

**ORDINANCE NO. 20150212-058**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5601 DURANGO PASS FROM COMMUNITY COMMERCIAL (GR) DISTRICT; LIMITED OFFICE (LO) DISTRICT; MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT AND FAMILY RESIDENCE (SF-3) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-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 community commercial (GR) district; limited office (LO) district; multifamily residence medium density (MF-3) district and family residence (SF-3) district to single family residence standard lot-conditional overlay (SF-2-CO) combining district on the property (the "Property") described in Zoning Case No. C14-2014-0158, on file at the Planning and Development Review Department, as follows:

**Tract 1:**

10.49 acre tract of land, more or less, out of the J.C. Tannehill League No. 29, Abstract No. 22 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

**Tract 2:**

26.98 acre tract of land, more or less, out of the J.C. Tannehill League No. 29, Abstract No. 22 the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance

locally known as 5601 Durango Pass in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

**PART 2.** The Property within the boundaries 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 single family residence standard lot (SF-2) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on February 23, 2015.

**PASSED AND APPROVED**

February 12, 2015

§  
§  
§

Steve Adler  
Mayor

APPROVED: Karen M. Kennard  
City Attorney

ATTEST: Jannette S. Goodall  
City Clerk

**FIELD NOTES**

JOB NO. 13379-00

DATE

PAGE 1 OF 2

**10.49 ACRES**

Being 10.49 acres of land situated in Travis County, Texas, out of the J.C. Tannehill League No. 29, Abstract No. 22, Travis County, Texas and being out of that certain tract of land described as 14 2558 acres in Warranty Deed to H.K. Jr. Investment Partnership dated November 12, 1991 and recorded in Volume 11562, Page 1229 of the Real Property Records of Travis County, Texas; said 10.49 acres as shown on the accompanying sketch being further described by metes and bounds as follows:

**BEGINNING** at a 1 inch iron pipe found at the south corner of Lot 4, Block 7 of Las Cimas, Section One, a subdivision in Travis County, Texas as recorded in Volume 65, Page 88 of the Plat Records of Travis County, Texas, for the east corner of said H.K. Jr. Investment Partnership tract and this tract, from which a 1/2 inch iron pin found for the east corner of said Lot 4, Block 7 bears N 27°53'45" E, 125.34 feet for reference.

**THENCE** S 27°38'10" W, 457.44 feet with the northwest line of said Las Cimas subdivision and the southeast line of said H.K. Jr. Investment Partnership tract to a 1/2 inch iron rod with plastic cap inscribed "CS LTD" set in the west line of Lot 13, Block 1 of said Las Cimas subdivision, for the east corner of that tract of land described as 62 101 acres in General Warranty Deed to 3 S and D Interests dated January 16, 1996 and recorded in Volume 12603, Page 243 of said Real Property Records, for the south corner of said H.K. Jr. Investment Partnership tract and this tract;

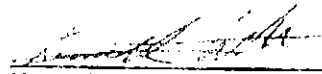
**THENCE** N 62°23'37" W, 1004.18 feet with the northeast line of said 3 S and D tract, same being the south line of said H.K. Jr. Investment Partnership tract to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set, for the west corner of this tract.

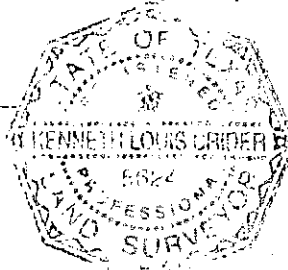
**THENCE** into and across said H.K. Jr. Investment Partnership tract with the approximate center line of a creek the following three (3) courses:

1. N 06°22'45" E 70.17 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set,
2. N 41°38'05" E 259.94 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set,
3. N 25°15'03" E 146.06 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set in the southwest line of said Las Cimas subdivision, for the north corner of this tract.

**THENCE** S 62°02'05" E, 972.84 feet with the southwest line of said Las Cimas subdivision and the northeast line of said H.K. Jr. Investment Partnership tract to the POINT OF BEGINNING, and containing 10.49 acres of land, more or less.

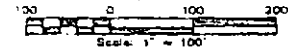
Bearings cited hereon based on The Texas State Plane Coordinate System (Central Zone) NAD83

  
Kenneth Louis Crider, R.P.L.S. No. 5624  
Texas Land Surveying, Inc.  
3613 Williams Drive, Suite 903  
Georgetown, Texas 78628



## CF

PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



**NOTE**

FD-302 (Rev. 1-25-60) PG 1220 62-84,451

[illegible]

The purpose of this grant is similar to the one at Mississippi State where the FISH's Food Resource Panel was (F.A.R.P.) was established in 1968. The grant was renewed effective September 22, 1968. This statement is for informational purposes only and is not intended to be an official statement.

