
#### Abstract

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13635 RUTLEDGE SPUR AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT AND GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT TO MULTI FAMILY RESIDENCE MODERATE HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-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 interim-rural residence (I-RR) district and general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district to multi family residence moderate high density-conditional overlay (MF-4-CO) combining district on the property (the "Property") described in Zoning Case No. C14-2014-0030.SH, on file at the Planning and Development Review Department, as follows:

Tract 1:
From interim-rural residence (I-RR) district to multi family residence moderate high density-conditional overlay (MF-4-CO) combining district,
1.99 acre tract of land, more or less, out of the Rachel Saul Survey, Abstract No. 551 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance;

## Tract 2:

From general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district to multi family residence moderate high density-conditional overlay (MF-4-CO) combining district,
2.43 acre tract of land, more or less, out of the Rachel Saul Survey, Abstract No. 551 the tract of land being more particularly described by metes and bounds in Exhibit " B " incorporated into this ordinance;

## Tract 3:

From interim-rural residence (I-RR) district to multi family residence moderate high density-conditional overlay (MF-4-CO) combining district,
2.64 acre tract of land, more or less, out of the Rachel Saul Survey, Abstract No. 551 the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance;
locally known as 13635 Rutledge Spur in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "D".

PART 2. The Property within the boundary of the conditional overlay combining district established by this ordinance is subject to the following condition:

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.

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

PART 3. This ordinance takes effect on August 18, 2014.

## PASSED AND APPROVED

August 7 , 2014


City Attorney


## METES AND BOUNDS DESCRIPTION

BENNG 1.994 ACRES OF LAND IN TIIB RACIIBL SAUL SURVBY, ABSTTLACT NUMBER 551 IN WILLIAMSON COUNTY, TBXAS AND BBNN THB SAMB TRACT OF LAND CALLAD 2,00 ACRES AS CONVEYED TO BAREARA RUIHI TURNER RANEY BY BNSTRMAEDT OR RECORD NH VOLUNB 651, PAGB 715 OP THB DERD RECORDS OR WILLAMSON COUNTYY, TEXAS AND BENO MORS PARTKCULARLY DBSCRJBED EY METES AND HOUNDS AS FOLLOWS;

BEGINNDNO at a $1 / 2^{4}$ rebar found for the soutieast conier of sald 200 aore byol, and being the northoast corner of the rematuder of a 6.790 acre trote of land conveysed io Barbara Ruth Tunger Rancy and Blizaboth Thoner Btark by thatrument of record In Yohme 1999, Page 527 of the Official Rocords of Willamson County, Texes and also being in the weet line of an 18,665 aree tract of lamd
 of the Offiolal Publla Jecords of Williamson County, Texas and kuown thersin as "Tract 3"; from whith a $1 / 22^{\prime \prime}$ robar fourd with cap, which reads "Bury \& Partmers" for the southeast oorroer of enid
 north rigto-ofoway Ifre of stato Filghway Numbur 45 (ROO.W. varies) aud being 346,89 feed left of and gerpendioular to Enginear's Centurdloe Station 214+36.04 bear South $21^{\circ} 12^{\prime} 08^{\circ}$ Bast a distevice of 240,40 tear (record: Soufh $21^{\circ} 011^{1} 5^{\prime \prime}$ Beat a dlatance of $241 . \mathrm{JO}$ feet)


 ociser of the semainder of a 6,790 ease tract and hoing in the east right-oi-way line of County Road Number 183 (Rutbedge Spur-R.O.W, varise);
 hrect and the earst rightrofway line of said County Road Numbar 183 a diclance of 199.29 foot

 sero trast and the ebat rlght-of wray of County Rood Numbes 183 , pasting at a distance of 10.01 ibet a $1 / 2^{\text {" }}$ rebar found with plastio asp, which reads "Boselline Ina" fior the zouthweast corner of the repmainder of Lol TWo, \&obluplk \& Sant Tracts; a subdivision of recond in Cablinet C, Bldiar 358-359 of tho Plath Records of Williamson County, "Joxas and being the eouthenst vornor of a 10-ftot road
 frapl mad the south line of sald rempinder of Lot Two, Sohipplt \& Sme Tracts for a fotal distance of 447.53 feal (record: 446,85 fael) to a $5 / \$^{\prime \prime}$ rebar flound for the partheast coumer of the 2.00 acte trach



Page 2 of 2
 tract and the wast line of the 18.665 acie tryot a Distamos of 191,81 foed (recond: 192.00 feel) in the POINT OR BEGINNNNO.

This parcet oontalis 1.994 aeres of land, mors or lese, out of the Raches Saus Survey, Abstract Number 551, in Williamson Courly, Texas. Bearing Basis: Toxar Slate Plans Cowrinatos Contal Zona, NAD 83196CORS. Convargense: $01^{\circ} 18^{\prime} 52^{\prime \prime}$. Sealo Factor 0.99988316

 Survey_fudoo


Page 1 of 2

## METES AND BOUNDS DESCRIPTION

BEINO 2.439 ACRES OF LAND IN THE RACHIEL SAUL SURVEX, ABSTRACT NUMBER SSI IN WLLLLAMSON COUNTY, TRXAS AND EEING THE REMAINDER OF LOT TWO, SCHIRPPK \& SANR TRACTS; A SUBDIVISION OF RECORD IN CABDNET C, SLIDBS 35\&. 359 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AS CONVEYED TO LOR CLIVE LANKYORD III AND JANICE MAREB LANKPORD BY INSTRUMENT OF RECORD DN VOLUME 836, PAGE 421 OF THE DERD RECORDS OF WILLIAMSON COUNTY, TBXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOLINDS AS FOLLOWS:

COMMISNCDNG at a $1 / 2$ " robar found in the aast night-ot-way line of County Road Number 183 (Rutlodge Spar-R.O.W. Vartes) for the southwast corner of a 1.995 acre tract of land conveyed to Mark A. and Teresa K. Toungate by instrument of record In Dooument Number 2011004038 of the Official Publio Records of Wilisinson County, Texas and being the northwest comer of a 2.51 eore traot of land, known as Lot One of said Sohbpik \& Sane Tracts as conveyed to Frankiln and Gloria Sohirpik by instrument of recond in Volumo 638, Page 345 of the Deed Records of Williamson County, Texas and also baing the northwest connor of a 10.00 foot wide strip of land cited as "Road Dedication in Schirpik \& Sane Tracts; from which a $1 / 2^{n}$ robar found for the southeast corner of said 1.995 acre tract and being an angle poilot in the wast line of an 18.66 acro tract of land conveycd to KoontriNoCombs 1, Itd. By instrument of record in Doownent Number 2006007775 of the Official Publio Reocrds of Williamson County, Texas and kuown therein as "Mract $3^{\prime \prime}$ bears North 71"42'54" Bast a distance of 414.58 feot (recordi; North $74^{\circ} 07^{\prime} 00^{n}$ Bast a distance of 414.58 feet);
THENNCB North $71^{\circ} 42^{\prime} 54^{n}$ Bast (record: Noth 74 007 Past), along the couth line of the 1.995 acre tract and the north line of said 10.00 foot wide lload Dedication strip, now being the east right-of: way line of said County Road Number 183 a distance of 10.00 feet (record: 10.00 faret) to a $1 / 2^{\prime \prime}$ rebar set with plastic alp, whloh reads "BASEI, INE, INC." for the northwest Cornes of the remainder of sald Lot One, Schirpik \& Sane Traoto, same being the northwest comer of the remainder of said 2.51 acre tract; from whinh a $1 / 2^{\prime \prime}$ rebar found for the northoast cornorr of the remalinder of Lot One, Schitpik \& Sene Tracks and the remainder of the 2.51 acre tract and being an angle point in the west line of said 18,66 acte tuact bears North $71^{\circ} 42^{\prime} 54^{\circ}$ East a distance of 437.62 foet (recond: North $74^{\circ} 07^{\prime}$ East a distance of 437.71 feet);

THENCE South $20^{\circ} 59^{\prime} 46^{\prime \prime}$ Esst (record: Sputh $18^{\circ} 34^{\prime}$ Easi), along the west line of the remsinder of Lot Ont, Sollirplk \&e Sane Tracts, the weat line of the remainder of the 2.51 acre traot and the east right-ofway line of County Road Number 183, being parallel with and 10.00 foet east of (as measamed parpendiculary) the west line of the 10.00 foot wide Road Dedlcation strip a distance of 244.91 feet (record: 244.82 feet) to a $1 / 2^{\prime \prime}$ rebar set with plastic cap, which reads "BASELLNE, INC." for the southwest cosner of the remainder of Lot OnO, Schinpilk \& Sane Tracts, the nouthwest cerner of the remainder of the 2,51 acre tract and betng the norfhwast comer of said remainder of $L$ ot Two, Schirpik \&c Sane Tracte and the POINT OF BRGINNING; from which an tron pipe found beals South $41^{\circ} 41^{\prime} 53^{\prime \prime}$ West a distance of 9.14 feet (recond: South $74^{\circ} 07$ ' West a distance of 10.00
fest;

