

ORDINANCE NO. 20161110-057

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9100 WEST STATE HIGHWAY 71 IN THE WEST OAK HILL NEIGHBORHOOD PLAN AREA FROM SINGLE-FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT TO GENERAL OFFICE-NEIGHBORHOOD PLAN (GO-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 single-family residence standard lot-neighborhood plan (SF-2-NP) combining district to general office-neighborhood plan (GO-NP) combining district on the property described in Zoning Case No. C14-2016-0095, on file at the Planning and Zoning Department, as follows:

A 0.891 acre tract of land out of the C. Sterzing Survey No. 71, situated in the City of Austin, Travis County, Texas being a portion of Lot 6, Block "A" Old Bee Cave Subdivision, a subdivision of record in Document No. 200400102 of the Official Public Records of Travis County, Texas; said 0.891 acre tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 9100 West State Highway 71 in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

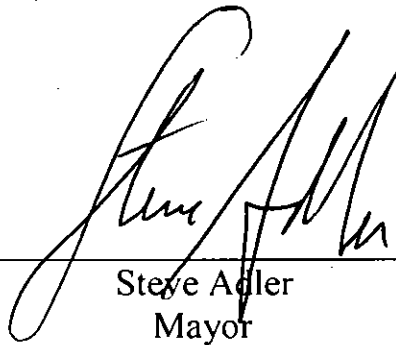
PART 2. The Property is subject to Ordinance No. 20081211-097 that established zoning for the West Oak Hill Neighborhood Plan.

PART 3. This ordinance takes effect on November 21, 2016.

PASSED AND APPROVED

____ November 10 _____, 2016

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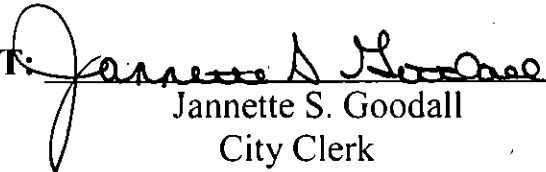
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

0.891 ACRE
PORTION OF LOT 6
ZONING TRACT

C 114-2016-0095
FN NO. 16-311(KWA)
AUGUST 31, 2016
JOB NO. 222010570

DESCRIPTION

OF A 0.891 ACRE TRACT OF LAND OUT OF THE C. STERZING SURVEY NO. 71, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF LOT 6, BLOCK "A" OLD BEE CAVE SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200400102 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.891 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with "BURY" cap set in the easterly right-of-way line of State Highway 71 (150' R.O.W.), being the common westerly corner of Lot 5 and Lot 6 of said Old Bee Cave Subdivision;

THENCE, N42°52'28"W, leaving the northwesterly corner of said Lot 5, along the easterly right-of-way line of State Highway 71, being the westerly line of said Lot 6, a distance of 35.27 feet to the **POINT OF BEGINNING** and southwesterly corner hereof;

THENCE, N42°52'28"W, continuing along the easterly right-of-way line of State Highway 71, being the westerly line of said Lot 6, for the westerly line hereof, a distance of 139.05 feet to the northwesterly corner hereof;

THENCE, leaving the easterly right-of-way line of State Highway 71, over and across said Lot 6, for the northerly line hereof, the following three (3) courses and distances:

- 1) Along a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 89°57'08", an arc length of 39.25 feet, and a chord which bears S87°51'02"E, a distance of 35.34 feet to the end of said curve;
- 2) N47°10'24"E, a distance of 275.61 feet to an angle point hereof;
- 3) N48°57'15"E, a distance of 139.45 feet to a point in the westerly line of Lot 1 of said Old Bee Cave Subdivision, being the easterly line of said Lot 6, for the northeasterly corner hereof, from which a 1/2 inch iron rod with "BURY" cap set at the northeasterly corner of said Lot 6 bears, N42°49'31"W, a distance of 169.93 feet;

THENCE, S42°49'31"E, along the common line of said Lot 1 and said Lot 6, for the easterly line hereof, a distance of 80.08 feet to the southeasterly corner hereof;

Exhibit A

FN NO. 16-311(KWA)
AUGUST 31, 2016
PAGE 2 OF 2

THENCE, leaving the westerly line of said Lot 1, over and across said Lot 6, for the southerly line hereof, the following three (3) courses and distances:

- 1) S45°15'51"W, a distance of 139.32 feet to an angle point; hereof
- 2) S47°10'24"W, a distance of 275.64 feet to the point of curvature of a curve to the left;
- 3) Along said curve, having a radius of 25.00 feet, a central angle of 90°02'52", an arc length of 39.29 feet, and a chord which bears S02°08'58"W, a distance of 35.37 feet to the **POINT OF BEGINNING** containing an area of 0.891 acre (38,820 square feet) of land, more or less, within these metes and bounds.