3613 Wilshire Drive, Suite 903 - Georgetown, Texas 78626  
(512) 930-1000/(512) 930-9300 fax  
www.trade-in.com  
EPLS Form No. 10056200

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*K. L. L. L.*  
 Registered Professional Land Surveyor No. 6034  
 State of Texas

SHEET

2

**FIELD NOTES**

JOB NO. 13378-00

DATE: MAY 8, 2014

PAGE 1 OF 3

**26.98 ACRES**

Being 26.98 acres of land situated in Travis County, Texas, out of the J.C. Tannehill League No. 29, Abstract No. 22, Travis County, Texas and being a portion of that tract of land described as 62.101 acres in General Warranty Deed to 3 S and D Interests dated January 16, 1996 and recorded in Volume 12603, Page 243 of the Real Property Records of Travis County, Texas; said 24.00 acres as shown on the accompanying sketch and being further described by metes and bounds as follows:

BEGINNING: at a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set in the northwest line of Lot 13, Block 1 of Las Cimas, Section One, a subdivision in Travis County, Texas as recorded in Volume 65, Page 88 of the Plat Records of Travis County, Texas, for the south corner of that tract of land described as 14.2558 acres in Warranty Deed to H.K. Jr. Investment Partnership dated November 12, 1991 and recorded in Volume 11562, Page 1229 of the said Real Property Records, and being the east corner of said 3 S and D Interest tract and this tract;

THENCE: with the northwest line of said Las Cimas subdivision and the southeast line of said 3 S and D Investments the following two (2) courses:

1. S 27°26'55" W 250.42 feet to a 1 inch iron pipe found for the southwest corner of Lot 10, Block 1 and the northwest corner of Lot 9, Block 1 of said Las Cimas subdivision,
2. S 27°35'45" W 321.96 feet to a 1/2 inch iron rod found for the southwest corner of Lot 6, Block 1 of said Las Cimas subdivision, also being the southwest corner of said Las Cimas subdivision, same being the northwest corner of Lot 5, Block B, Crystal Brook, Section One, a subdivision in Travis County, Texas as recorded in Volume 55, Page 28, of the said Plat Records;

THENCE: with the northwest line of said Crystal Brook subdivision and the southeast line of said 3 S and D Investments tract the following two (2) courses:

1. S 27°37'14" W 410.94 feet to a 1 inch iron pipe found for the southwest corner of Lot 1, Block B of said Crystal Brook subdivision,
2. S 28°15'28" W 602.84 feet passing the southwest corner of said Crystal Brook subdivision and the northwest corner of that tract described as 1.444 acres "Tract Three" in that Deed of Gift of Land to the City of Austin dated October 12, 1982 and recorded in Volume 7882, Page 977 of the Deed Records of Travis County, Texas, continuing to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set in the northwest line of said City of Austin tract and the southeast line of said 3 S and D Investments tract for the south corner of this tract, from which a 1/2 inch iron rod found for the southwest corner of said City of Austin tract bears S 28°14'34" W 50.40 feet for reference;

THENCE: into and across said 3 S and D Investments tract the following seven (7) courses:

1. N 82°40'38" W 50.54 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC. set,
2. N 07°18'20" W 127.64 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC. set,
3. N 55°02'51" W 60.68 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC. set,
4. N 33°38'48" W 87.77 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC. set,
5. N 19°31'18" W 114.95 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC. set,
6. N 37°41'43" W 117.21 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC. set,
7. N 49°59'38" W 215.69 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC. set in the approximate center line of a creek, for the southwest corner of this tract,

THENCE: continuing with said creek center line into and across said 3 S and D Investments tract the following twelve (12) courses:

**FIELD NOTES**

JOB NO. 13378-00

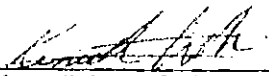
DATE: MAY 8, 2014

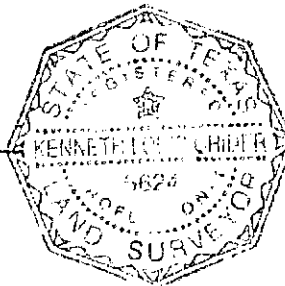
PAGE 2 OF 3

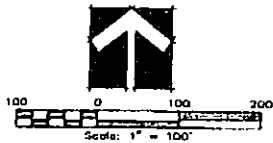
1. N 09°54'35" W 165.12 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC. set,
2. N 29°59'13" E 134.79 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC. set,
3. N 15°03'39" W 157.93 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC. set,
4. N 44°35'18" E 124.22 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC. set,
5. N 17°13'14" E 121.57 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC. set,
6. N 22°11'40" E 117.96 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC. set,
7. N 11°44'56" E 88.13 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC. set,
8. N 47°31'11" E 96.44 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC. set,
9. N 01°29'43" W 61.63 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC. set,
10. N 02°13'45" E 167.92 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC. set,
11. N 11°09'26" E 155.25 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC. set,
12. N 06°22'45" E 8.57 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC. set in the southwest line of said H.K. Jr. Investment Partnership tract, the northeast line of said 3 S and D Interests tract for the north corner of this tract;

THENCE: S 62°23'37" E 1004.18 feet with the southwest line of said H.K. Jr. Investments Partnership tract and the northeast line of said 3 S and D Interests to the POINT OF BEGINNING, and containing 26.98 acres of land, more or less.

