

**ORDINANCE NO. 20131003-072**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6401 RIALTO BOULEVARD IN THE EAST OAK HILL NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-NEIGHBORHOOD PLAN (GO-NP) COMBINING DISTRICT TO MULTI FAMILY RESIDENCE MODERATE HIGH DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-CO-NP) 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 general office-neighborhood plan (GO-NP) combining district to multi family residence moderate high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district on the property described in Zoning Case No. C14-2013-0044, on file at the Planning and Development Review Department, as follows:

46.70 acre tract of land, more or less, out of the Thomas Anderson Survey No. 17, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 6401 Rialto Boulevard in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the multi family residence moderate-high density (MF-4) base district and other applicable requirements of the City Code.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Development of the Property shall not exceed an average of 17 residential units per acre.
- B. Development of the Property shall not exceed 450 residential units.
- C. Development of the Property shall comply with the following regulations:

1. The minimum lot size is 8,000 square feet.
2. The minimum lot width is 50 feet.
3. The minimum front yard setback is 25 feet.
4. The minimum street side yard setback is 15 feet.
5. The minimum interior side yard setback is 5 feet.
6. The minimum rear yard setback is 10 feet.

D. The minimum site area for a residential unit shall be:

1. 2500 square feet for each efficiency
2. 3,000 square feet for each one bedroom unit
3. 3,500 square feet for each two or one bedroom unit.

E. The maximum height, as defined in City Code, of a building or structure on the Property may not exceed 60 feet.

F. Vehicle access from the Property to Vega Avenue and Southwest Parkway is prohibited, except for bicycle, pedestrian, emergency ingress and egress. All vehicular access to the Property shall be from Rialto Boulevard or through other adjacent property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multi family residence moderate high density (MF-4) base district and other applicable requirements of the City Code.

**PART 4.** The Property is subject to Ordinance No. 20081211-098 that established the East Oak Hill neighborhood plan combining district.


**PASSED AND APPROVED**

www.wws.org

Lee Leffin


Lee Leffingwell  
Mayor

**APPROVED:**

ED:  A

Karen M. Kennard  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk

MAY 17, 2012                      JOB NO. 1358-01                      FIELD NOTE NO. 1358-01  
CLIENT: STRATUS PROPERTIES INC.                      PROJECT: TRACT 32, GO(5)  
C.O.A. GRIDS C-20, C-21 & D-20

FIELD NOTES

A DESCRIPTION OF 46.701 ACRES OF LAND SITUATED IN THE THOMAS ANDERSON SURVEY NO. 17, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 251.2047 ACRES OF LAND, DESIGNATED TRACT 2, CONVEYED TO STRATUS PROPERTIES OPERATING CO. BY DEEDS RECORDED IN VOLUME 12115, PAGE 3593 AND VOLUME 13237, PAGE 79 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID 46.701 ACRES AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with plastic cap marked "RPLS 4532" set for the most northeasterly corner of Rialto Boulevard, (80 foot wide R.O.W.) dedicated by Rialto Park at Lantana, a subdivision whose plat is recorded in Document No. 200100096 of the Official Public Records of said county on the south R.O.W. line of Southwest Parkway (R.O.W. varies) dedicated by Volume 10559, Page 1 and Volume 10559, Page 18 of said Real Property Records on the north line of said Tract 2;

THENCE along the south R.O.W. line of said Southwest Parkway and said north line the following four (4) courses:

1. a distance of 141.53 feet along the arc of a curve to the right whose radius is 1740.00 feet, central angle is 04°39'38" and whose chord bears S71°07'07"E, 141.49 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found,
2. S68°47'14"E, 530.13 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" set for a point of curvature,
3. a distance of 715.20 feet along the arc of a curve to the right whose radius is 11400.00 feet, central angle is 03°35'40" and whose chord bears S66°59'23"E, 715.09 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" set, and
4. S65°12'02"E, 462.32 feet to an "X" marked in concrete found for a point of curvature on the west R.O.W. line of Vega Avenue, a variable width R.O.W.;

