

**ORDINANCE NO. 20100527-080**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11001 SOUTH 1<sup>ST</sup> STREET FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-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-mixed use-conditional overlay (GR-MU-CO) combining district to multifamily residence medium density-conditional overlay (MF-3-CO) combining district on the property described in Zoning Case No. C14-2010-0027, on file at the Planning and Development Review Department, as follows:

A 23.965 acre tract of land, more or less, out of the Stephen F. Slaughter League No. 1, Abstract No. 20, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 11001 South 1<sup>st</sup> Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

- A. 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 5,753 trips per day.
- B. Vehicular access to the portion of Old San Antonio Road north of the Property is prohibited. Vehicular access to the section of Old San Antonio Road to the east of the Property is prohibited until the road is upgraded and realigned to provide a direct connection to IH-35 at the Slaughter Creek overpass.

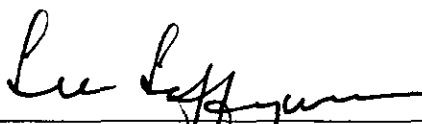
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on June 7, 2010.

**PASSED AND APPROVED**

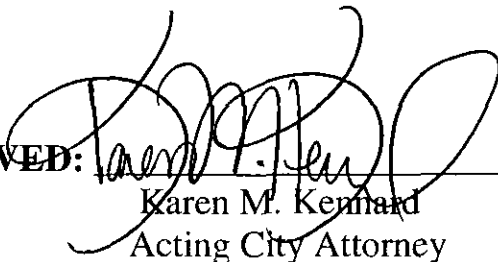
\_\_\_\_\_, May 27, 2010

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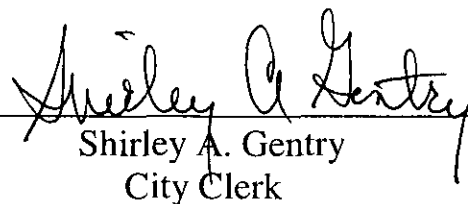


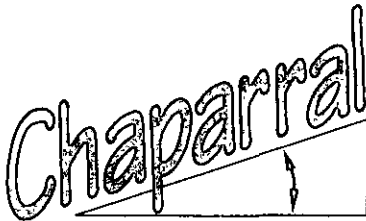
Lee Leffingwell  
Mayor

**APPROVED:**

  
Karen M. Kennard  
Acting City Attorney

**ATTEST:**

  
Shirley A. Gentry  
City Clerk



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

EXHIBIT A

C14-2010-0027

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**23.965 ACRES**

**STEPHEN F. SLAUGHTER LEAGUE NO. 1, ABSTRACT NO. 20  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 23.965 ACRES (APPROXIMATELY 1,043,921 SQ. FT.) IN THE STEPHEN F. SLAUGHTER LEAGUE NO. 1, ABSTRACT NO. 20, TRAVIS COUNTY, TEXAS, BEING ALL OF A 23.968 ACRE TRACT CONVEYED TO COLONIAL REALTY LIMITED PARTNERSHIP IN A SPECIAL WARRANTY DEED DATED NOVEMBER 30, 2006 AND RECORDED IN DOCUMENT NO. 2006230896 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 23.965 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the west right-of-way line of Old San Antonio Road (right-of-way width varies), being the northeast corner of the said 23.968 acre tract, being also the southeast corner of a 51.126 acre tract described in Document No. 2000022808 of the Official Public Records of Travis County, Texas;

**THENCE** South 26°30'15" West with the west right-of-way line of Old San Antonio Road and the east line of the said 23.968 acre tract, a distance of 699.74 feet to a 1/2" rebar with Chaparral cap set for a southeast corner of the said 23.968 acre tract, being the northeast corner of a 2.508 acre tract described in Document No. 2006230896 of the Official Public Records of Travis County, Texas, from which a concrete highway monument found in the west right-of-way line of Old San Antonio Road, being in the east line of the said 2.508 acre tract, bears South 26°30'15" West, a distance of 212.87 feet;

**THENCE** with the common line of the said 23.968 acre tract and the said 2.508 acre tract, the following two (2) courses and distances:

1. North 63°29'45" West, a distance of 350.13 feet to a 1/2" rebar with Chaparral cap set for the northwest corner of the said 2.508 acre tract;
2. South 21°34'52" West, a distance of 374.33 feet to a 1/2" rebar with Chaparral cap set in the north right-of-way line of F.M. 1626 (80' right-of-way width), being a southeast corner of the said 23.968 acre tract, being also the southwest corner of the said 2.508 acre tract, from which a concrete highway monument found at the intersection of the north right-of-way line of F.M. 1626 and the west right-of-way line of Old San Antonio Road at highway station 107+01.3, 40' left, being also in the south line of the said 2.508 acre tract, bears South 75°05'37" East, a distance of 217.62 feet;

SCANNED

**THENCE** North 75°05'37" West with the north right-of-way line of F.M. 1626 and the south line of the said 23.968 acre tract, a distance of 418.50 feet to a 1/2" rebar with Chaparral cap set for a southwest corner of the said 23.968 acre tract, being the southeast corner of a 1.489 acre tract described in Document No. 2006230896 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar with TxDOT cap found in the north right-of-way line of F.M. 1626 at highway p.t. station 82+51.9, 40' left, bears North 75°05'37" West, a distance of 1813.03 feet;

**THENCE** with the common line of the said 23.968 acre tract and the said 1.489 acre tract, the following two (2) courses and distances:

1. North 19°47'10" East, a distance of 251.72 feet to a 1/2" rebar with Chaparral cap set for the northeast corner of the said 1.489 acre tract;
2. North 73°01'34" West, a distance of 257.59 feet to a 1/2" rebar with Harris cap found in the east right-of-way line of South 1st Street (right-of-way width varies) as described in Document No. 2000101517 of the Official Public Records of Travis County, Texas, being a southwest corner of the said 23.968 acre tract, being also the northwest corner of the said 1.489 acre tract, from which a 1/2" rebar with Harris cap found in the east right-of-way line of South 1st Street, being in the west line of the said 1.489 acre tract, bears South 18°19'59" West, a distance of 100.26 feet;

**THENCE** with the east right-of-way line of South 1st Street as described in Document No. 2000101517 and the west line of the said 23.968 acre tract, the following eight (8) courses and distances:

1. North 20°45'32" East, a distance of 98.70 feet to a 1/2" rebar with cap found;
2. North 14°50'48" East, a distance of 101.77 feet to a 1/2" rebar with Harris cap found;
3. North 11°30'38" East, a distance of 91.71 feet to a 1/2" rebar with Bury cap found;
4. North 19°00'29" East, a distance of 98.12 feet to a 1/2" rebar with Harris cap found;
5. North 22°17'14" East, a distance of 99.99 feet a 1/2" rebar with Chaparral cap set;
6. North 18°51'17" East, a distance of 100.17 feet to a 1/2" rebar with Harris cap found;


2006230896

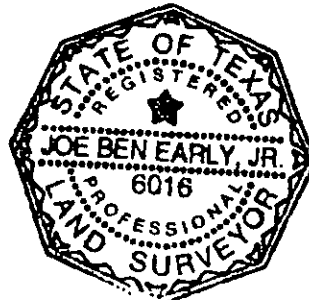
7. North  $20^{\circ}08'04''$  East, a distance of 100.03 feet to a 1/2" rebar with Harris cap found;
8. North  $20^{\circ}28'06''$  East, a distance of 156.32 feet to a 1/2" rebar with Harris cap found in the east right-of-way line of South 1st Street (120' right-of-way width) as described in Document No. 1999117965 of the Official Public Records of Travis County, Texas, being in the west line of the said 23.968 acre tract;

**THENCE** with the east right-of-way line of South 1st Street as described in Document No. 1999117965 and the west line of the said 23.968 acre tract, with a curve to the left, having a radius of 1060.00 feet, a delta angle of  $09^{\circ}44'26''$ , an arc length of 180.21 feet, and a chord which bears North  $17^{\circ}23'00''$  East, a distance of 179.99 feet to a 1/2" rebar with Bury cap found for the northwest corner of the said 23.968 acre tract, being in the south line of the said 51.126 acre tract;

**THENCE** South  $60^{\circ}14'01''$  East with the north line of the said 23.968 acre tract and the south line of the said 51.126 acre tract, a distance of 1157.04 feet to the **POINT OF BEGINNING**, containing 23.965 acres of land, more or less.

Surveyed on the ground on January 28, 2010. Bearing basis is 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). Attachments: Survey Drawing No. 586-013-BASE.

