

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE  
2 PROPERTY LOCATED AT 1300 WEST WELLS BRANCH PARKWAY AND  
3 CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR)  
4 DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-  
5 CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT.  
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from interim-rural residence (I-RR) district to townhouse and  
11 condominium residence-conditional overlay (SF-6-CO) combining district on the property  
12 described in Zoning Case No. C14-2015-0033, on file at the Planning and Zoning  
13 Department, as follows:  
14

15 11.683 acre tract of land, more or less, being all of Lots 6, 7, 8 and 9, Block A,  
16 Wells Point Commercial Section Five Subdivision the tract of land being more  
17 particularly described by metes and bounds in Exhibit "A" incorporated into this  
18 ordinance (the "Property"),  
19

20 locally known as 1300 West Wells Branch Parkway in the City of Austin, Travis County,  
21 Texas, and generally identified in the map attached as Exhibit "B".  
22

23 PART 2. The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following condition:  
25

26 A site plan or building permit for the Property may not be approved, released, or  
27 issued, if the completed development or uses of the Property, considered cumulatively  
28 with all existing or previously authorized development and uses, generate traffic that  
29 exceeds 2,000 trips per day.  
30

31 Except as specifically restricted under this ordinance, the Property may be developed and  
32 used in accordance with the regulations established for the townhouse and condominium  
33 residence (SF-6) base district and other applicable requirements of the City Code.  
34  
35  
36  
37

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2015.

**PASSED AND APPROVED**

\_\_\_\_\_, 2015

**Steve Adler**  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan Jannette S. Goodall  
Interim City Attorney City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**11.683 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 11.683 ACRES (APPROXIMATELY 508,914 SQ. FT.), BEING ALL OF LOTS 6, 7, 8 AND 9, BLOCK A, WELLS POINT COMMERCIAL SECTION FIVE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 86, PAGE 166C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH ALL OF THE RIGHT-OF-WAY OF ORA LANE (50' RADIUS) DEDICATED THEREON; SAID 11.683 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the north right-of-way line of Wells Branch Parkway (right-of-way width varies), described in Volume 9794, Page 660 of the Real Property Records of Travis County, Texas, and Document No. 2008206123 of the Official Public Records of Travis County, Texas, for the southwest corner of said Lot 6, same being the southeast corner of Lot 2, Block A, HEB/Pflugerville Subdivision, a subdivision of record in Volume 98, Page 200 of the Plat Records of Travis County, Texas, from which a 1/2" rebar found for a point of curvature in the north right-of-way line of Wells Branch Parkway, same being the south line of said Lot 2, bears North 56°23'41" West, a distance of 114.31 feet;

**THENCE** North 27°11'34" East, with the west line of said Lots 6 and 7, same being the east line of Lot 2, a distance of 637.23 feet to a 1/2" iron pipe found for the northwest corner of Lot 7, same being the northeast corner of Lot 2, also being the southeast corner of Lot 10, Block A, Spring Willow Subdivision Section One, a subdivision of record in Volume 61, Page 37 of the Plat Records of Travis County, Texas, also being the southwest corner of Lot 11, Block A, Spring Willow Subdivision Section One;

**THENCE** South 62°31'54" East, with the common line of Lot 7 and said Lot 11, a distance of 108.98 feet to a 1/2" iron pipe found for the southeast corner of Lot 11, same being the southwest corner of Lot 12, Block A, Spring Willow Subdivision Section One;

**THENCE** South 62°21'55" East, with the common line of Lot 7 and said Lot 12, a distance of 109.14 feet to a 1/2" rebar found for the southeast corner of Lot 12, same being the southwest corner of Lot 13, Block A, Spring Willow Subdivision Section One;

**THENCE** South 62°05'53" East, with the common line of Lot 7 and said Lot 13, at a distance of 78.75 feet passing a 5/8" rebar found for the northeast corner of Lot 7, same being the northwest corner of said Lot 8, and continuing with the common line of Lot 8 and Lot 13, for a total distance of 108.88 feet to a 1/2" iron pipe found for the southeast corner of Lot 13, same being the southwest corner of Lot 14, Block A, Spring Willow Subdivision Section One;

**THENCE** South 62°13'42" East, with the common line of Lot 8 and said Lot 14, a distance of 165.54 feet to a 1/2" rebar found in the west right-of-way line of Ora Lane (60' right-of-way with), for the northeast corner of Lot 8, same being the southeast corner of Lot 14;

