

**ORDINANCE NO. 20180201-115**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9829 ½ NORTH LAKE CREEK PARKWAY FROM MULTIFAMILY RESIDENCE HIGH DENSITY (MF-6) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE (GR-MU) 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 multifamily residence high density (MF-6) district to community commercial-mixed use (GR-MU) combining district on the property described in Zoning Case No. C14-2017-0136, on file at the Planning and Zoning Department, as follows:

Being 2.00 acres (87,120 square feet) out of the Rachael Saul League, Abstract No. 551, in Williamson County, Texas, being a portion of the remainder of a called 11.96 acres (described as Tract 2) conveyed to 620/183 Limited Partnership in Document No. 2007028431 of the Official Public Records of Williamson County, Texas, said 2.00 acres being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 9829 ½ North Lake Creek Parkway in the City of Austin, Williamson County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on February 12, 2018.

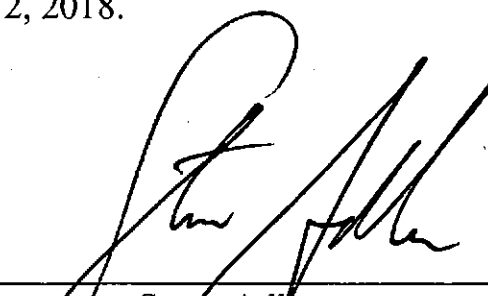
**PASSED AND APPROVED**

February 1, 2018

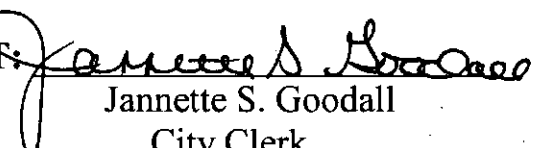
**APPROVED:**

  
Anne L. Morgan  
City Attorney

§  
§  
§

  
Steve Adler  
Mayor

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



PO Box 90876  
Austin, TX 78709  
512.537.2384  
jward@4wards.com  
[www.4wards.com](http://www.4wards.com)

EXHIBIT " "

**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.0000 ACRES (87,120 SQUARE FEET) OUT OF THE RACHAEL SAUL LEAGUE, ABSTRACT NO. 551, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 11.96 ACRES (DESCRIBED AS TRACT 2) CONVEYED TO 620/183 LIMITED PARTNERSHIP IN DOCUMENT NO. 2007028431 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 2.0000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:**

**COMMENCING**, at a 1/2-inch iron rod with "Carter & Burgess" cap found in the curving east right-of-way line of North Lake Creek Parkway (right-of-way varies), and being the south corner of said 620/183 Tract, and being in the west line of the remainder of a called 128.71 acre tract conveyed to Sonmar of Phoenix, LLC in Document No. 2014063843 (O.P.R.W.C.T.);

**THENCE**, with the east right-of-way line of said North Lake Creek Parkway and the west line of the remainder of said 620/183 tract, the following four (4) courses and distances:

- 1) 305.65 feet along the arc of a curve to the left, having a radius of 795.00 feet, and a chord which bears N55°20'59"W, a distance of 303.78 feet to a 1/2-inch iron rod with "All Points" cap found for a point of tangency,
- 2) N66°22'47"W, a distance of 227.77 feet to a 1/2-inch iron rod with "All Points" cap found for a point of curvature,
- 3) 521.53 feet along the arc of a curve to the right, having a radius of 664.41 feet, and a chord which bears N43°52'44"W, a distance of 508.24 feet to a 1/2-inch iron rod found for a point of tangency, and
- 4) N21°26'16"W, a distance of 67.62 feet to a 1/2-inch iron rod with "Ward-5811" cap set for the southwest corner and **POINT OF BEGINNING** hereof;

**THENCE**, continuing with the east right-of-way line of said North Lake Creek Parkway, and the west line of the remainder of said 620/183 tract, the following three (3) courses and distances:

