

**ORDINANCE NO. 20150326-046**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 801 WEST WELLS BRANCH PARKWAY FROM INDUSTRIAL PARK-CONDITIONAL OVERLAY (IP-CO) COMBINING DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY (SF-4A-CO) COMBINING DISTRICT FOR TRACT 1 AND RURAL RESIDENCE-CONDITIONAL OVERLAY (RR-CO) COMBINING DISTRICT FOR TRACT 2.**

**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 on the property (the "Property") described in Zoning Case No. C14-2014-0038, on file at the Planning and Development Review Department, as follows:

**TRACT 1**

industrial park-conditional overlay (IP-CO) combining district to single family residence small lot-conditional overlay (SF-4A-CO) combining district

35.86 acre tract of land, more or less, out of the L.C. Cunningham Survey, Abstract No. 163 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance;

**TRACT 2**

industrial park-conditional overlay (IP-CO) combining district to rural residence-conditional overlay (RR-CO) combining district.

6.80 acre tract of land, more or less, out of the L.C. Cunningham Survey, Abstract No. 163 the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance

locally known as 801 West Wells Branch Parkway 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 small lot (SF-4A) base district, rural residence (RR) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on April 6, 2015.

**PASSED AND APPROVED**

March 26, 2015

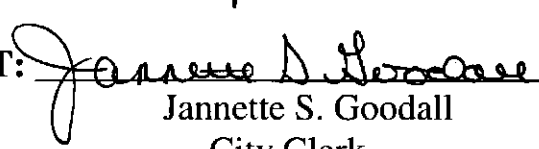
§  
§  
§

  
Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
Interim City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk

## 35.86 ACRES ZONING

**DESCRIPTION OF A 35.86 ACRE TRACT LOCATED IN THE L.C. CUNNINGHAM SURVEY, ABSTRACT No. 163, LOCATED IN TRAVIS COUNTY, TEXAS, PREPARED BY DELTA SURVEY GROUP, INC. IN FEBRUARY 2014 FOR ZONING PURPOSES ONLY. SAID 35.86 ACRE TRACT BEING A PORTION OF THE REMAINDER OF A 43.906 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2000101898 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS ALSO BEING A PORTION OF A 15.997 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2000101896 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. SAID 35.86 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a calculated point in the west right-of-way (ROW) line of Heatherwilde Boulevard (ROW varies), same being in the east line of the remainder of said 43.906 acre tract for the **POINT OF BEGINNING**, from which an iron rod with "WATERLOO" cap found for the southeast corner of said remainder tract, same being the northeast corner of the remainder of a 0.309 acre tract described in Document Number 2007205044 Official Public Records, Travis County, Texas bears S27°37'25"W a distance of 86.92 feet;

**THENCE** leaving said east line, same being said west ROW line and crossing the remainder of said 43.906 acre tract and said 15.997 acre tract N 39°43'07" W a distance of 1263.87 feet to a calculated point in the west line of said 15.997 acre tract, same being in the east line of a 29.705 acre tract described in Volume 12485, Page 454 Official Public Records, Travis County, Texas;

**THENCE** with the west line of said 15.997 acre tract, same being the east line of said 29.705 acre tract N 26°57'21" E passing at a distance of 815.20 feet a calculated point for the northwest corner of said 15.997 acre tract, same being a southwest corner of said 43.906 acre tract, passing at a distance of 982.75 feet a ½ inch iron rod found for the northeast corner of said 29.705 acre tract, same being the southeast corner of Lot 13, Wells Point Commercial, Section 7, a subdivision of record in Volume 86, Page 167A, Official Public Records, Travis County, Texas continuing with the east line of said Lot 13 for a total distance of 1131.99 feet to a calculated point, from which a ½ inch iron rod found for the northeast corner of said Lot 13 bears N26°26'50"E a distance of 190.67 feet;

**THENCE** leaving said east and said west line and crossing said 43.906 acre tract the following six (6) courses and distances:

