

**ORDINANCE NO. 20180628-100**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3207 FERGUSON LANE FROM SINGLE FAMILY RESIDENCE LARGE LOT-CONDITIONAL OVERLAY (SF-1-CO) COMBINING DISTRICT, NEIGHBORHOOD OFFICE-CONDITIONAL OVERLAY (NO-CO) COMBINING DISTRICT, RURAL RESIDENCE (RR) DISTRICT AND WAREHOUSE LIMITED OFFICE-CONDITIONAL OVERLAY (W/LO-CO) COMBINING DISTRICT FOR TRACT 1, AND FROM SINGLE FAMILY RESIDENCE LARGE LOT-CONDITIONAL OVERLAY (SF-1-CO) COMBINING DISTRICT FOR TRACT 2, TO WAREHOUSE LIMITED OFFICE-CONDITIONAL OVERLAY (W/LO-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 single family residence large lot-conditional overlay (SF-1-CO) combining district, neighborhood office-conditional overlay (NO-CO) combining district, rural residence (RR) district and warehouse limited office-conditional overlay (W/LO-CO) combining district for Tract 1, and from single family residence large lot-conditional overlay (SF-1-CO) combining district for Tract 2, to warehouse limited office-conditional overlay (W/LO-CO) combining district on the property described in Zoning Case No. C14-2017-0139, on file at the Planning and Zoning Department, as follows:

**Tract 1:**

A description of an 11.06 acre tract of land, located in the H.T. Davis Survey No. 30, Abstract No. 214 of Travis County, Texas, said 11.06 acre tract being a portion of Lot 1, Block A, Ferguson Crossing, a subdivision of record in Volume 100, Page 173, Plat Records, Travis County, Texas, and being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

**Tract 2:**

A description of a 1.97 acre tract of land, located in the H.T. Davis Survey No. 30, Abstract No. 214 of Travis County, Texas, said 1.97 acre tract being a portion of Lot 1, Block A, Ferguson Crossing, a subdivision of record in Volume 100, Page 173, Plat Records, Travis County, Texas, and being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance (cumulatively referred to as the "Property"),

locally known as 3207 Ferguson Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

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

A 50-foot wide vegetative buffer shall be provided and maintained for screening purposes on Tract 2 of the Property along the eastern property line adjacent to Sansom Road. Improvements permitted within the buffer zone are related to on-site water detention and water quality, drainage, underground utility improvements, or those improvements that would be otherwise required by the City of Austin or specifically authorized in this ordinance.

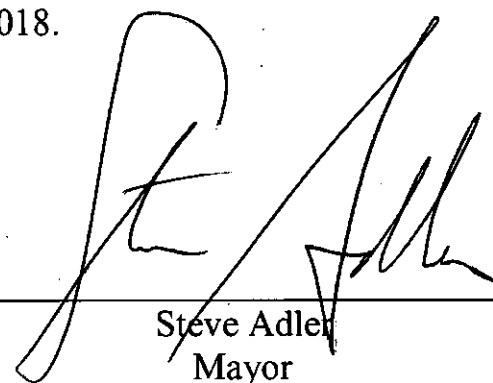
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the warehouse limited office (W/LO) district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on July 9, 2018.