 1/28/10  
Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016



586-013-BASE

SKETCH TO ACCOMPANY A DESCRIPTION OF 23.965 ACRES (APPROXIMATELY 1,043,921 SQ. FT.) IN THE STEPHEN F. SLAUGHTER LEAGUE NO. 1, ABSTRACT NO. 20, TRAVIS COUNTY, TEXAS, BEING ALL OF A 23.968 ACRE TRACT CONVEYED TO COLONIAL REALTY LIMITED PARTNERSHIP IN A SPECIAL WARRANTY DEED DATED NOVEMBER 30, 2006 AND RECORDED IN DOCUMENT NO. 2006230896 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

| CURVE TABLE |          |          |        |             |                       |
|-------------|----------|----------|--------|-------------|-----------------------|
| NO.         | DELTA    | RADIUS   | TAN    | ARC         | CHORD                 |
| C1          | 9°44'26" | 1060.00' | 90.32' | 180.21'     | 179.99'               |
|             |          |          |        | BEARING     | (RECORD CHORD)        |
|             |          |          |        | N17°23'00"E | (N17°23'45"E 180.01') |

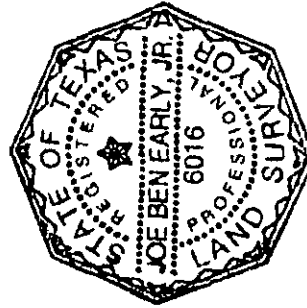
| LINE TABLE |             |         |                       |
|------------|-------------|---------|-----------------------|
| No.        | BEARING     | LENGTH  | (RECORD)              |
| L1         | N19°47'10"E | 251.72' | (N19°46'36"E 251.76') |
| L2         | N73°01'34"W | 257.59' | (N73°03'34"W 257.63') |
| L3         | N20°45'32"E | 98.70'  | (N20°43'32"E 98.79')  |
| L4         | N14°50'48"E | 101.77' | (N14°53'19"E 101.78') |
| L5         | N11°30'38"E | 91.71'  | (N11°30'51"E 91.70')  |
| L6         | N19°00'29"E | 98.12'  | (N18°59'26"E 98.16')  |
| L7         | N22°17'14"E | 99.99'  | (N22°15'57"E 99.98')  |
| L8         | N18°51'17"E | 100.17' | (N18°50'00"E 100.16') |
| L9         | N20°08'04"E | 100.03' | (N20°09'06"E 100.03') |
| L10        | N20°28'06"E | 156.32' | (N20°28'36"E 156.34') |
| L11        | S26°30'15"W | 212.87' | (S26°30'11"W 212.87') |
| L12        | S68°31'40"W | 156.59' | (S68°34'49"W 156.54') |
| L13        | S75°05'37"E | 217.62' | (S75°06'11"E 217.62') |
| L14        | S18°19'59"W | 100.26' | (S18°18'33"W 100.18') |

#### LEGEND

- ⊙ 1/2" REBAR WITH "HARRIS" PLASTIC CAP FOUND (OR AS NOTED)
- 1/2" REBAR WITH CHAPARRAL CAP SET
- CONC. HIGHWAY MON. FOUND
- ( ) RECORD INFORMATION

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).

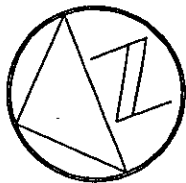
ATTACHMENTS: METES AND BOUNDS DESCRIPTION '586-013-BASE



