

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6901 OLD BEE CAVES ROAD IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN (CS-MU-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 commercial services-neighborhood plan (CS-NP) combining district to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district on the property described in Zoning Case No. C14-2018-0056, on file at the Planning and Zoning Department, as follows:

18.3163 acres (797,857 square feet) out of the Thomas Anderson Survey No. 90, Abstract No. 28 in Travis County, Texas, said 18.3163 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 6901 Old Bee Caves Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 2.** The Property is subject to Ordinance No. 20081211-097 that established zoning for the West Oak Hill Neighborhood Plan.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2018.

**PASSED AND APPROVED**

§ § §

\_\_\_\_\_, 2018

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Jannette S. Goodall  
City Clerk

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 18.3163 ACRES (797,857 SQUARE FEET) OUT OF THE THOMAS ANDERSON SURVEY NO. 90, ABSTRACT NO. 28 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 18.388 ACRE TRACT CONVEYED TO GALT GRAYDON IN DOCUMENT NO. 2001091311 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 18.3163 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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Land Surveying

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**BEGINNING**, at a 3/4-inch iron pipe found at a corner in the west right-of-way line of Old Bee Caves Road (right-of-way varies), and being the southeast corner of said Graydon tract, for the southeast corner and POINT OF BEGINNING hereof,

**THENCE**, with the south line of said Graydon tract, in part with the west right-of-way line of said Old Bee Caves Road, in part with the north line of Lot 1, Block "A" of Center of the Hills, Section II, a subdivision recorded in Volume 95, Pages 341-342 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and in part with the north line of Lot 1, Block "A" of Center of the Hills, a subdivision recorded in Volume 93, Pages 93-94 (P.R.T.C.T.), the following three (3) courses and distances:

- 1) N79°21'23"W, passing at a distance of 16.22 feet, a 1x1/2" Type III aluminum cap found at a corner in the west right-of-way line of said Old Bee Caves Road, and being the northeast corner of Lot 1 of said Center of the Hills Section II, and continuing for a total distance of 339.24 feet to a 1/4-inch iron pipe found for an angle point hereof,
- 2) N79°22'51"W, a distance of 226.23 feet to a 1/4-inch iron pipe found for an angle point hereof, said point being at the common north corner of Lot 1 of said Center of the Hills Section II and Lot 1 of said Center of the Hills, and
- 3) N77°35'51"W, a distance of 35.47 feet to a calculated (rounded) point for the southwest corner hereof, said point being at the approximate centerline of Williamson Creek, and being in the north line of Lot 1 of said Center of the Hills, and being at the southeast corner of the remainder of a called 21.08 acre tract conveyed to Alice Min-Pai Z Yi in Document No. 2016051484 (O.P.R.T.C.T.), said tract being more particularly described in Volume 8491, Page 617 of the Deed Records of Travis County, Texas (D.R.T.C.T.);

**THENCE**, with the approximate centerline of said Williamson Creek, and with the common line of said Yi tract and said Graydon tract, the following three (3) courses and distances:

- 1) N34°35'40"W, a distance of 525.71 feet to a calculated (rounded) point for an angle point hereof,
- 2) N43°04'13"W, a distance of 255.90 feet to a calculated (rounded) point for an angle point hereof, and
- 3) N35°27'03"W, a distance of 86.02 feet to a calculated (rounded) point for the northwest corner hereof, said point being in the southeast line of a called 1.50 acre tract conveyed to Jacqueline May in Document No. 2013139393 (O.P.R.T.C.T.), said tract being more particularly described in Volume 1950, Page 341 (D.R.T.C.T.), and being the northeast corner of said Yi tract, and being the northwest corner of said Graydon tract;

**THENCE**, with the common line of said May tract and said Graydon tract, the following two (2) courses and distances:

- 1)  $N68^{\circ}42'34"E$ , a distance of 24.66 feet to a 1-inch iron rod found for an angle point hereof, and
- 2)  $N57^{\circ}28'28"E$ , a distance of 424.56 feet to a 1/2-inch iron rod with "Ward-5811" cap set for an exterior ell-corner hereof, said point being in the south right-of-way line of Old Bee Caves Road, and being at the common north corner of said May tract and said Graydon tract;

**THENCE**, with the south and west right-of-way line of said Old Bee Caves Road and the north and east lines of said Graydon tract, the following five (5) courses and distances:

- 1)  $S76^{\circ}05'54"E$ , a distance of 630.58 feet to a 1/2-inch iron rod found for an angle point hereof,
- 2)  $S67^{\circ}56'42"E$ , a distance of 94.19 feet to a 1/2-inch iron rod found for an angle point hereof,
- 3)  $S52^{\circ}23'11"E$ , a distance of 91.92 feet to a 1/2-inch iron rod found for an angle point hereof,
- 4)  $S19^{\circ}10'42"E$ , a distance of 108.33 feet to a calculated point (that falls inside a wastewater cleanout) for an angle point hereof, and
- 5)  $S06^{\circ}02'36"W$ , a distance of 700.69 feet to the **POINT OF BEGINNING** and containing 18.3163 Acres (797,857 Square Feet) more or less.

**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000071852816. See attached sketch (reference drawing: 00592.dwg)

  
3/31/17  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC







