C14-2010-0174  
 LOCATION: 11206 S IH 35 SVRD SB; 11301 OLD SAN ANTONIO RD  
 SUBJECT AREA: 43.125 AC.  
 GRID: F11  
 MANAGER: WENDY RHOADES



1' = 400'

This map has been produced by the Communications Technology Management Dept on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.