**THENCE** South 62°24'38" East, crossing the right-of-way of Ora Lane, a distance of 60.07 feet to a 1/2" rebar found in the east right-of-way line of Ora Lane, being the northwest corner of said Lot 9, also being the southwest corner of Lot 83, Block J, Sarah's Creek Section Five, a subdivision of record in Document No. 199900348 of the Official Public Records of Travis County, Texas;

**THENCE** with the common line of Lot 9 and said Lot 83, the following two (2) courses and distances:

1. South 62°23'07" East, a distance of 80.17 feet to a 1/2" rebar found;
2. South 31°51'54" East, a distance of 6.41 feet to a 1/2" rebar found for the northeast corner of Lot 9, same being an angle point in the south line of Lot 83, also being the northwest corner of Lot 9, Block A, Sarah's Creek South, a subdivision of record in Document No. 200100222 of the Official Public Records of Travis County, Texas;

**THENCE** with the common line of Lot 9, Block A, Wells Point Commercial Section Five and Lot 9, Block A, Sarah's Creek South, the following three (3) courses and distances:

1. South 07°48'06" West, a distance of 310.02 feet to a 1/2" rebar found;
2. South 27°30'54" East, a distance of 139.66 feet to a 1/2" rebar found;
3. South 17°16'08" West, a distance of 156.31 feet to a 1/2" rebar found for a common corner of Lots 9 and 10, Block A, Wells Point Commercial Section Five, from which a 1/2" rebar with "Chaparral" cap set in the north right-of-way line of Wells Branch Parkway as described in said Document No. 2008206123, for the southwest corner of Lot 9, Block A, Sarah's Creek South, bears South 17°16'08" West, a distance of 197.34 feet;

**THENCE** with the common line of Lots 9 and 10, the following two (2) courses and distances:

1. North 56°25'13" West, a distance of 106.62 feet to a 1/2" rebar found;
2. South 29°47'21" West, a distance of 189.74 feet to a calculated point in the north right-of-way line of Wells Branch Parkway;

**THENCE** North 56°23'41" West, with the north right-of-way line of Wells Branch Parkway, a distance of 590.29 feet to a 1/2" rebar with "Capital" cap found in the common line of Lots 6 and 7;

**THENCE** with the common line of Wells Branch Parkway and Lot 6, the following two (2) courses and distances:

1. South 26°27'29" West, a distance of 10.04 feet to a 1/2" rebar found for the southeast corner of Lot 6;
2. North 56°23'41" West, a distance of 182.24 feet to the **POINT OF BEGINNING**, containing 11.683 acres of land, more or less.

Surveyed on the ground on January 7, 2015. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS) for Chaparral control point "R666". Survey Drawing No. 562-034-Z1.

*Eric J. Dannheim* 2/10/2015

Eric J. Dannheim  
Registered Professional Land Surveyor  
State of Texas No. 6075  
TBPLS Firm No. 10124500

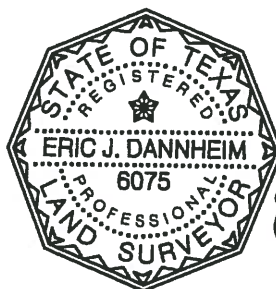


SKETCH TO ACCOMPANY A DESCRIPTION OF 11.683 ACRES (APPROXIMATELY 508,914 SQ. FT.), BEING ALL OF LOTS 6, 7, 8 AND 9, BLOCK A, WELLS POINT COMMERCIAL SECTION FIVE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 86, PAGE 166C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH ALL OF THE RIGHT-OF-WAY OF ORA LANE (50' RADIUS) DEDICATED THEREON.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ 1/2" IRON PIPE FOUND
- <sup>CAP</sup> 1/2" REBAR WITH "CAPITAL" CAP FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	S62°31'54"E	108.98'	(S60°17'32"E 108.97')
L2	S62°21'55"E	109.14'	(S60°14'56"E 109.02')
L3	S62°05'53"E	108.88'	(S59°51'35"E 108.89')
L4	S62°13'42"E	165.54'	(S60°07'14"E 165.60')
L5	S62°24'38"E	60.07'	(S60°07'57"E 60.00')
L6	S62°23'07"E	80.17'	(S60°20'27"E 80.07')
L7	S31°51'54"E	6.41'	(S29°00'48"E 6.49')
L8	N56°25'13"W	106.62'	(N54°13'18"W 106.63')
L9	S29°47'21"W	189.74'	(S31°55'00"W 200.00')
L10	S26°27'29"W	10.04'	(S27°11'18"W 10.06')