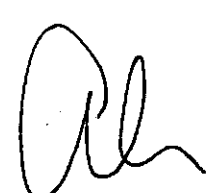
**PASSED AND APPROVED**

June 28, 2018

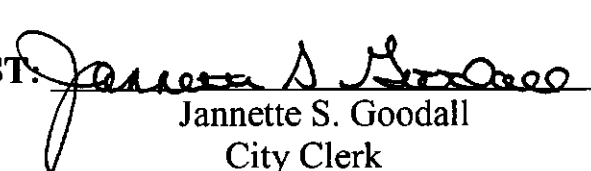
§  
§  
§

  
Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk

**"EXHIBIT \_"**

A DESCRIPTION OF A 11.06 ACRE TRACT OF LAND, LOCATED IN THE H. T. DAVIS SURVEY No. 30, ABSTRACT No. 214 OF TRAVIS COUNTY, TEXAS. SAID 11.06 ACRE TRACT, BEING A PORTION OF LOT 1, BLOCK A, FERGUSON CROSSING, A SUBDIVISION OF RECORD IN VOLUME 100, PAGE 173, PLAT RECORDS, TRAVIS COUNTY, TEXAS. SAID 11.06 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SURVEY SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a ½ inch iron rod with cap stamped "GEOMATICS 5516" (Grid Coordinates: N 10,097,094.65, E 3,140,807.42) set to monument the northwest corner of said Lot 1, Block A, the southwest right of way of Ferguson Lane, a varying width public right of way and the east line of Lot 17-A, Walnut Creek Business Park Phase C, Amended Plat of Lots 16 and 17, Block E, a subdivision of record as Document No. 200400287, Official Public Records, Travis County, Texas, from which an iron rod found monumenting the northeast corner of said Lot 17-A, bears, N 21° 25' 02" E, a distance of 15.26 feet;

**THENCE**, S 63° 19' 36" E, with the northeast line of said Lot 1, Block A, and said southwest right of way of said Ferguson Lane, a distance of 973.69 feet, from which a ½ inch iron rod with cap stamped "GEOMATICS 5516" set to monument the most northerly northeast corner of said Lot 1, Block A, bears, S 63° 19' 36" E, a distance of 104.18 feet;

**THENCE**, S 29° 22' 00" W, departing said southwest right of way of said Ferguson Lane, over and across said Lot 1, Block A, parallel with and 125.00 feet west of the east line of said Lot 1, Block A, and the west right of way of Sansom Lane, a varying width public right of way, a distance of 683.59 feet to the southwest line of said Lot 1, Block A, and the northeast line of Lot 5, Block E, Walnut Creek Business Park Phase C, a subdivision of record in Volume 86, Page 84D, Plat Records, Travis County, Texas, from which an iron rod with cap stamped "CHAP" found monumenting the northeast corner of said Lot 5, Block E, and the northwest corner of Lots 3 and 4, Block E, said Walnut Creek Business Park Phase C, bears, S 58° 35' 33" E, a distance of 49.25 feet;

**THENCE**, with said southwest line of said Lot 1, Block A, and the northeast line of said Walnut Creek Business Park Phase C, the following four (4) courses:

1. N 58° 35' 33" W, a distance of 237.92 feet to a ½ inch iron pipe found,
2. N 29° 55' 14" W, a distance of 105.82 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set,
3. N 29° 51' 34" W, a distance of 395.21 feet to a ½ inch iron rod found, and
4. N 42° 37' 36" W, a distance of 277.80 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set to monument the northwest corner of Lot 6, said Block E, said Walnut Creek Business Park Phase C, the northeast corner of Lot 7, Block E, Walnut Creek Business Park Phase C2, a subdivision of record in Volume 95, Page 381, Plat Records, Travis County, Texas, and the southeast corner of said Lot 17-A;

Exhibit A

Travis County, Texas  
H. T. Davis Survey No. 30, Abstract No. 214

(11.06 Acres)

**THENCE**, N 21° 25' 02" E, with the east line of said Lot 17-A, and the west line of said Lot 1, Block A, a distance of 290.01 feet to the **POINT OF BEGINNING** of the herein described tract and containing 11.06 acres of land, more or less.

THE STATE OF TEXAS

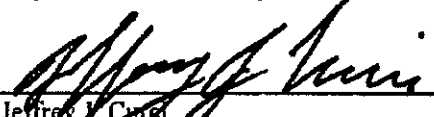
KNOW ALL MEN BY THESE PRESENTS:

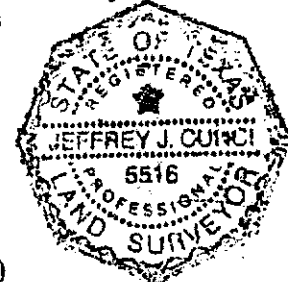
COUNTY OF TRAVIS

That I, Jeffrey J. Curci, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the month of February, 2017.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 14<sup>th</sup> day of June 2018 A.D.

