

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FROM
2 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT
3 DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY KNOWN AS THE
4 LEANDER REHABILITATION CENTER PLANNED UNIT DEVELOPMENT
5 PROJECT LOCATED ALONG NORTH F.M. 620 ROAD.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** Leander Rehabilitation Center (“Leander Rehabilitation PUD”) is comprised of
10 approximately 446 acres of land located generally along North F.M. 620 Road, northeast of
11 its intersection with U.S. 183 in Williamson County. This ordinance amends 137.8 acres
12 of the Leander Rehabilitation PUD and is more particularly described in **Exhibit “A”** (the
13 “Property”).
14

15 **PART 2.** The Leander Rehabilitation PUD was approved by the Texas General Land
16 Office on January 16, 1998 by Order of the Special Board of Review (the “Original
17 Order”) and amended by the Second Order of the Special Board of Review on February 25,
18 1998, the Notice of Development Plan Revision in Lieu of Third Order of the Special
19 Board of Review on September 20, 2010, Ordinance No. 20080327-053, Ordinance No.
20 20090402-050, and Ordinance No. 20140626-135, and eight administrative amendments
21 approved by the director of the Planning and Development Review Department.
22

23 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended
24 to change the base district from planned unit development (PUD) district to planned unit
25 development (PUD) district on approximately 137.8 acres of land, described in Zoning
26 Case No. C814-97-0001.12, on file at the Planning and Development Review Department
27 and generally located along North F.M. 620 Road, in the City of Austin, Williamson
28 County, Texas, and generally identified on the map attached as **Exhibit “B”**.
29

30 **PART 4.** Development of and uses within the Leander Rehabilitation PUD shall conform
31 to the limitations and conditions set forth in the Original Order and subsequent
32 amendments. If this ordinance and the attached exhibits conflict, this ordinance controls.
33 Except as otherwise specifically provided by this ordinance, development within the
34 Leander Rehabilitation PUD is subject to the rules, regulations, and ordinances of the City.
35

1 **PART 5.** The attached exhibits are incorporated into this ordinance in their entirety as
2 though set forth fully in the text of this ordinance. The exhibits are as follows:
3

- 4 Exhibit A: Legal Description
 - 5 Exhibit B: Zoning Map
 - 6 Exhibit C: Land Use Plan
 - 7 Exhibit D: Circulation and Drives
- 8

9 **PART 6.** The Land Use Plan attached as Exhibit A to Exhibit B in the Original Order, as
10 amended, is withdrawn and replaced by the revised Land Use Plan attached to this
11 ordinance as **Exhibit “C”**, to add the following notes:
12

- 13 12. The minimum off-street parking requirement for parcels CO-1, COR, COR-4,
14 CRE-9 and a portion of CRE-8 is prescribed by City of Austin Land
15 Development Code Section 25-6-611 (*Parking Requirements for a Transit
16 Oriented Development District*), up to a 10.0 percent reduction.

17
18 City of Austin Land Development Code Section 25-4-171 (*Access to Lots*) for
19 parcels CO-1, COR, COR-4, CRE-9 and a portion of CRE-8 to permit a lot to
20 abut a dedicated public street or a major internal drive.

21
22 Platting for parcels CO-1, COR, COR-4, CRE-9 and a portion of CRE-8 is
23 permitted off major internal drives as identified in the approved exhibit.

24
25 All major internal drives shall be designed in accordance with the Circulation
26 and Drives Exhibit (Exhibit D).

27
28 All major internal drives are required to be located within public access
29 easements.