- 1) N21°26'16"W, a distance of 59.93 feet 1/2-inch iron rod with "All Points" cap for a point of non-tangent curvature hereof,
- 2) 158.08 feet along the arc of a curve to the left, having a radius of 1,134.21 feet, and a chord which bears N17°24'35"W, a distance of 157.96 feet to a 1/2-inch iron rod with "Ward-5811" cap set for a point of tangency hereof, and
- 3) N21°23'02"W, a distance of 161.55 feet to a 1/2-inch iron rod with "Ward-5811" cap set for a point of curvature hereof, said point being at the beginning of a right-of-way transition of North Lake Creek Parkway to Lakeline Mall Drive (right-of-way varies);

**THENCE**, in part with said right-of-way transition and in part with the south right-of-way line of said Lakeline Mall Drive, and with the north line of the remainder of said 620/183 tract, the following two (2) courses and distances:

- 1) 32.18 feet along the arc of a curve to the right, having a radius of 40.00 feet, and a chord which bears N43°45'00"E, a distance of 31.32 feet to a 1/2-inch iron rod with "All Points" cap found for a point of tangency hereof, and

**Exhibit A**

- 2) **N68°49'01"E**, a distance of **182.66** feet to a 1/2-inch iron rod with "Ward-5811" cap set for the northeast corner hereof, said point being in the south right-of-way line of said Lakeline Mall Drive, and being the northwest corner of Lot 1, Block "A" of Lot 1 Block "A" Walden Park at Lakeline Subdivision, recorded in Cabinet FF, Slides 275-276 of the Plat Records of Williamson County, Texas (P.R.W.C.T.);

**THENCE**, leaving the south right-of-way line of said Lakeline Mall Drive, with the common line of said Lot 1, Block "A", over and across said 620/183 Tract, the following three (3) courses and distances:

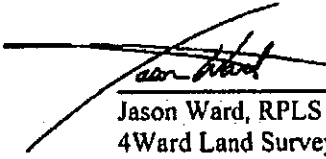
- 1) **S21°42'00"E**, a distance of **286.77** feet to a 1/2-inch iron rod with "Carter & Burgess" cap found for an interior ell-corner hereof,
- 2) **N68°57'52"E**, a distance of **27.59** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an exterior ell corner hereof, and
- 3) **S21°40'46"E**, a distance of **50.55** feet to a 1/2-inch iron rod with "Ward-5811" cap set for a point online hereof, said point being the southwest corner of said Lot 1, from which a 1/2-inch iron rod with "Carter & Burgess" cap found at the southeast corner of said Lot 1, and being in the west line of said Sonmar of Phoenix, LLC Tract, and being in the east line of the remainder of said 620/183 Tract, bears, **N68°14'59"E**, a distance of **277.21** feet;

**THENCE**, leaving the common line of said Lot 1, and continuing over and across said 620/183 tract, the following two (2) courses and distances:

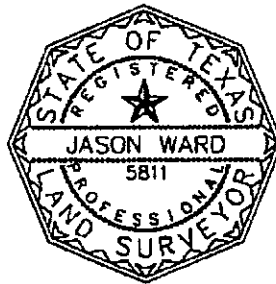
- 1) **S21°40'46"E**, a distance of **53.87** feet to a 1/2-inch iron rod with "Ward-5811" cap set for the southeast corner hereof, and
- 2) **S68°33'44"W**, a distance of **251.68** feet to the **POINT OF BEGINNING**, and containing **2.0000 Acres (87,120 Square Feet)** more or less.