1. S 56°19'30" E a distance of 415.27 feet to a calculated point;
2. with a curve to the right with an arc length of 920.94 feet, with a radius of 1674.86 feet, with a chord bearing of S 40°34'24" E, with a chord length of 909.38 feet to a calculated point;
3. S 24°48'49" E a distance of 96.47 feet to a calculated point;
4. S 65°09'04" W a distance of 320.31 feet to a calculated point;
5. with a curve to the left with an arc length of 40.94 feet, with a radius of 1373.48 feet, with a chord bearing of S 64°18'16" W, with a chord length of 40.94 feet to a calculated point, and;

## 35.86 ACRES ZONING

6. S 26°33'01" E a distance of 325.48 feet to a calculated point in the west ROW line of said Heatherwilde Boulevard, same being in the east line of the remainder of said 43.706 acre tract, from which an iron rod with "WATERLOO" cap found at a point of curvature in said east and west line bears with a curve to the right with an arc length of 31.41 feet, with a radius of 1048.55 feet, with a chord bearing of N64°19'27"E, with a chord length of 31.41 feet;

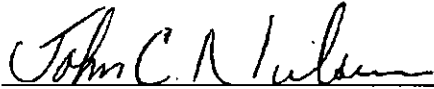
**THENCE** with the east line of the remainder of said 43.906 acre tract, same being the west ROW line of said Heatherwilde Boulevard the following two (2) courses and distances:

1. with a curve to the left with an arc length of 656.10 feet, with a radius of 1048.55 feet, with a chord bearing of S 45°32'26" W, with a chord length of 645.45 feet to an iron rod with "WATERLOO" cap found, and;
2. S 27°37'25" W a distance of 86.92 feet to the **POINT OF BEGINNING** and containing 35.86 acres of land, more or less.

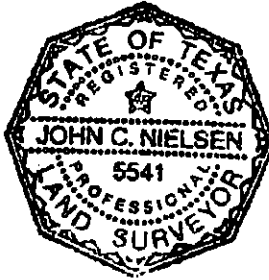
**BEARING BASIS:**

TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/HARN

Date: 2-20-14



John C. Nielsen  
Registered Professional Land Surveyor  
No. 5541-State of Texas



Delta Survey Group, Inc.  
8213 Brodie Lane, Suite 102  
Austin, Texas 78745  
Firm No. 10004700

WELLS POINT COMMERCIAL  
SECTION 7  
VOLUME 86, PAGE 167A  
O.P.R.T.C.TX.

LOT 13

LOT 14

29.705 ACRES  
SCI COLORADO FUNERAL  
SERVICES, INC.  
VOLUME 12485, PAGE 454  
O.P.R.T.C.TX.

15.997 ACRES  
SEALY HEATHERWILDE, L.P.  
DOCUMENT NUMBER 2000101896  
O.P.R.T.C.TX.

35.86 ACRES

43.906 ACRES  
SEALY HEATHERWILDE, L.P.  
DOCUMENT NUMBER  
2000101898 O.P.R.T.C.TX.

L=40.94'  
R=1373.48'  
D=01°42'29"  
C LEN=40.94'  
BRG=(S64°18'16"W

L=656.10'  
R=1048.55'  
D=35°51'04"  
C LEN=645.45'  
BRG S45°32'26"W

0.309 ACRES  
TRAVIS COUNTY  
DOCUMENT NUMBER  
2007205044 O.P.R.T.C.TX.



GRAPHIC SCALE

1" = 300'

WELLS BRANCH PARKWAY  
(RIGHT-OF-WAY VARIES)

L=920.94'  
R=1674.86'  
D=31°30'17"  
C LEN=909.38'  
BRG=S40°34'24"E

S24°48'00"E  
96.47'

S65°09'04"W  
320.31'

S26°33'01"E  
325.48'

HEATHERWILDE BOULEVARD  
(RIGHT-OF-WAY VARIES)

L=31.41'  
R=1048.55'  
D=01°42'59"  
C LEN=31.41'  
BRG=N64°19'27"E

P.O.B.

LEGEND

POINT OF BEGINNING

IRON ROD WITH "WATERLOO" CAP FOUND

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE  
SYSTEM, CENTRAL ZONE, NAD83/HARN

SKETCH TO ACCOMPANY FIELD NOTES

**Delta Survey Group Inc.**

8213 Brodie Lane Ste. 102 Austin, TX. 78745  
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QUAD PFLUGERVILLE-WEST

PROJECT WELLS BRANCH AT HEATHERWILDE

DWG. 35.86 AC SF ZONING

© Delta Survey Group, Inc.

Tract 2

1 OF 3

# 6.80 ACRES ZONING

**DESCRIPTION OF A 6.80 ACRE TRACT LOCATED IN THE L.C. CUNNINGHAM SURVEY, ABSTRACT No. 163, LOCATED IN TRAVIS COUNTY, TEXAS, PREPARED BY DELTA SURVEY GROUP, INC. IN FEBRUARY 2014 FOR ZONING PURPOSES ONLY. SAID 6.80 ACRE TRACT BEING A PORTION OF THE REMAINDER OF A 43.906 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2000101898 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF A 15.997 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2000101896 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. SAID 6.80 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at an iron rod with "WATERLOO" cap found for the southeast corner of said remainder tract, same being the northeast corner of the remainder of a 0.309 acre tract described in Document Number 2007205044 Official Public Records, Travis County, Texas, also being in the west right-of-way (ROW) line of Heatherwilde Boulevard (ROW varies) for the **POINT OF BEGINNING**;

**THENCE** leaving said west ROW line, with the south line of said 43.906 acre tract, same being the north line of said remainder of 0.309 acre tract and with the north line of Lot 14, Block H, Lakes At Northtown, Section 5, a subdivision of record in Document Number 201100146 Official Public Records, Travis County, Texas N 61°54'04" W a distance of 630.56 feet to a calculated point for the southwest corner of said 43.906 acre tract, same being the southeast corner of said 15.997 acre tract, also being in the north line of said Lot 14;

**THENCE** with the south line of said 15.997 acre tract, same being the north line of said Lot 14 and with the north lines of Lots 13 thru 9 of said Lakes at Northtown subdivision the following three (3) courses and distances:

1. N 61°54'09" W a distance of 78.37 feet to a calculated point;
2. N 62°10'02" W a distance of 395.79 feet to a calculated point, and;
3. N 62°39'40" W a distance of 55.89 feet to a calculated point in the north line of said Lot 9, same being the southwest corner of said 15.997 acre tract, also being the southeast corner of a 29.705 acre tract described in Volume 12485, Page 454 Official Public Records, Travis County, Texas;

**6.80 ACRES ZONING**

**THENCE** with the west line of said 15.997 acre tract, same being the east line of said 29.705 acre tract N 26°57'35" E a distance of 495.89 feet to a calculated point, from which a 1/2 inch iron rod found for the northeast corner of said 29.705 acre tract bears N 26°57'35" E a distance of 892.74 feet;

**THENCE** leaving the west line of said 15.997 acre tract, same being the east line of said 29.705 acre tract and crossing said 15.997 acre tract and said remainder tract S 39°43'07" E a distance of 1263.87 feet to a calculated point in the east line of the remainder of said 43.906 acre tract, same being the west ROW line of said Leatherwilde Boulevard, from which a iron rod with "WATERLOO" cap found for a point of curvature in said east and west lines bears N 27°37'25" E a distance of 16.03 feet;

**THENCE** with said east and west lines S 27°37'25" W a distance of 16.03 feet to the **POINT OF BEGINNING** and containing 6.80 acres of land, more or less.

**BEARING BASIS:**

TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/HARN

Date: 2-20-14



John C. Nielsen  
Registered Professional Land Surveyor  
No. 5541-State of Texas



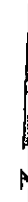
Delta Survey Group, Inc.  
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Firm No. 10004700

L.C. CUNNINGHAM SURVEY  
ABSTRACT No. 163  
TRAVIS COUNTY, TEXAS  
FEBRUARY 2014



GRAPHIC SCALE

1" = 300'