Bearings cited hereon based on The Texas State Plane Coordinate System (Central Zone) NAD83.

 5-8-14  
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3613 Williams Drive, Suite 903  
Georgetown, Texas 78628





BEARINGS GIVEN HEREON BASED ON OLD MICHIGAN TRIM STATE PLANE COORDINATE SYSTEM. CENTER LINE (MIDLINE) BEARINGS GIVEN HEREON HAVE BEEN ADJUSTED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012 AND BEING BASED ON ONE OBSERVATION ON CONTROL POINTS THROUGHOUT THE PROJECT.

**NOTE**

CELESTIAL CALLS  
(1) STATION 5, 100' CALL - (20)  
STATION 10, 100' CALL - (20)  
STATION 15, 100' CALL - (20)  
STATION 20, 100' CALL - (20)  
STATION 25, 100' CALL - (20)  
STATION 30, 100' CALL - (20)  
STATION 35, 100' CALL - (20)  
STATION 40, 100' CALL - (20)  
STATION 45, 100' CALL - (20)  
STATION 50, 100' CALL - (20)  
STATION 55, 100' CALL - (20)  
STATION 60, 100' CALL - (20)  
STATION 65, 100' CALL - (20)  
STATION 70, 100' CALL - (20)  
STATION 75, 100' CALL - (20)  
STATION 80, 100' CALL - (20)  
STATION 85, 100' CALL - (20)  
STATION 90, 100' CALL - (20)  
STATION 95, 100' CALL - (20)  
STATION 100, 100' CALL - (20)

**BOUNDARY SURVEY**  
OF  
28.98 ACRES OF LAND OUT OF AND A PORTION OF THE J.C. TANNEHILL LEAGUE No. 29, ABSTRACT No. 22, IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 82.101 ACRE TRACT AS DESCRIBED IN THAT GENERAL WARRANTY DEED RECORDED IN VOLUME 12803, PAGE 243 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

H.K. JR. INVESTMENT PARTNERSHIP  
(14,258 AC)  
VOL. 11553, PG. 1779  
H.P.R.T.C.

28.98 ACRES

J.S. AND D. WILKINS  
(82.101 AC)  
VOL. 12803, PG. 243  
H.P.R.T.C.

**J.C. TANNEHILL LEAGUE No.29**  
**ABSTRACT No. 22**

LINE NO.	DIRECTION	DISTANCE
1	N 89°45'00" W	80.34'
2	N 07°18'20" W	127.64'
3	N 30°03'50" W	65.68'
4	N 33°30'40" W	87.77'
5	N 19°31'10" W	114.86'
6	N 27°41'40" W	115.21'
7	N 40°00'00" W	814.63'
8	N 08°00'00" W	180.12'
9	N 3°00'00" W	134.79'
10	N 10°00'00" W	237.42'
11	N 40°00'00" W	134.29'
12	N 17°12'40" E	21.27'
13	N 20°11'40" E	117.82'
14	N 15°44'30" E	88.13'
15	N 47°31'11" E	86.44'
16	N 01°29'43" W	51.62'
17	N 02°18'40" E	147.92'
18	N 11°02'20" E	180.12'
19	N 08°22'40" E	8.07'

1	1/4 SECTION 28
2	1/4 SECTION 29
3	1/4 SECTION 30
4	1/4 SECTION 31
5	1/4 SECTION 32
6	1/4 SECTION 33
7	1/4 SECTION 34
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9	1/4 SECTION 36
10	1/4 SECTION 37
11	1/4 SECTION 38
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71	1/4 SECTION 98
72	1/4 SECTION 99
73	1/4 SECTION 100

CITY OF AUSTIN  
(1,444 AC)  
(20407.24)  
TRACT THREE  
VOL. 7852, PG. 977  
D.R.T.C.



**Texas Land Surveying, Inc.**  
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SHEET  
3 OF 3

**BOUNDARY SURVEY**  
A portion of this survey is shown by reference to the J.C. Tannehill League No. 29, Abstract No. 22, in Travis County, Texas, as recorded, effective September 18, 2008. This statement is for informational purposes only and is not made in lieu of a deed or other instrument.



Exhibit C