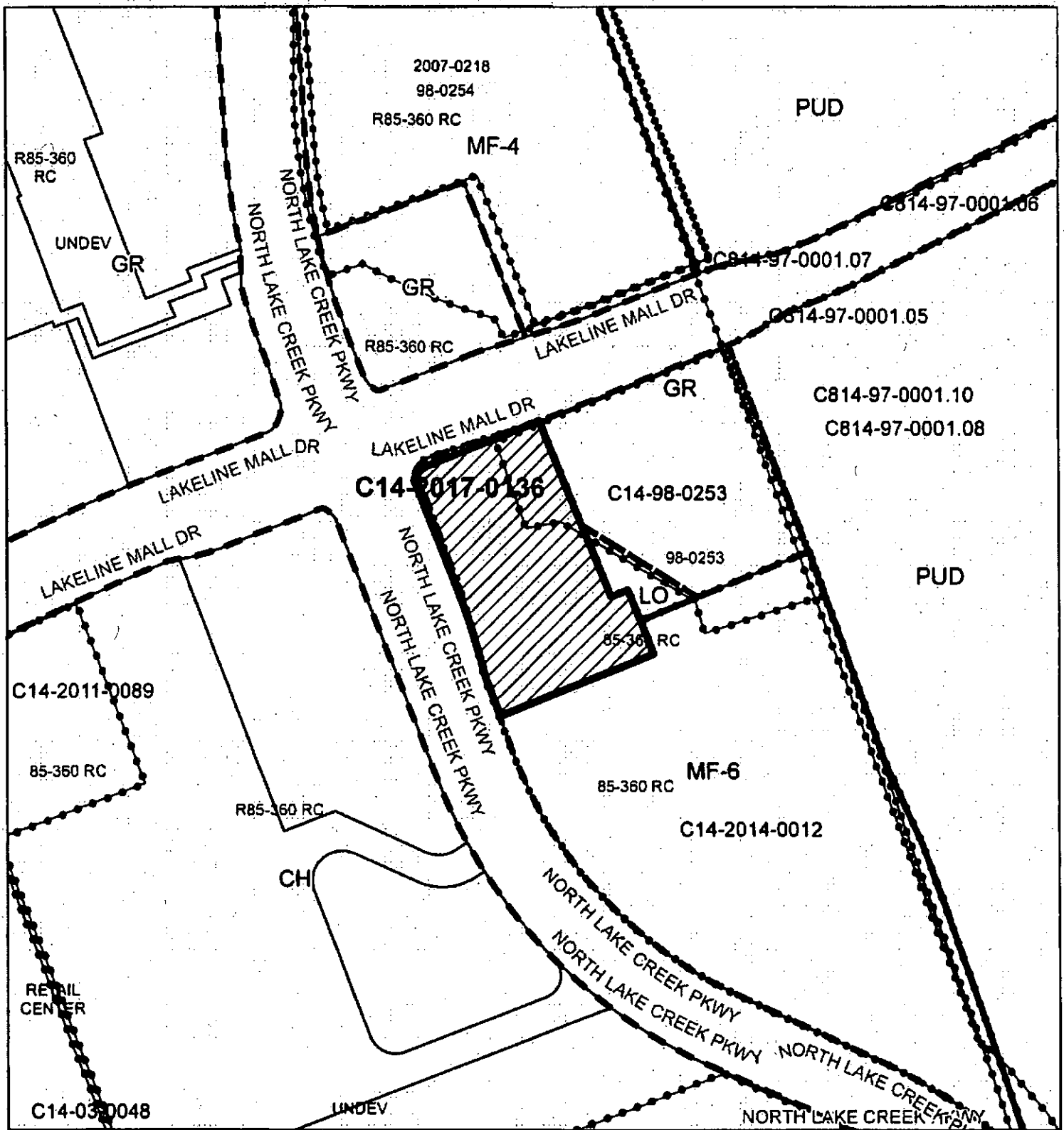
**NOTE:**

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 1.000120461274. See attached sketch (reference drawing: 00556\_rev.dwg)

  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

7/13/2017

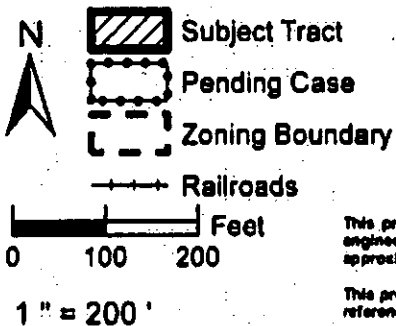




## ZONING

Case#: C14-2017-0136

## 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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 10/30/2017