ORDINANCE NO. __________________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11900 BUCKNER ROAD FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT AND TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT ON TRACT 1 AND LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-CO) COMBINING DISTRICT ON TRACT 2.

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 and townhouse and condominium residence-conditional overlay (SF-6-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on Tract 1 and limited office-mixed use-conditional overlay (LO-MU-CO) combining district for Tract 2 on the property described in Zoning Case No. C14-2018-0092, on file at the Planning and Zoning Department, as follows:

Tract 1:
2.542 acres (approximately 110,750 square feet) out of the A. E. Livingston Survey No. 455, Abstract No. 478, Travis County, Texas, said 2.542 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance, and

4.989 acres (approximately 217,339 square feet) out of the A. E. Livingston Survey No. 455, Abstract No. 478, Travis County, Texas, said 4.989 acres of land being more particularly described by metes and bounds in Exhibit “B” incorporated into this ordinance, and

Tract 2:
6.749 acres (approximately 293,998 square feet) out of the A. E. Livingston Survey No. 455, Abstract No. 478, Travis County, Texas, said 6.749 acres of land being more particularly described by metes and bounds in Exhibit “C” incorporated into this ordinance (cumulatively referred to as the “Property”),
locally known as 11900 Buckner Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “D”.

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 2,000 trips per day.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) district, limited office (LO) district, mixed use (MU) combining district, and other applicable requirements of the City Code.

PART 4. 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
2.542 ACRES
ZONING DESCRIPTION
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 2.542 ACRES (APPROXIMATELY 110,750 SQ. FT.) OUT OF THE A. E. LIVINGSTON SURVEY NO. 455, ABSTRACT NO. 478, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 24.987 ACRE TRACT DESCRIBED AS TRACT 1, AND BEING A PORTION OF A 1.9 ACRE TRACT DESCRIBED AS TRACT 3, IN A DEED TO BUDGET LEASING, INC., DATED AUGUST 5, 2016 AND RECORDED IN DOCUMENT NO. 2016129225 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.542 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the south right-of-way line of Windy Ridge Road (right-of-way width varies), same being the north line of said Tract 3, from which a 1/2" rebar with "Chaparral" cap found at the intersection of the west right-of-way line of R.M. 620 (150' right-of-way width) and the south right-of-way line of said Windy Ridge Road, same being the north line of said Tract 3, bears South 67°31'08" East, a distance of 201.12 feet;

THENCE over and across said Tract 1 and Tract 3, the following eight (8) courses and distances:

1. South 22°28'52" West, a distance of 186.32 feet to a calculated point;
2. South 16°21'30" West, a distance of 85.64 feet to a calculated point;
3. with a curve to the left, having a radius of 84.44 feet, a delta angle of 28°08'36", an arc length of 41.48 feet, and a chord which bears North 86°33'55" West, a distance of 41.06 feet to a calculated point;
4. South 79°27'19" West, a distance of 101.21 feet to a calculated point;
5. South 10°32'41" East, a distance of 68.65 feet to a calculated point;
6. South 21°29'27" West, a distance of 19.49 feet to a calculated point;
7. South 48°55'39" West, a distance of 78.41 feet to a calculated point;
8. South 21°24'45" West, a distance of 333.02 feet to a calculated point in the north right-of-way line of Buckner Road (right-of-way width varies), same being the

Exhibit A
south line of said Tract 1, from which a 1/2" rebar with "Chaparral" cap found in the north right-of-way line of said Buckner Road, same being the south line of said Tract 1, bears South 78°22'17" East, a distance of 153.83 feet;

THENCE North 78°22'17" West, with the north right-of-way line of Buckner Road, same being the south line of said Tract 1, a distance of 131.78 to a calculated point;

THENCE over and across said Tract 1 and Tract 3, the following nine (9) courses and distances:

1. North 21°32'04" East, a distance of 637.59 feet to a calculated point;
2. South 70°17'14" East, a distance of 68.67 feet to a calculated point;
3. South 35°02'24" East, a distance of 43.72 feet to a calculated point;
4. South 10°32'41" East, a distance of 16.97 feet to a calculated point;
5. North 68°18'24" East, a distance of 34.95 feet to a calculated point;
6. North 13°01'29" West, a distance of 27.20 feet to a calculated point;
7. North 24°43'35" East, a distance of 41.11 feet to a calculated point;
8. South 86°56'17" East, a distance of 62.35 feet to a calculated point;
9. North 22°28'52" East, a distance of 133.63 feet to a calculated point in the south right-of-way line of said Windy Ridge Road, same being the north line of said Tract 3, from which a 1/2" iron pipe found for the northwest corner of said Tract 3 bears North 67°31'08" West, a distance of 963.94 feet;

THENCE South 67°31'08" East with said Windy Ridge Road, same being the north line of said Tract 3, a distance of 61.05 feet to the POINT OF BEGINNING, containing 2.542 acres of land, more or less.