*Handwritten signature and date: 1/28/10*

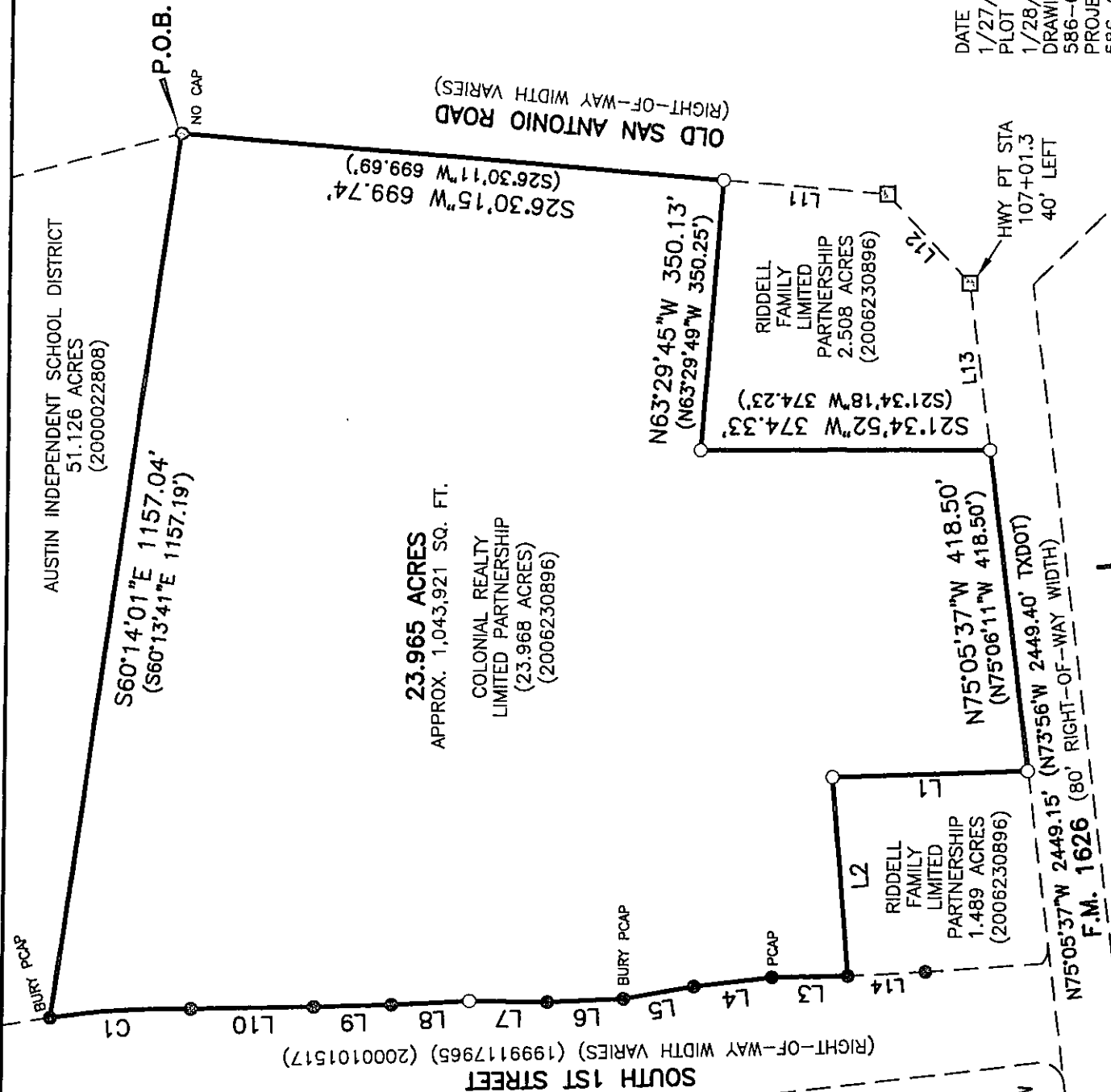
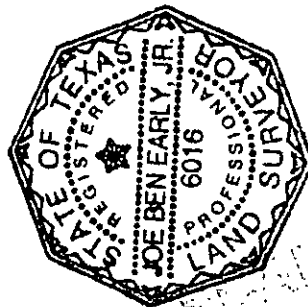
DATE OF SURVEY: 1/27/10  
PLOT DATE: 1/28/10  
DRAWING NO.: 586-013-BASE  
PROJECT NO.: 586-013  
DRAWN BY: JBE  
SHEET 1 OF 2

*Chaparral*



1" = 200'

2/8/28/10



DATE OF SURVEY:  
1/27/10  
PLOT DATE:  
1/28/10  
DRAWING NO.:  
586-013-BASE  
PROJECT NO.:  
586-013  
DRAWN BY: JBE  
SHEET 2 OF 2

Chaparral

 SUBJECT TRACT

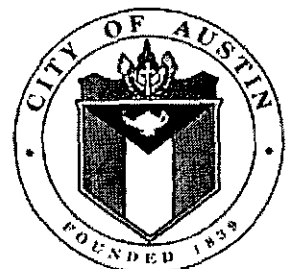
 **ZONING BOUNDARY**

**PENDING CASE**

OPERATOR: S. MEEKS

ZONING EXHIBIT B

ZONING CASE#: C14-2010-0027  
ADDRESS: 11001 S 1ST ST  
SUBJECT AREA: 23.97 ACRES  
GRID: F11-12  
MANAGER: W. RHOADES


$$1'' = 400'$$

This map has been produced by G I S Services for the sole purpose of geographic reference  
No warranty is made by the City of Austin regarding specific accuracy or completeness