GEOMATICS SURVEYING AND MAPPING  
10415 Old Manchaca Road #202  
Austin, Texas 78748

  
Jeffrey J. Curci  
Registered Professional Land Surveyor  
No. 5516 – State of Texas



Bearing Basis: Texas State Plane Coordinates, Central Zone (4203), NAD 83(2011)  
Coordinates shown hereon are grid values, distances shown hereon have been scaled to surface values by dividing the grid values by a Combined Scale Factor of 1.000079

WALNUT CREEK  
BUSINESS PARK  
AMENDED PLAT OF  
LOTS 16 AND 17  
BLOCK E, PHASE C  
DOC. No. 200400287,  
O.P.R.T.C.T.

FERGUSON LANE (R.O.W. VARIES)

S 63°19'36" E 973.69'

LOT 17-A

**POINT OF BEGINNING**

GRID COORDINATES

N: 10097094.65

E: 3140807.42

11.06 ACRES

**LOT 1 BLOCK A  
FERGUSON CROSSING  
VOL. 100 PGS. 173-174  
P.R.T.C.T.**

LOT 7 BLOCK E

WALNUT CREEK  
BUSINESS PARK  
PHASE C2  
VOL. 95 PG. 381,  
P.R.T.C.T.

FERGI AV LAND LLC  
DOC. No. 2017088235  
O.P.R.T.C.T.

LOT 6

BLOCK E  
WALNUT CREEK BUSINESS  
PARK PHASE C  
VOL. 86, PGS. 84D-86A,  
P.R.T.C.T.

SANSOM ROAD (R.O.W. VARIES)

LOT 14

LOT 17

LOT 18-19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

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LOT 43

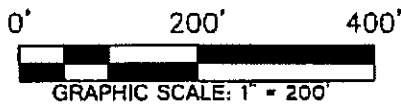
LOT 44

LOT 45

LOT 46

LOT 47

LOT 48



LINE	BEARING	DISTANCE
L1	N 21°25'02" E	15.26'
L2	S 63°19'36" E	104.18'
L3	S 58°37'09" E	49.25'
L4	N 58°35'33" W	237.92'
L5	N 29°55'14" W	105.82'

**LEGEND**

⊙ IRON ROD SET W/CAP "GEOMATICS 5516"

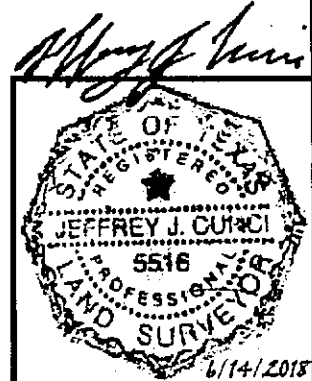
● IRON ROD FOUND (SIZE NOTED)

⊙ IRON ROD FOUND W/CAP "CHAP" (OR AS NOTED)

⊙ 1/2" IRON PIPE FOUND

PRCT PLAT RECORDS TRAVIS COUNTY, TEXAS

OPRTCT OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX



PAGE 3 OF 3  
JOB NO. 1172



**GEOMATICS**

SURVEYING AND MAPPING INC.