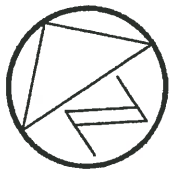
*En*  
2/10/2015

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 562-034-Z1

**Chaparral**

DATE OF SURVEY: 01/07/15  
PLOT DATE: 02/10/15  
DRAWING NO.: 562-034-Z1  
PROJECT NO.: 562-034  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB  
SHEET 1 OF 3



1" = 100'

LOT 10  
BLOCK A  
SPRING WILLOW  
SUBDIVISION  
SECTION ONE  
(61/37)

LOT 11  
BLOCK A  
SPRING WILLOW  
SUBDIVISION  
SECTION ONE  
(61/37)

LOT 12  
BLOCK A  
SPRING WILLOW  
SUBDIVISION  
SECTION ONE  
(61/37)

LOT 13  
BLOCK A  
SPRING WILLOW  
SUBDIVISION  
SECTION ONE  
(61/37)

LOT 14  
BLOCK A  
SPRING WILLOW  
SUBDIVISION  
SECTION ONE  
(61/37)

ORA LANE  
(60' R.O.W. WIDTH)  
(61/37)

L1

L2

L3

L4

L5

78.75'  
(78.89')

30.13'  
(30.00')

ORA LANE  
(50' RADIUS)  
(86/166C)

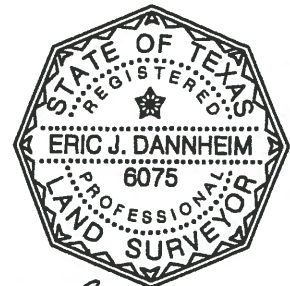
N27°11'34"E 637.23'  
(N28°21'00"E 637.29')

LOT 7  
BLOCK A  
WELLS POINT  
COMMERCIAL  
SECTION FIVE  
(86/166C)

LOT 8  
BLOCK A  
WELLS POINT  
COMMERCIAL  
SECTION FIVE  
(86/166C)

LOT 2  
BLOCK A  
HEB/PFLUGERVILLE  
SUBDIVISION  
(98/200)

11.683 ACRES  
APPROX. 508,914 SQ. FT.



*EV* 2/10/2015

P.O.B.

CAP

N56°23'41"W 114.31'

N56°23'41"W 182.24'  
(N54°13'18"W 182.07')

L10

N56°23'41"W 590.29'  
(N56°22'57"W)

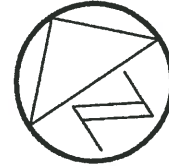
WELLS BRANCH PARKWAY  
(R.O.W. WIDTH VARIES)  
(9794/660) (2008206123)

**Chaparral**

LOT 14  
BLOCK A  
SPRING WILLOW  
SUBDIVISION  
SECTION ONE  
(61/37)

ORA LANE  
(60' R.O.W. WIDTH)  
(61/37)

LOT 83  
BLOCK J  
SARAH'S CREEK  
SECTION FIVE  
CONSERVATION,  
DRAINAGE & P.U.E.  
(199900348)



1" = 100'

L4

L5

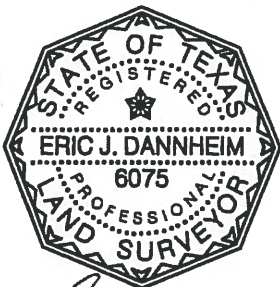
L6

L7

ORA LANE  
(50' RADIUS)  
(86/166C)

LOT 8  
BLOCK A  
WELLS POINT  
COMMERCIAL  
SECTION FIVE  
(86/166C)

11.683 ACRES  
APPROX. 508,914 SQ. FT.



*ED*  
2/10/2015

S07°48'06"W 310.02'  
(S09°56'39"W 309.79')

LOT 9  
BLOCK A  
SARAH'S CREEK SOUTH  
(200100222)

S27°30'54"E 139.66'  
(S25°20'E 140.00')

LOT 9  
BLOCK A  
WELLS POINT  
COMMERCIAL  
SECTION FIVE  
(86/166C)

S17°16'08"W 156.31'  
(S19°30'W 158.16')

L8

LOT 10  
BLOCK A  
WELLS POINT  
COMMERCIAL  
SECTION FIVE  
(86/166C)