BEARING BASIS: THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING
SERVICES INC.
221 WEST SIXTH ST.
SUITE 600
AUSTIN, TEXAS 78701

Mark J. Jezisek 8/31/14
MARK J. JEZISEK
R.P.L.S. NO. 5267
STATE OF TEXAS
TBPLS # F-10194230
Mark.Jezisek@stantec.com

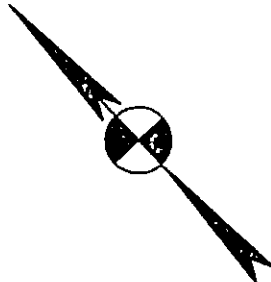
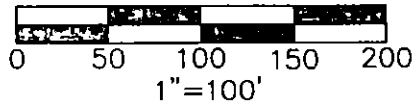


LOT 32
HILL COUNTRY PHASE II-B
VOLUME 101, PAGES 190

LOT 40
HILL COUNTRY PHASE II-C
VOLUME 101, PAGES 188-189

**MIDWOOD
PARKWAY**
(104' R.O.W.)

STATE HIGHWAY 71
(R.O.W. VARIES)



LOT 5

LOT 6

0.891 ACRE
(38,820 SQ. FT.)

N47°10'24"E 275.61'

N48°57'15"E
139.45'

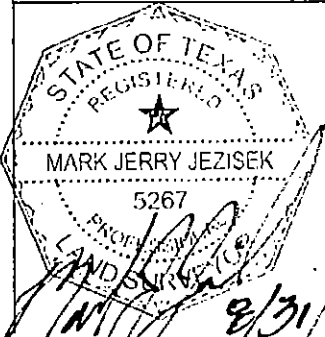
S47°10'24"W 275.64'

S45°15'51"W
139.32'

BLOCK "A"
OLD BEE CAVE SUBDIVISION
DOCUMENT NO. 200400102

LOT 7

LOT 8



Stantec

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE# F-6324 TBPE#S # F-10194230
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SKETCH TO ACCOMPANY DESCRIPTION

OF A 0.891 ACRE TRACT OF LAND OUT OF THE C.
STERZING SURVEY NO. 71, SITUATED IN THE CITY OF
AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF LOT
6, BLOCK "A" OLD BEE CAVE SUBDIVISION, A SUBDIVISION
OF RECORD IN DOCUMENT NO. 200400102; OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**TEAL
CONSTRUCTION
COMPANY**

SHEET 1 OF 2

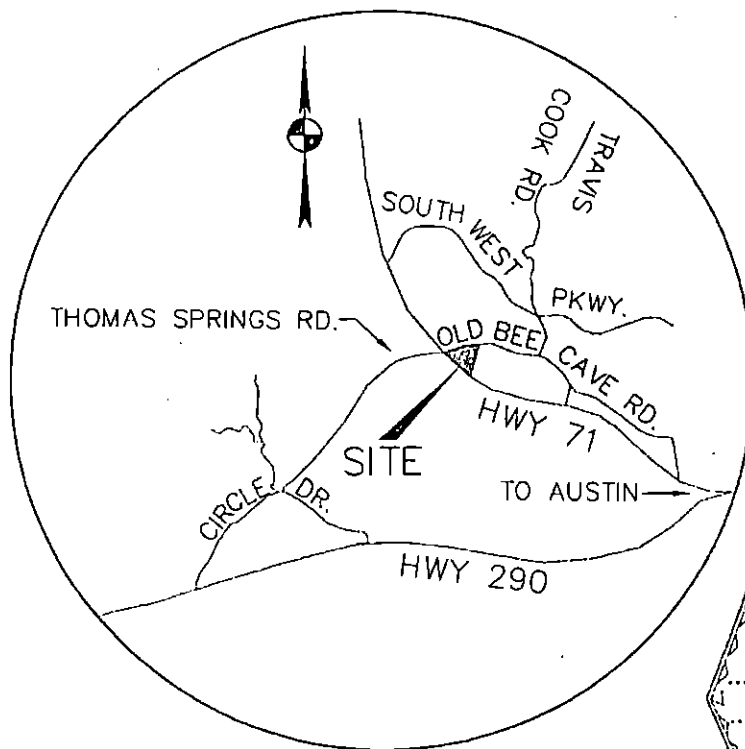
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FN: 16-311(KWA)

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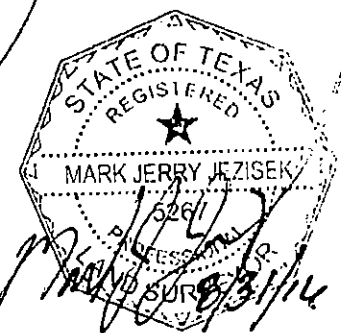
PROJECT No. 222010570



VICINITY MAP
N.T.S.

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.