THENCE North $71^{\circ} 41^{\prime} 53^{\prime \prime}$ East (record: North $74^{\circ} 07$ East), along the notith line of the remuinder of Lot Two, Schirpik \& Sane Tracts and the south line of the rematinder of Lot One, Sohirpik \& Sane Tracts and the remainder of the 2.51 acre tract a. distarce of 437.60 feest (record: 437.85 feet) to a $1 / 2^{\prime \prime}$ rebar found for the northeast ocumer of the remsinder of Lot Two, Sohirpik \& Sane Tracts and the sortheast corner of the remainder of Lot Ones Schispik \& Sane Tracte and the remainder of the 2.51 acre tract and being in the west line of the 18.66 acre tract, from which said northeest cocuer of the remainder of Lot Ones, Schirpik \& Sane Tracts and the romainder of the 2.51 acte tract bears North $20^{\circ} 59^{\prime} 43^{\prime \prime}$ West a distance of 244.78 feet (necord: North $18^{\circ} 36^{\prime}$ West a distance of $244.3^{\prime}$ feet);

THENCE Sooth $20^{\circ} 59^{\prime} 43^{\prime \prime}$ Last (recond: Soutb $18^{\circ} 36^{\circ}$ East), along the east line of fhe remainder of Lot Two, Sohinpik \& Sane Tracts and the west line of the 18.66 acre tract a distance of 242.09 fees (record: 242.50 feet) to a $1 / 2^{n}$ rebar found for the southeast corner of the remainder of Lot Two, Sobipik \& Sane Tracts, being the northeast comer of a 2.00 acre tract of land convejed to Berbera Ruth Twreor Reney by instrument of record in Volume 651 , Page 715 of the Deed Records of Willianoson County, Texas;

THIENCB S71027 $19^{\prime \prime}$ West (recorri: South $73^{\circ} 54^{\prime}$ Weat), along the south line of the remainder of Lot Two, Schitpik \& Sane Traots and tho north line of said 2.00 acre tract a distance of 477.52 feet (reoondi 437.91 feot) to a $12^{x}$ rebar set wifh plastic cap, which reads "BASELINE, INC." for the southwest comer of the remainder of Lot Two, Sohirpik\& Sape Trecte, boing the southeast corner of the 10.00 foot wide Road Dedication strip snd also boing in the east right-of-way line of County Road Number 183; from which a $12^{14}$ rebar found for the southwest comber of the 10.00 foot wide Road Dedication strip and being the nortbwest comer of the 2.00 acre tract bears South $712719^{\prime \prime}$ Wost a distance of 10.00 feet (record: Souff $73^{\circ} 54^{\prime}$ West a distance of 10.00 feet);

THBNCE North 20 $0^{\circ} 59^{\prime} 46^{\prime \prime}$ West (record: North' $18^{\circ} 34^{\prime}$ West, aloog the west line of the remainder of Lot Two, Schirpik \& Ssane Traccls and the east right-of-way fine of County Road. Number 183, parallel with and 10.00 feet east of (as measured perpendicilarty) the west line of the 10,00 foot wide Road Dedication strip a distance of 243.94 feat (record: 244.15 feet) to the POINT OR begnning .

This parcel contains 2.439 acres of land, more or Less, out of the Rachel Saul Survey, Abstract Number 551, in Williamson Country, Texas. Bearing Basis. Texas State Plane Coordinatas, Central Zone, NAD 83196 CORS. Coavergerce: $01^{\circ} 18^{\prime} 52^{\prime \prime}$. Scale Farlo

 Drawing: S:ProjectslSchimpik \& Sane Tracts Rutledge SprilDwgitchirpik \& Sane Rutledge Spur
Base.dwg

Tax 512.879-974J

## METES AND BOUNDS DESCRIPTION

BENNG 2.649 ACRES OF LAND IN JRHB RACHRL SAUL SURVEY, ABSTRACT NUMBER 551 IN WILLIAMSON COUNTY, TEXAS AND BEINO THB REMADNDER OR A 6.790 ACRB TRACT OF LAND CONVEYBD TO BARBARA RUTH TURNER RANEY AND ELIZABETH TURNBR STARK BY DNETRUMRNT OF RECORD IN VOLUMB 1999, PAOE 527 OF THE OFFICIAL RBCORDS OF WILLIAMSON COUNTY, TEXAS AND BBNO MORE PARTJCUKARLY DESCRIBED BY METBS AND BOUND8 AS FOLLOWS:

BBOINNING at a $1 / 2$ " robar fovod with cap, whth reads "Bury \& Patners" for the southenast comer of said remainder of a 6.790 aspa traty being the southwest oorter of an 18.665 acre tram of land conveyed to Koontr/MiscCombs 1, Led, by inalrament of record in Document Number 2006007775 of the Offacial Public Records of Willtarason County, Texns and known theroin as "Tract $3^{n}$ and being in the norfl rightor-way line of State Hlghway Number 45 (R.O.W. varies) and alao belng 346.B9 feet left of and perpendioular to Mngineer's Certertine Station 214+36.04;

THBNCE along the south line of the remainder of a 6,790 acre frect and the north ight-of-way line of said State Hifghway Number 45 the following three (3) courses:

1. Along the are of a son-tangential curve to the left, having a radius of 2884.79 feet (record: 2884.79 feat), a leaght of 13,06 feet (record; 113.06 feal), a delta angle of $2^{\circ} 14^{\prime} 44$ (record; $2^{\circ} 14^{\prime} 14^{\circ}$ ) and a chord which basin South $65^{\circ} 23^{\prime} 50^{\prime \prime}$ West a distance of 113.05 fret (recard: South $65^{\circ} 24^{\prime \prime} 56^{\prime \prime}$ West a distance of 113.05 feet) 10 a $1 / 2^{n}$ rebar set with plastic cap, which reads "Baseline Ino.", being 330.18 foet lefl of and perpandicular to Roginear's Centerlioe Stotion $213+30.47$ of 8 tata Highway Number 45 for a point of tangeroys:
2. South $64^{\circ} 16^{\prime} 21$ West a distande of 309.70 feal (record: South $64^{\circ} 17^{\prime} 34^{n}$ Wast a distances of 309.71 feef) to a $1 / 2$ " rebas set with plastic cap, which reads "Baseline Ine.", being 288.99 feet lot of and perpendicular to Enginemres Centerline Station $210+39.22$ of State Fighnry
Number 45 ;
3. Norsis $68^{\circ} 16^{\circ} 17^{\prime \prime}$ West a distance of 25.39 fees (ibeord: North $68^{\circ} 15^{1} 10^{\circ \prime}$ Wost a distance of 25.03 foct ) to a $1 / 2$ " rebar set with plastic cap, whioh reade "Baseline Inc," for the southwert comer of the rapainder of a 6.790 acre tract being at the intersection of the north rigbthofway line of Stare IIIghway Number 45 with the east right-of-way line of Cornty Road Number 183 (Rutledge Epur-R.O.W. varles) and being 305,53 feet left of and perpeadjcular to Engineer's Conterline Station 210+21.36 of State Highwey Nurmbas 45;

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Page 2 of 2

THENCE along the weat rightoffway line of said County Road Number 183 the following two (2) Courses:
3. North $20^{\circ} 18^{\prime} 28^{\prime \prime}$ West (reoord: North 18 $8^{\circ} 03^{\prime}$ West) a distanse of 63.25 feetion $1 / 2^{\prime \prime}$ rebar get wilh plasicic cap, which reads "Beseline Ina",
2. North $21^{\circ} 44^{\prime 2} 28^{\prime \prime}$ Wert a distance of 204.34 fiet (rocord: North $19029^{\prime \prime}$ West a distance of 204,34 fect) to a $1 / 2$ " rebar found for the northwest comer of the ramainder of a 6.790 acre tract, being the bouthwerf comer of a 2.00 acre tract of land convejyed to Barbara Ruth Tumer Raney by instrument of record in Voiume 651, Page 715 of the Deed Records of Willamson Coumy, Texas;

THENCE Narth $70^{\circ} 3^{\prime \prime} 32^{\prime \prime}$ Esst (recordr North $72^{\circ} 47^{\prime}$ Enst), along the north litee of the remainder of a 6.790 acre tract and the south line of said 2000 acre tract a distance of 442.0 ) feet (resond: 442.04 feed) to a $1 / 2^{4}$ rebar found for the northeast comer of the runalnder of a 6.790 acre tract being the southeast corner of the 2.00 eicre tract and being in the west line of sald 18.655 acre tract;

THENCE SOuth $21^{\circ} 02^{\prime} 08^{\prime \prime}$ East (recond: South $21^{\circ} 01$ 1 $38^{\prime \prime \prime}$ East), elong the east line of the reppainder of a 6.790 acre tract and the west line of the 18.665 sare traod a distance of 240.40 feen (record: 241.10 feet) to the PONT OF BBGINNING.

This parcel contains 2.549 asres of land, more or less, out of the Rechel Saul Survey, Abstreat Nucrber 551, in Wullamson County, Texas. Bearing Basias Texas State Plane Coordbutes formial Zono, NAD 83196 CORS. Convergence: $01^{\circ} 18^{\prime} 52^{\text {n }}$. Scala Factor: 0.99988316

 Tillo Survey...tindoc