S17°16'08"W 197.34'

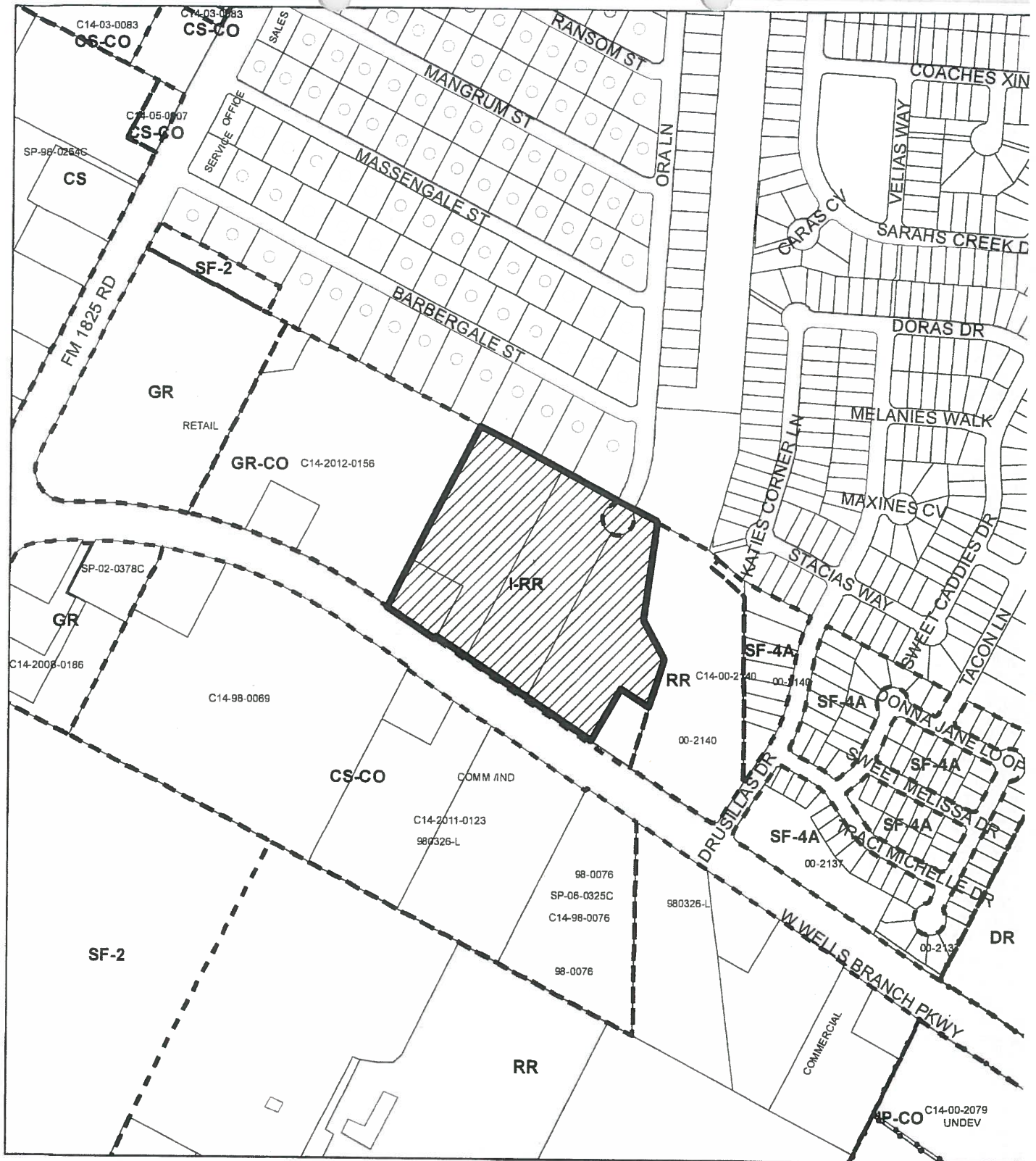
N56°23'41"W 590.29'  
(N56°22'57"W)

WELLS BRANCH PARKWAY  
(R.O.W. WIDTH VARIES)  
(9794/660) (2008206123)

S56°23'41"E 149.49'




**Chaparral**

DRAWING NO.: 562-034-Z1  
SHEET 3 OF 3



# **ZONING** **CASE#: C14-2015-0033**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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.

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