THENCE, departing said south R.O.W. line and said north line, along the west R.O.W. line of said Vega Avenue and the east line of said Tract 2 the following six (6) courses:

1. a distance of 33.00 feet along the arc of a curve to the right whose radius is 20.00 feet, central angle is

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94°32'23" and whose chord bears S17°54'15"E, 29.38 feet to a 1/2 inch iron rod found,

2. S29°24'01"W, 200.20 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" set for a point of curvature,
3. a distance of 47.09 feet along the arc of a curve to the left whose radius is 945.00 feet, central angle is 02°51'19" and whose chord bears S27°58'20"W, 47.09 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" set,
4. S26°32'40"W, 483.85 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found,
5. S63°27'24"E, 15.25 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" set, and
6. S26°30'41"W, 605.97 feet to a calculated point from which a 5/8 inch iron rod in concrete found bears S26°30'41"W, 352.17 feet;

THENCE, departing said east line and said west R.O.W. line, crossing said Tract 2 the following twenty-seven (27) courses:

1. N28°00'09"W, 62.29 feet to a calculated point,
2. N05°30'15"W, 92.57 feet to a calculated point,
3. N14°58'32"E, 20.21 feet to a calculated point,
4. N31°07'19"E, 52.94 feet to a calculated point,
5. N13°17'08"W, 24.54 feet to a calculated point,
6. N49°20'05"W, 43.61 feet to a calculated point,
7. N46°55'42"W, 18.61 feet to a calculated point,
8. N58°44'04"W, 49.93 feet to a calculated point,
9. N50°35'39"W, 28.13 feet to a calculated point,
10. N33°14'22"W, 70.35 feet to a calculated point,
11. N47°56'52"W, 34.79 feet to a calculated point,
12. N64°50'25"W, 38.54 feet to a calculated point,
13. N82°42'42"W, 30.13 feet to a calculated point,

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14. S73°05'58"W, 51.00 feet to a calculated point,
15. N63°48'30"W, 18.05 feet to a calculated point,
16. N19°45'18"W, 107.01 feet to a calculated point,
17. N42°43'27"W, 34.65 feet to a calculated point,
18. N58°05'02"W, 28.89 feet to a calculated point,
19. N85°28'59"W, 122.58 feet to a calculated point,
20. N76°11'43"W, 21.77 feet to a calculated point,
21. N63°12'19"W, 35.48 feet to a calculated point,
22. N50°33'03"W, 30.18 feet to a calculated point,
23. N40°27'58"W, 72.22 feet to a calculated point,
24. N58°25'47"W, 40.52 feet to a calculated point,
25. N82°27'29"W, 42.12 feet to a calculated point,
26. S89°14'14"W, 301.07 feet to a calculated point, and
27. N82°00'38"W, 28.78 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found for the most easterly corner of Lot 9, Block A of said Rialto Park at Lantana;

THENCE continuing across said Tract 2 along the north line of said Lot 9 the following seven (7) courses:

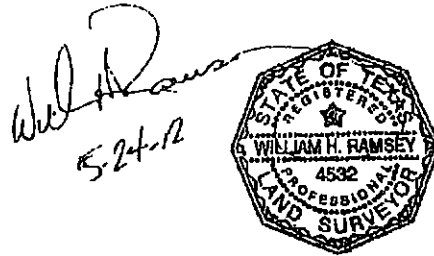
1. N62°44'16"W, 31.46 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found,
2. N62°22'00"W, 31.66 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found,
3. N37°01'04"W, 31.20 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found,
4. N28°50'25"W, 78.81 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found,
5. N35°11'33"W, 42.83 feet to a MAG nail found,
6. N50°11'55"W, 48.99 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found, and