30
31 **PART 7.** In all other respects the terms and conditions of the Land Use Plan as amended
32 remain in effect.
33

1 **PART 8.** This ordinance takes effect on _____, 2019.
2
3

4 **PASSED AND APPROVED**

5
6 §
7 §
8 _____, 2019 § _____
9

10 Steve Adler
11 Mayor

12 **APPROVED:** _____ **ATTEST:** _____
13

14 Anne L. Morgan
15 City Attorney

16 Jannette S. Goodall
17 City Clerk

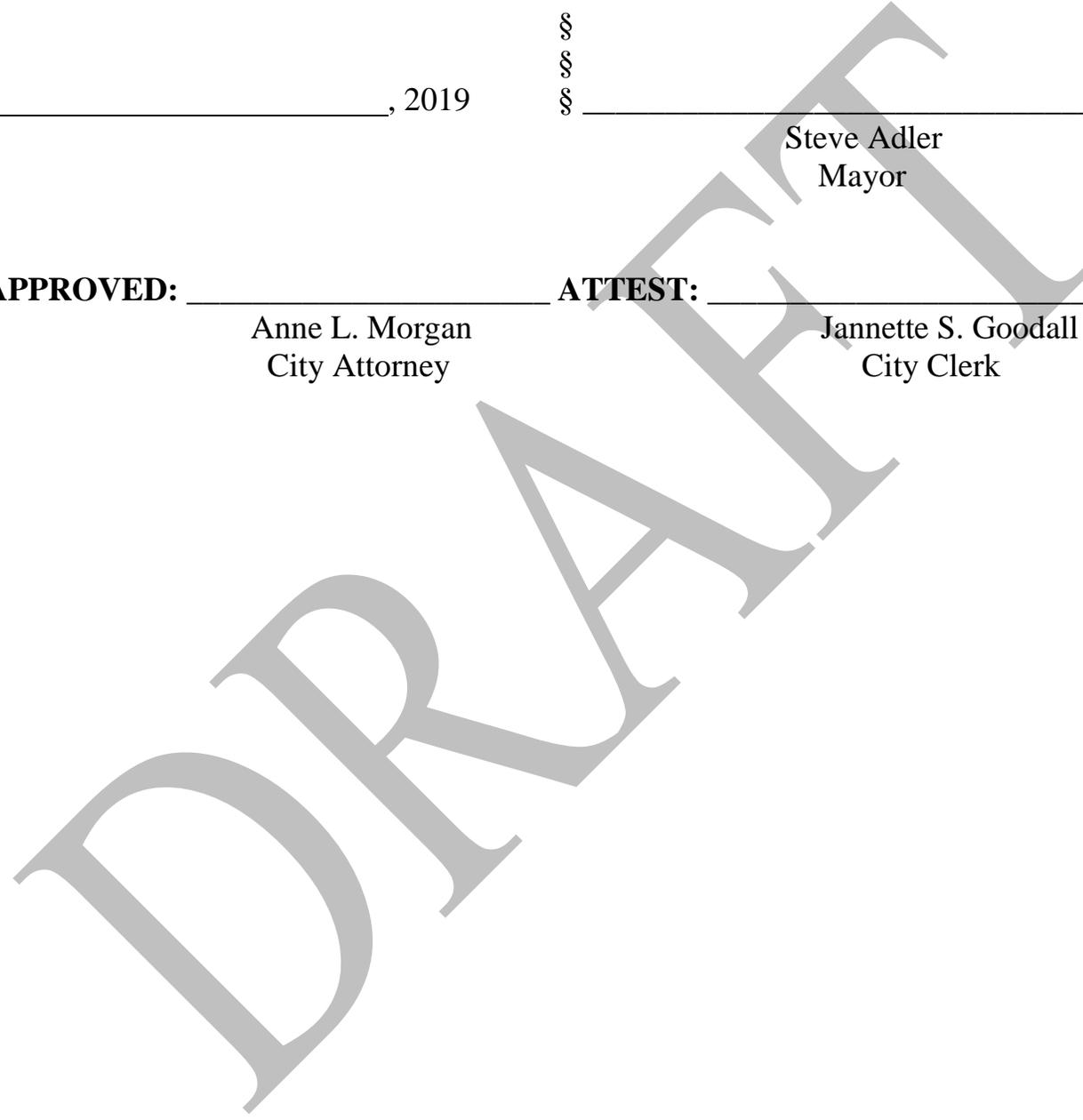


EXHIBIT A

Lots 2 & 3, Block A Presidio East Subdivision, recorded in Document No. 2015048394 of the Williamson County Plat Records;

Lot 1, Block A Presidio Channel and East Wet Pond Subdivision, recorded in Document No. 2014072591 of the Williamson County Plat Records;