29.705 ACRES  
SCI COLORADO FUNERAL  
SERVICES, INC.  
VOLUME 12485, PAGE 454  
O.P.R.T.C.TX.

15.997 ACRES  
SEALY HEATHERWILDE, L.P.  
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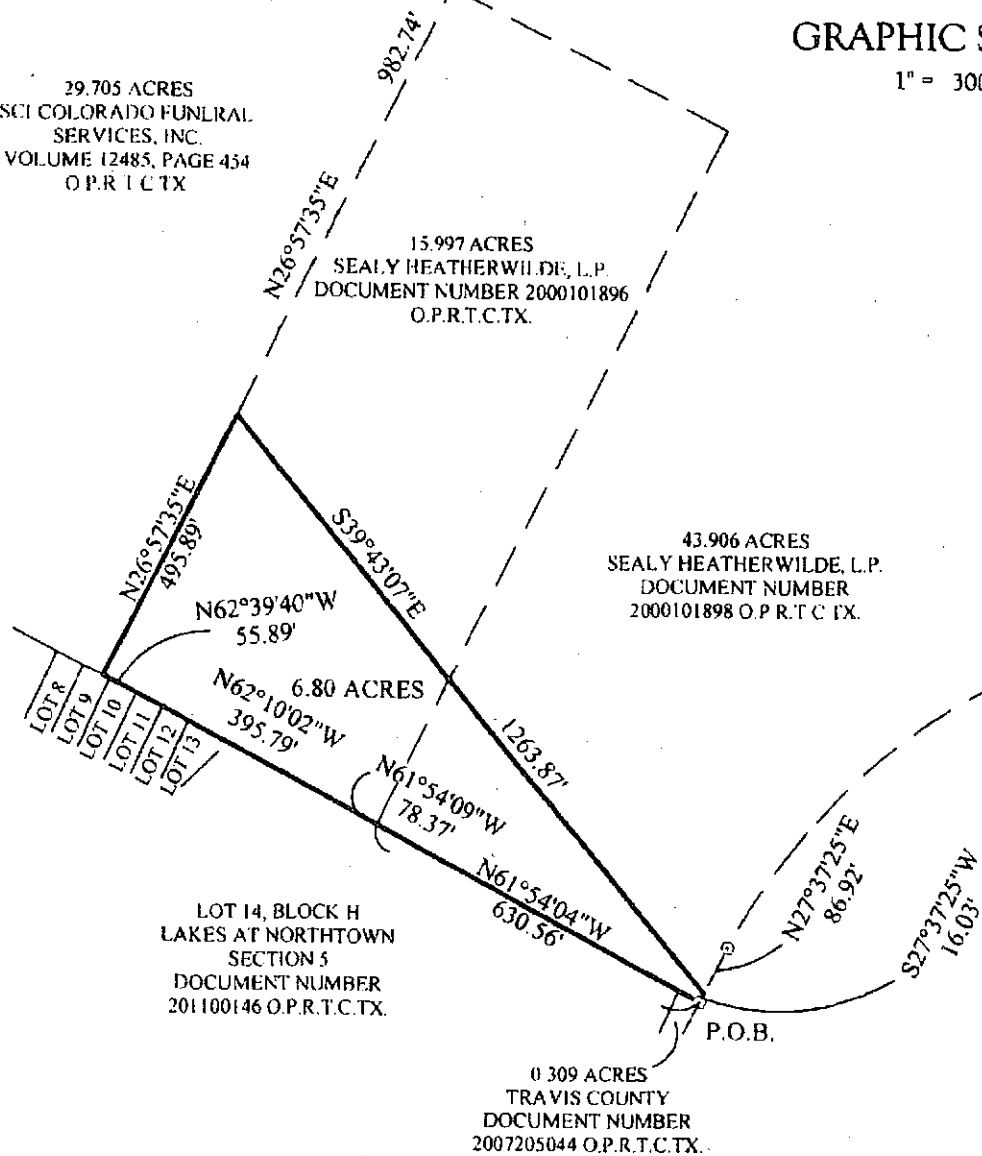
LEGEND

P.O.B. POINT OF BEGINNING  
⊙ IRON ROD WITH "WATER 00" CAP FOUND

HEATHERWILDE BOULEVARD  
(RIGHT-OF-WAY VARIES)

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE  
SYSTEM, CENTRAL ZONE, NAD83/HARN