10415 Old Manchaca Rd., #202, Austin, TX 78748

(512) 917-0184 | TBPLS FIRM REGISTRATION No. 10194101

SURVEY SKETCH to Accompany Description:

11.06 ACRES out of  
LOT 1, BLOCK A, FERGUSON CROSSING  
VOLUME 100, PAGE 173, PLAT RECORDS  
TRAVIS COUNTY, TEXAS

TRACT 2

**"EXHIBIT \_"**

A DESCRIPTION OF A 1.97 ACRE TRACT OF LAND, LOCATED IN THE H. T. DAVIS SURVEY No. 30, ABSTRACT No. 214 OF TRAVIS COUNTY, TEXAS. SAID 1.97 ACRE TRACT, BEING A PORTION OF LOT 1, BLOCK A, FERGUSON CROSSING, A SUBDIVISION OF RECORD IN VOLUME 100, PAGE 173, PLAT RECORDS, TRAVIS COUNTY, TEXAS. SAID 1.97 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SURVEY SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a ½ inch iron rod with cap stamped "GEOMATICS 5516" (Grid Coordinates: N 10,096,610.84, E 3,141,770.50) set to monument the most northerly northeast corner of said Lot 1, Block A, a point of curvature to the right, and the southwest right of way of Ferguson Lane, a varying width public right of way;

**THENCE**, with the northeast line of said Lot 1, Block A, along said curve to the right, an arc distance of 32.35 feet, having a radius of 20.00 feet, a central angle of 92° 41' 18", and a chord which bears, S 16° 58' 37" E, a distance of 28.94 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set to monument the point of tangency, the northwest right of way of Sansom Lane, a varying width public right of way, and the most easterly northeast corner of said Lot 1, Block A;

**THENCE**, S 29° 22' 00" W, with the southeast line of said Lot 1, Block A, and said northwest right of way of said Sansom Lane, a distance of 672.96 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set to monument the southeast corner of said Lot 1, Block A, and the northeast line of Lots 3 and 4, Block E, Walnut Creek Business Park, a subdivision of record in Volume 86, Page 84D, Plat Records, Travis County, Texas, from which an iron rod in concrete found monumenting the northeast corner of said Lots 3 and 4, Block E, bears, S 58° 35' 33" E, a distance of 14.88 feet;

**THENCE**, N 58° 35' 33" W, with the southwest line of said Lot 1, Block A, and the northeast line of said Lots 3 and 4, Block E, a passing distance of 75.83 feet to a ½ inch iron rod with cap stamped CHAP, found monumenting the northwest corner of said Lots 3 and 4, Block E and the northeast corner of Lot 5, Block E, of said Walnut Creek Business Park, a total distance of 125.08 feet, from which a ½ inch iron pipe found monumenting the southwest line of said Lot 1, Block A, and the northeast line of said Lot 5, Block E, bears, N 58° 35' 33" W, a distance of 237.92 feet;

**THENCE**, N 29° 22' 00" E, departing said northeast line of said Lot 5, Block E, over and across said Lot 1, Block A, a distance of 683.59 feet to said northeast line of said Lot 1, Block A, and said southwest right of way of said Ferguson Lane;

Exhibit B

Travis County, Texas  
H. T. Davis Survey No. 30, Abstract No. 214

(1.97 Acres)

**THENCE**, S 63° 19' 36" E, with said northeast line of said Lot 1, Block A, and said southwest right of way of said Ferguson Lane, a distance of 104.18 feet to the **POINT OF BEGINNING** of the herein described tract and containing 1.97 acres of land, more or less.

THE STATE OF TEXAS

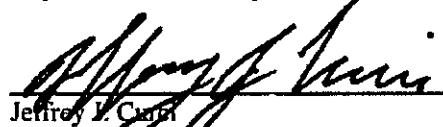
KNOW ALL MEN BY THESE PRESENTS:

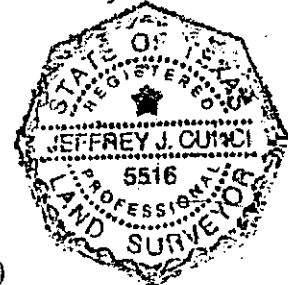
COUNTY OF TRAVIS

That I, Jeffrey J. Curci, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the month of February, 2017.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 5<sup>th</sup> day of June 2018 A.D.