LINE TABLE

NO.	BEARING	DISTANCE
L1	N42°52'28"W	35.27'
L2	S42°49'31"E	80.08'

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH "BURY" CAP SET
- MONUMENT FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.25'	25.00'	89°57'08"	S87°51'02"E	35.34'
C2	39.29'	25.00'	90°02'52"	S02°08'58"W	35.37'



Stantec

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TSP# F-6324 TBP# F-10194230
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**TEAL
CONSTRUCTION
COMPANY**

SHEET 2 OF 2

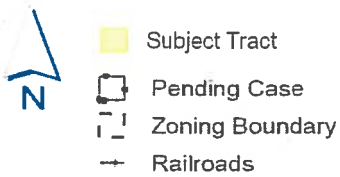
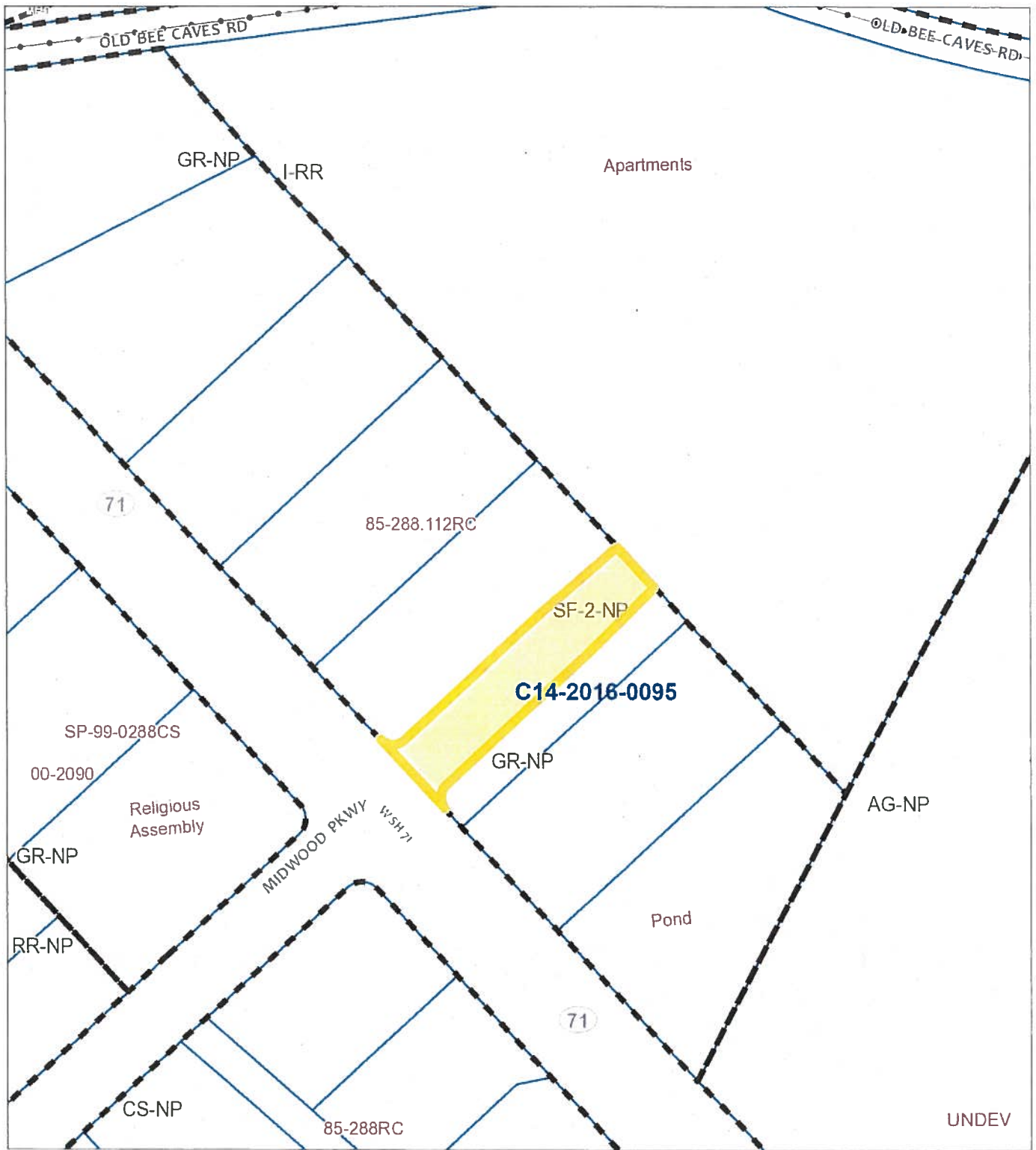
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FN: 16-311(KWA)

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PROJECT No. 222010570



100 200 Feet

1" = 200'

ZONING

ZONING CASE#: C14-2016-0095

Exhibit B



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 geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created 10/04/16