SKETCH TO ACCOMPANY FIELD NOTES



**Delta Survey Group Inc.**

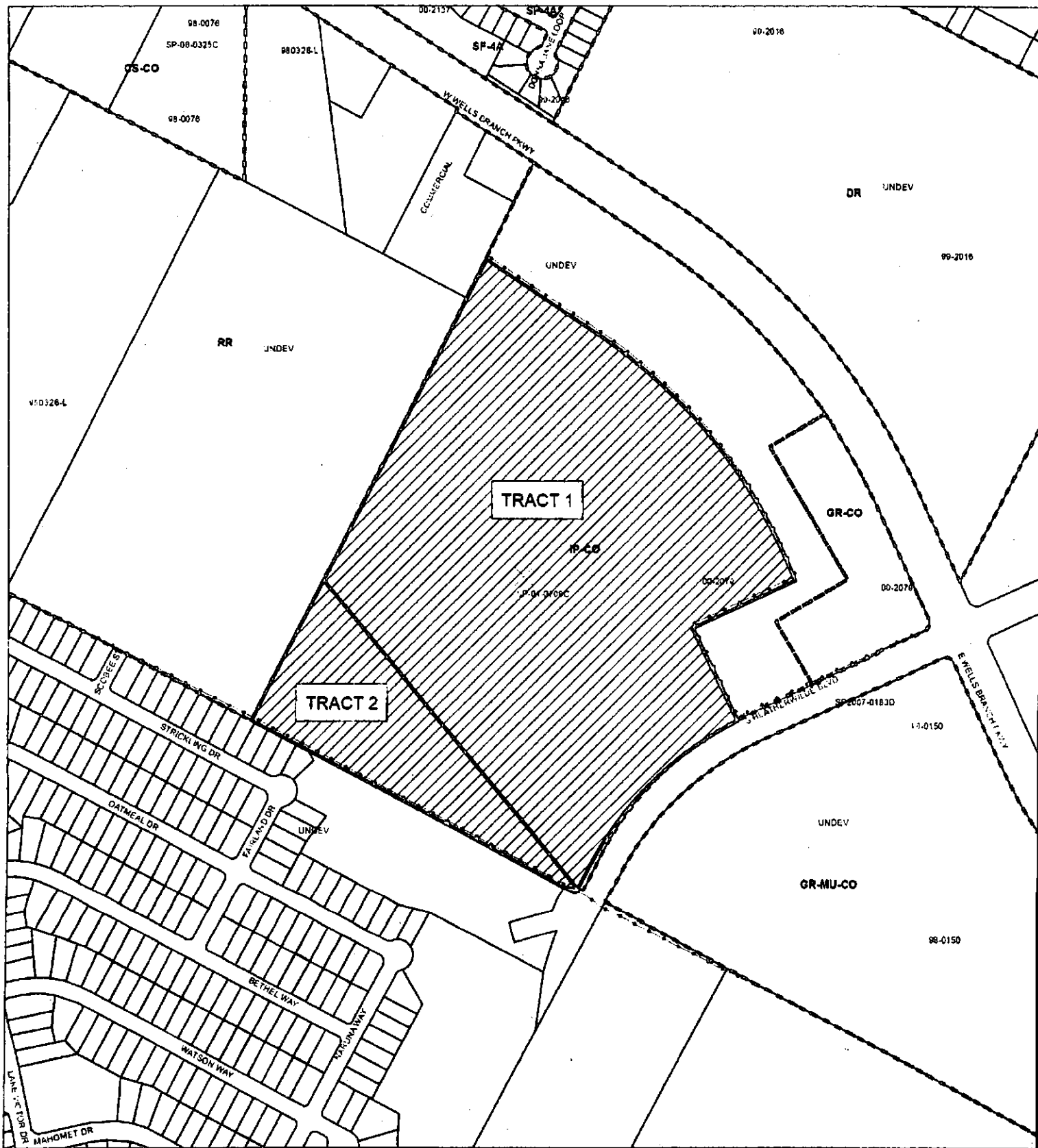
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QUAD PFLUGERVILLEWEST  
PROJECT WELLS BRANCH AT HEATHERWILDE  
DWG. 6.80 AC RR ZONING

FIRM No. 10004700

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

# **ZONING CASE** **C14-2014-0038**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geoc by the City of Austin regarding specific accuracy or completeness.

Exhibit C

1" = 400'