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Austin, Texas 78748

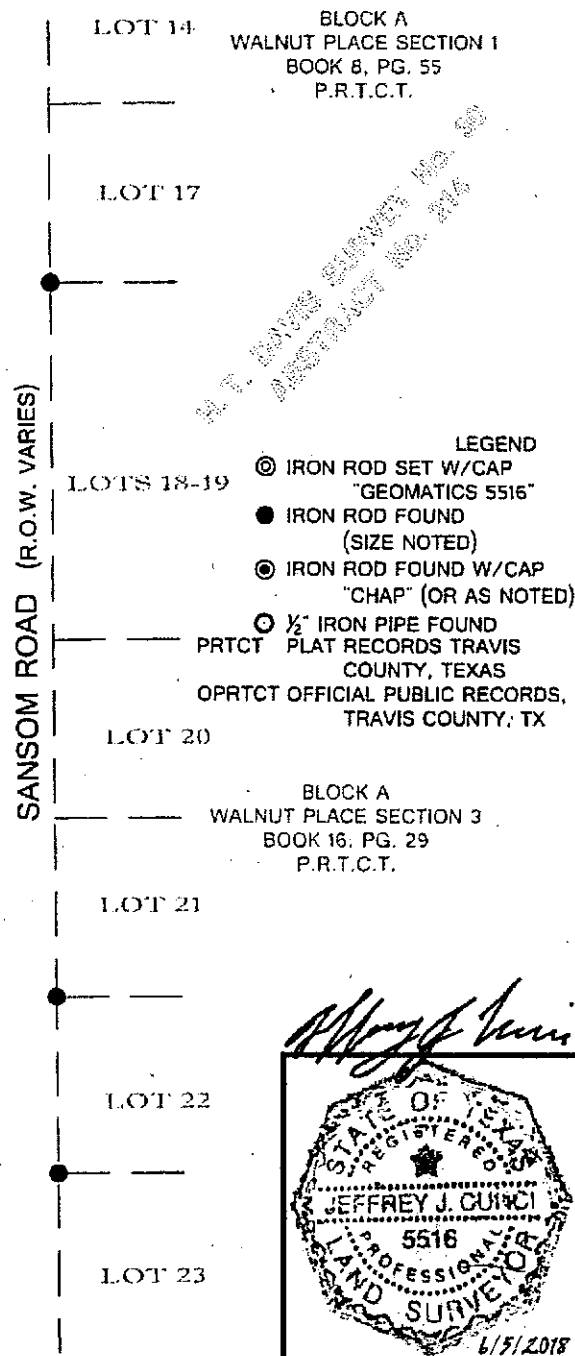
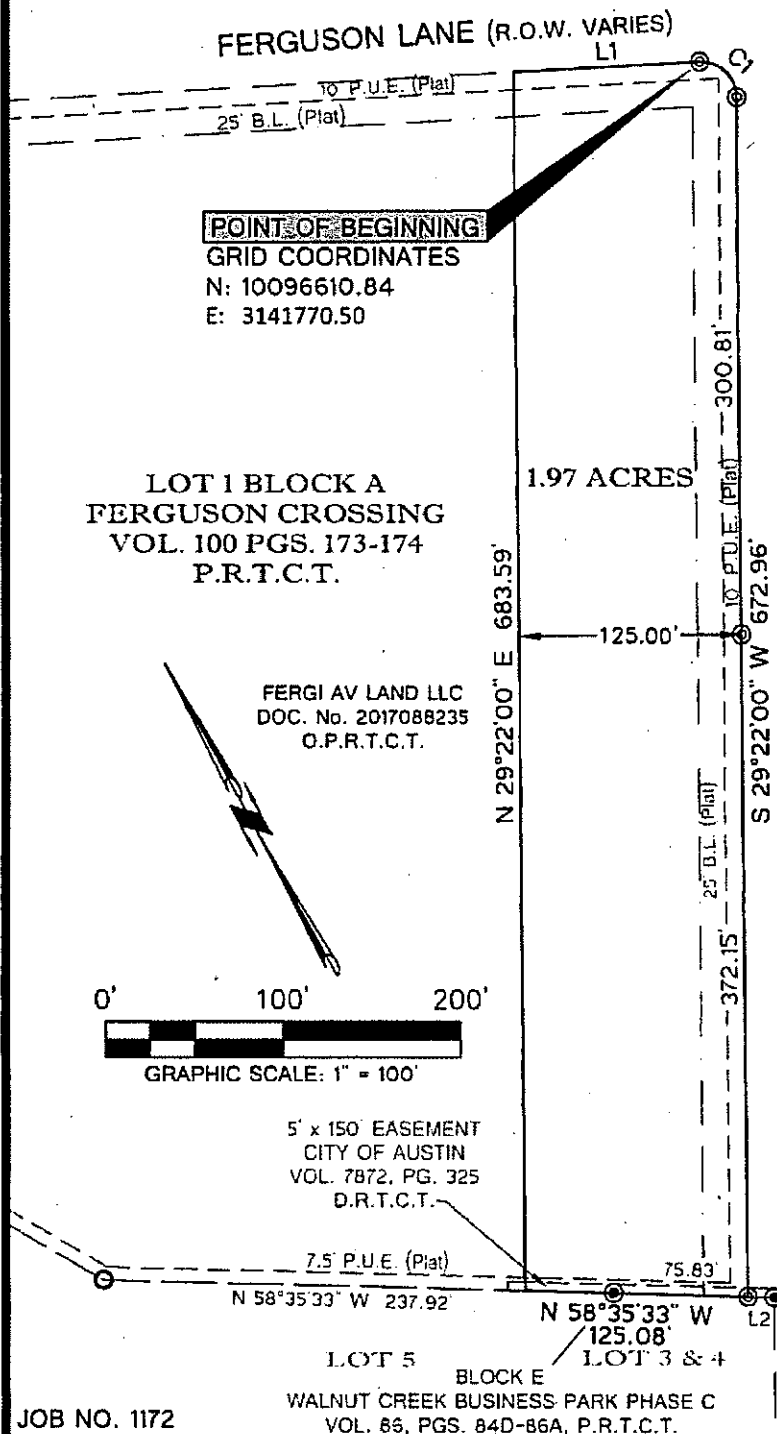
  