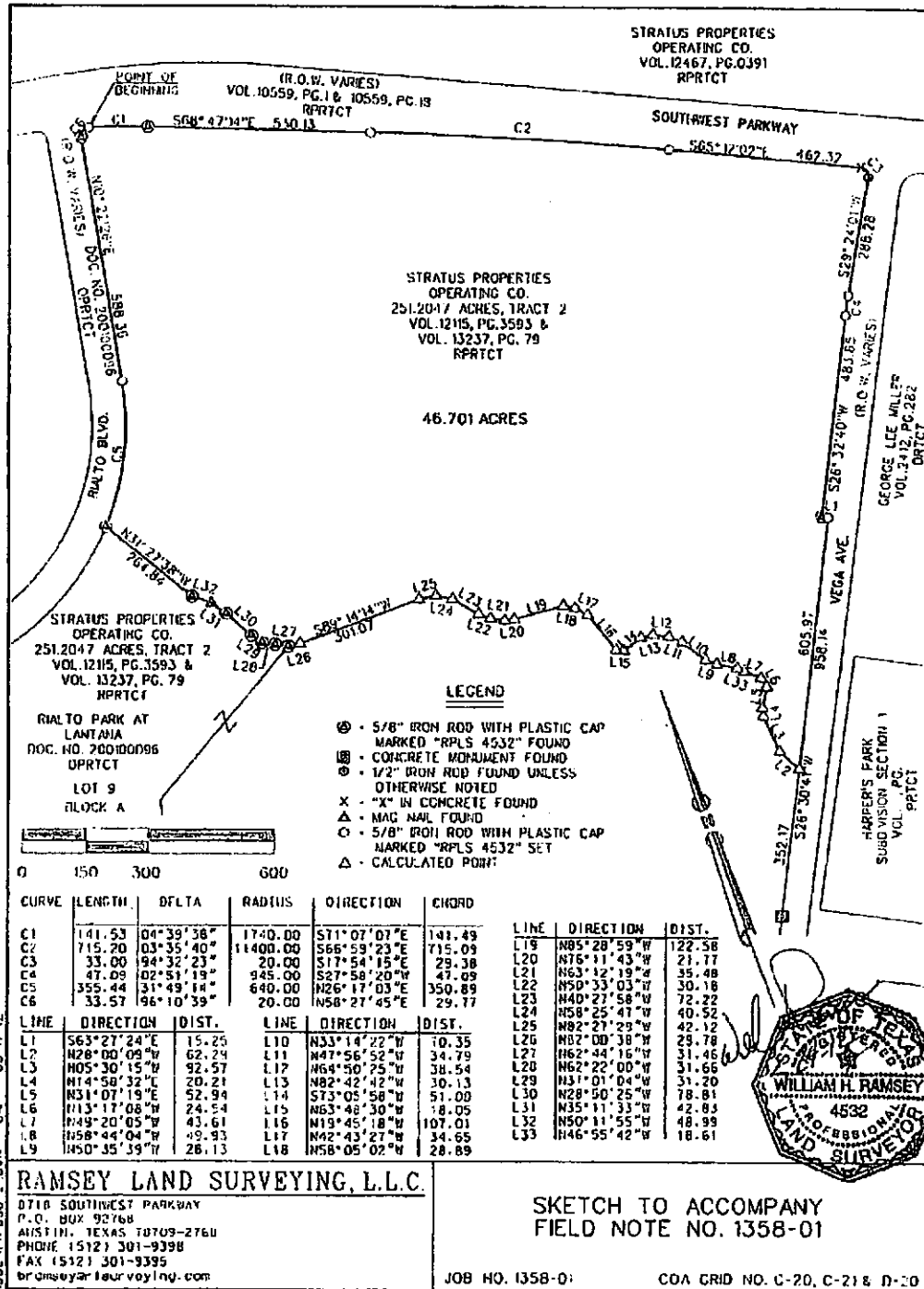
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7. N31°27'38"W, 264.84 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found on the east R.O.W. line of said Rialto Boulevard;

THENCE, departing said south line and said north line, continuing across said Tract 2 along said east R.O.W. line the following three (3) courses:

1. a distance of 355.44 feet along the arc of a curve to the left whose radius is 640.00 feet, central angle is 31°49'14" and whose chord bears N26°17'03"E, 350.89 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" set for a point of tangency,
2. N10°22'26"E, 588.36 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found for a point of curvature, and
3. a distance of 33.57 feet along the arc of a curve to the right whose radius is 20.00 feet, central angle is 96°10'39" and whose chord bears N58°27'45"E, 29.77 feet to the POINT OF BEGINNING containing 46.701 acres of land more or less.