Rudolf J. Fata Jr. 7/8/12
Registered Professional Land Surveyor
State of Texas No. 5388
TBPLS Firm No. 10124500
SKETCH TO ACCOMPANY A DESCRIPTION OF 2.542 ACRES (APPROXIMATELY 110,750 SQ. FT.)
OUT OF THE A. E. LIVINGSTON SURVEY NO. 455, ABSTRACT NO. 478, TRAVIS COUNTY,
TEXAS, BEING A PORTION OF A 24.987 ACRE TRACT DESCRIBED AS TRACT 1, AND BEING A
PORTION OF A 1.9 ACRE TRACT DESCRIBED AS TRACT 3, IN A DEED TO BUDGET LEASING,
INC., DATED AUGUST 5, 2016 AND RECORDED IN DOCUMENT NO. 2016129225 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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CURVE TABLE

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<th>ARC</th>
<th>BEARING</th>
<th>CHORD</th>
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DATE OF SURVEY: 2/22/2014
PLOT DATE: 07/18/18
DRAWING NO.: 1005-001-ZN4
PROJECT NO.: 1005-001
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: DWC

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE,
BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE
POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: HETES AND BOUNDS
DESCRIPTION 1005-001-ZN4

Chaparral
4.889 ACRES
ZONING DESCRIPTION
TRAVIS COUNTY, TEXAS


BEGINNING at a calculated point in the south right-of-way line of Windy Ridge Road (right-of-way width varies), same being the north line of said 1.9 acre tract, from which a 1/2" iron pipe found for the northwest corner of said 1.9 acre tract bears North 67°31'08" West, a distance of 1024.97 feet;

THENCE South 67°31'08" East with said line, a distance of 201.14 feet to a 1/2" rebar with "Chaparral" cap set in the west right-of-way line of R.M. 620 (150' right-of-way width), from which a 1/2" iron pipe found bears South 67°31'08" East, a distance of 1.55 feet, and a calculated point in the center of R.M. 620, for the northeast corner of said 1.9 acre tract, bears South 67°31'08" East, a distance of 75.01 feet;

THENCE South 21°31'49" West, crossing said 1.9 acre tract and said 24.987 acre tract with the west right-of-way line of R.M. 620, a distance of 794.63 feet to a 1/2" rebar with "Chaparral" cap set in the north right-of-way line of Buckner Road (right-of-way width varies), same being the south line of said 24.987 acre tract, from which a calculated point in the center of R.M. 620, for the southeast corner of said 24.987 acre tract, bears South 55°25'17" East, a distance of 75.05 feet;

THENCE with the north right-of-way line of Buckner Road, same being the south line of said 24.987 acre tract, the following two (2) courses and distances:

1. North 66°25'17" West, a distance of 168.79 feet to a 1/2" rebar with "Chaparral" cap set;

Exhibit B
2. North 78°22'17" West, a distance of 153.83 feet to a calculated point, from which a 1/2" rebar found in the common line of Buckner Road and said 24.987 acre tract bears North 78°22'17" West, a distance of 264.90 feet; 

THENENCE crossing said 24.987 acre tract and said 1.9 acre tract, the following eight (8) courses and distances:

1. North 21°24'45" East, a distance of 332.98 feet to a calculated point; 
2. North 48°55'39" East, a distance of 78.42 feet to a calculated point; 
3. North 21°29'27" East, a distance of 19.49 feet to a calculated point; 
4. North 10°32'41" West, a distance of 68.49 feet to a calculated point; 
5. North 79°21'46" East, a distance of 101.22 feet to a calculated point; 
6. With a curve to the right, having a radius of 84.45 feet, a delta angle of 28°08'36", an arc length of 41.48 feet, and a chord which bears South 86°33'55" East, a distance of 41.07 feet to a calculated point; 
7. North 16°21'30" East, a distance of 85.65 feet to a calculated point; 
8. North 22°28'52" East, a distance of 186.34 feet to the POINT OF BEGINNING, containing 4.989 acres of land, more or less.


Eric J. Dannheim  
Registered Professional Land Surveyor  
State of Texas No. 6075  
TBPLS Firm No. 10124500

LEGEND

○ 1/2" REBAR FOUND (OR AS NOTED)
○ 1/2" REBAR WITH "CHAPARRAL" CAP SET
□ IRON PIPE FOUND (SIZE NOTED)
△ NAIL FOUND
☑ X IN CONC. FOUND
△ CALCULATED POINT

P.O.B. POINT-OF-BEGINNING
R.O.W. RIGHT-OF-WAY
( ) RECORD CALL 3792/598 OR 2473/264
[ ] RECORD CALL 948/96
[ ] RECORD CALL 1470/453

LINE TABLE

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CURVE TABLE

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DATE OF SURVEY: 2/22/2014
PLOT DATE: 5/14/2014
DRAWING NO.: 1005-001-ZN1
PROJECT NO.: 1005-001
T.S.P.L.S. FNM NO. 10124500
DRAWN BY: EJD
SHEET 1 OF 2