Jeffrey J. Curci  
Registered Professional Land Surveyor  
No. 5516 – State of Texas



Bearing Basis: Texas State Plane Coordinates, Central Zone (4203), NAD 83(2011)  
Coordinates shown hereon are grid values, distances shown hereon have been scaled to surface values by dividing the grid values by a Combined Scale Factor of 1.000079.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	32.35'	20.00'	92°41'18"	S 16°58'37" E	28.94'
(C1)	32.35'	20.00'	92°41'05"	S 13°20'03" E	28.94'

LINE	BEARING	DISTANCE
L1	S 63°19'36" E	104.18'
L2	S 58°35'33" E	14.88'



JOB NO. 1172



## GEOMATICS

SURVEYING AND MAPPING INC.

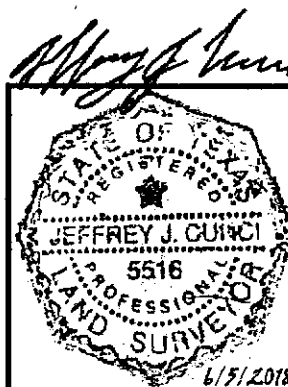
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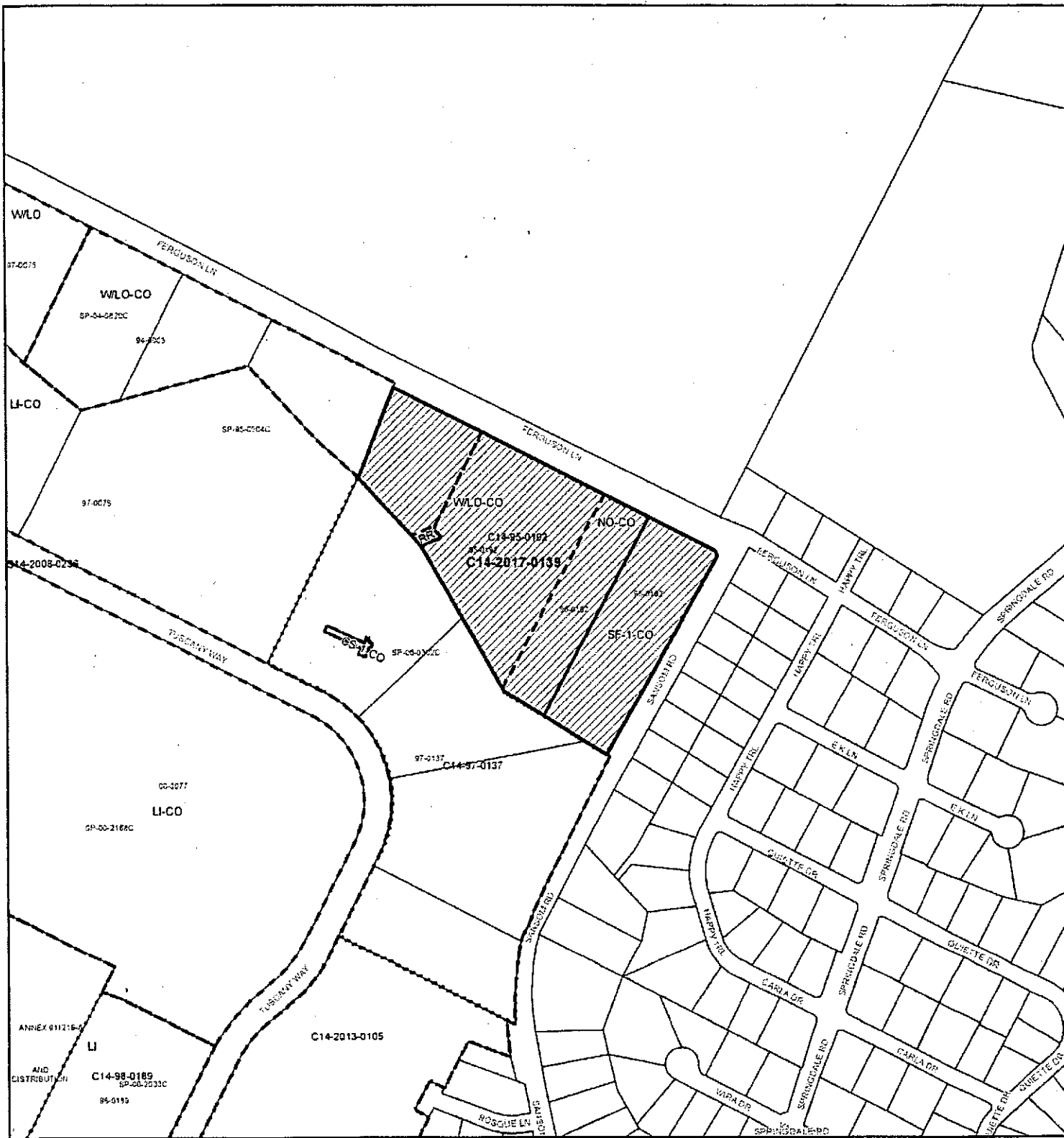
SURVEY SKETCH to Accompany Description:

1.97 ACRES

H. T. DAVIS SURVEY No. 30, ABSTRACT No. 214  
TRAVIS COUNTY, TEXAS



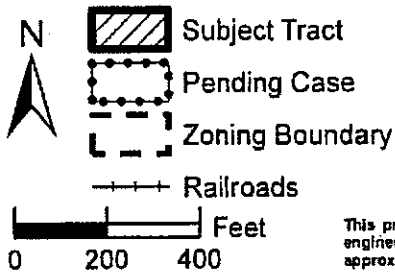




## ZONING

Case#: C14-2017-0139

Exhibit C



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: 11/16/2017