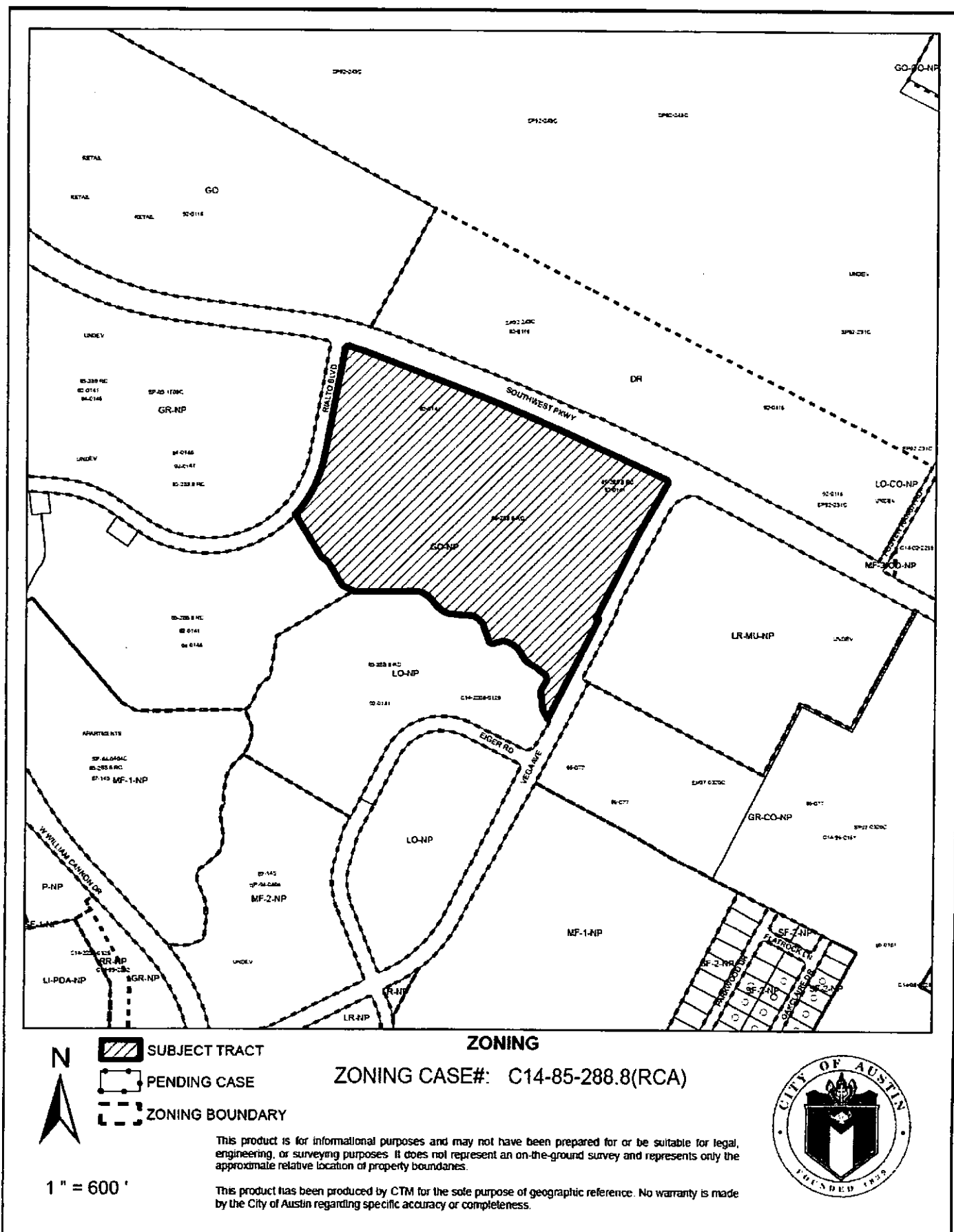


Exhibit B