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1005-001-ZN1
6.749 ACRES
ZONING DESCRIPTION
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 6.749 ACRES (APPROXIMATELY 293,998 SQ. FT.) OUT OF THE A. E. LIVINGSTON SURVEY NO. 455, ABSTRACT NO. 478, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 24.987 ACRE TRACT DESCRIBED AS TRACT 1, AND BEING A PORTION OF A 5.02 ACRE TRACT DESCRIBED AS TRACT 2, IN A DEED TO BUDGET LEASING, INC., DATED AUGUST 5, 2016 AND RECORDED IN DOCUMENT NO. 2016129225 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.749 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the north right-of-way line of Buckner Road (right-of-way width varies), same being the south line of said Tract 1, from which a 1/2" rebar with "Chaparral" cap found in the north right-of-way line of said Buckner Road, same being the south line of said Tract 1, bears South 78°22'17" East, a distance of 285.67 feet;

THENCE with the north right-of-way line of Buckner Road, same being the south line of said Tracts 1 and 2, the following three (3) courses and distances:

1. North 78°22'17" West, a distance of 227.28 feet to a mag nail with "Chaparral" washer found;
2. North 74°36'20" West, a distance of 192.63 feet to a mag nail with "Chaparral" washer found;
3. North 72°35'36" West, a distance of 134.87 feet to a calculated point in the north right-of-way line of Buckner Road, same being the south line of said tract 1, from which a 1/2" rebar with "Chaparral" cap found in the north right-of-way line of Buckner Road, being the southwest corner of said Tract 1, same being in the east line of a remaining portion of a 23.184 acre tract recorded in Volume 5176, Page 689 of the Deed Records of Travis County, Texas, bears North 72°35'36" West, a distance of 354.48 feet;

THENCE over and across said Tracts 1 and 2, the following sixteen (16) courses and distances:

1. North 21°31'49" East, a distance of 143.20 feet to a calculated point;
2. North 76°36'48" East, a distance of 41.42 feet to a calculated point;
3. North 29°55'15" East, a distance of 57.39 feet to a calculated point;
4. North 08°04'49" East, a distance of 182.01 feet to a calculated point;
5. North 21°31'49" East, a distance of 67.31 feet to a calculated point;
6. North 34°56'45" East, a distance of 29.44 feet to a calculated point;
7. North 58°58'39" East, a distance of 146.42 feet to a calculated point;
8. South 74°19'27" East, a distance of 147.85 feet to a calculated point;
9. South 08°28'31" West, a distance of 81.17 feet to a calculated point;
10. South 51°36'43" East, a distance of 77.70 feet to a calculated point;
11. South 31°31'23" East, a distance of 81.76 feet to a calculated point;
12. South 88°40'16" East, a distance of 80.74 feet to a calculated point;
13. North 20°27'07" East, a distance of 146.71 feet to a calculated point;
14. North 50°01'13" East, a distance of 60.97 feet to a calculated point;
15. South 70°17'14" East, a distance of 46.89 feet to a calculated point;
16. South 21°31'49" West, a distance of 637.51 feet to the POINT OF BEGINNING, containing 6.749 acres of land, more or less.


Rudolf J. Pata Jr.
Registered Professional Land Surveyor
State of Texas No. 5388
TBPLS Firm No. 10124500
SKETCH TO ACCOMPANY A DESCRIPTION OF 6.749 ACRES (APPROXIMATELY 293,998 SQ. FT.)
OUT OF THE A. E. LIVINGSTON SURVEY NO. 455, ABSTRACT NO. 478, TRAVIS COUNTY,
TEXAS, BEING A PORTION OF A 24.987 ACRE TRACT DESCRIBED AS TRACT 1, AND BEING A
PORTION OF A 5.02 ACRE TRACT DESCRIBED AS TRACT 2, IN A DEED TO BUDGET LEASING,
INC., DATED AUGUST 5, 2018 AND RECORDED IN DOCUMENT NO. 2018129225 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE

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LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- C/H 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- ▲ MAG NAIL WITH "CHAPARRAL" WASHER FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- △ CALCULATED POINT
- P.O.B. POINT-OF-BEGINNING
- R.O.W. RIGHT-OF-WAY

( ) RECORD CALL 3792/598 OR 2473/264
[ ] RECORD CALL 948/96
[ ] RECORD CALL 1470/453

DATE OF SURVEY: 2/22/2014
PLOT DATE: 07/18/2018
DRAWING NO.: 1005-001-ZNS
PROJECT NO.: 1005-001
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: DWC
SHEET 1 OF 2

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF
1983 (NAD83), CENTRAL ZONE, BASED ON GPS
SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY
(NGS) ON-LINE POSITIONING USER SERVICE (OPUS)
ATTACHMENTS: METES AND BOUNDS DESCRIPTION
1005-001-ZNS