Lot 1, Block A Presidio Phase One Subdivision, recorded in Document No. 2014087844 of the Williamson County Plat Records;

Lot 1B Presidio Phase II Subdivision, recorded in Document No. 2017089607 of the Williamson County Plat Records; and

68.143 acres of land situated in the Rachael Saul Survey, Abstract no. 551 in Williamson County, Texas, being out of a remainder portion of that certain 128.71 acre tract and 0.19 acre tract, conveyed to Sonmar of Phoenix, LLC, et al. by deed recorded in Document No. 2007062860 and Document No. 2014063843 of the Official Public Records of Williamson County, Texas (please see attached)

NOVEMBER 2, 2017 JOB NO. 1744-02
CLIENT: SREETLIGHTS RESIDENTIAL

FIELD NOTE NO. 1744-05
PROJECT: REMAINDER TRACT
C.O.A. GRID F40, G39 & G40

FIELD NOTES

A DESCRIPTION OF 68.143 ACRES OF LAND SITUATED IN THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551 IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF A REMAINDER PORTION OF THAT CERTAIN 128.71 ACRE TRACT AND 0.19 ACRE TRACT, CONVEYED TO SONMAR OF PHOENIX, LLC, ET AL. BY DEED RECORDED IN DOCUMENT NO. 2007062860 AND DOCUMENT NO. 2014063843 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 68.143 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 5/8 iron rod with cap marked "RL Surveying" found for a point of curvature on the south right-of way (R.O.W.) line of Lakeline Mall Drive, R.O.W. varies, dedicated by The Presidio Section One, a subdivision whose plat is recorded in Document No. 2014049303 of the said Official Public Records, same being on the south line of said The Presidio Section One and also being the most northerly northeast corner of Lot 1B, Presidio-Phase II, a subdivision whose plat is recorded in Document No. 2017089607 of the said Official Public Records;

THENCE, along the said south R.O.W. line of Lakeline Mall Drive, the said south line of The Presidio Section One and the northeast line of said Lot 1B, a distance of 37.45 feet along the arc of a curve to the right, whose radius is 25.00 feet, central angle is $85^{\circ}49'44''$ and whose chord bears, $S60^{\circ}03'30''E$, 34.05 feet to a 5/8 iron rod with cap marked "RL Surveying" found for a point of tangency;

THENCE, along the said south line of The Presidio Section One and the east line of said Lot 1B, $S17^{\circ}08'38''E$, at a distance of 10.21 feet, pass a calculated point for the northwest corner of Lyndhurst Street, 90 foot R.O.W., dedicated by The Presidio Section Two, a subdivision whose plat is recorded in Document No. 2014072733 of the said Official Public Records, same being the northwest corner of said The Presidio Section Two and also being an exterior corner of said The Presidio Section One, and along the west R.O.W. line of said Lyndhurst Street and the west line of said The Presidio Section Two and continuing along the said east line of Lot 1B, a total distance of 132.57 feet to a 5/8 iron rod with cap marked "RL Surveying" found for a point of curvature;

THENCE, continuing along the said west R.O.W. line of Lyndhurst Street, the said west line of The Presidio Section Two, and the said east line of Lot 1B, a distance of 339.48 feet along the arc of a curve to the left, whose radius is 1295.00 feet, central angle is 15°01'11" and whose chord bears, S24°39'13"E, 338.50 feet to a 5/8 iron rod with cap marked "RL Surveying" found for the southeast corner of said Lot 1B and the POINT OF BEGINNING of the herein described 68.143 acre tract;

THENCE along the said west R.O.W. line of Lyndhurst Street and the said west line of The Presidio Section Two, same being the east line of the remainder portion of the said 128.71 acre tract the following four (4) courses:

1. a distance of 165.82 feet along the arc of a curve to the left whose radius is 1295.00 feet, central angle is 07°20'11" and whose chord bears S35°49'54"E, 165.70 feet to a calculated point for a point of tangency,
2. S39°30'00"E, 471.73 feet to a calculated point for a point of curvature,
3. a distance of 319.54 feet along the arc of a curve to the right whose radius is 955.00 feet, central angle is 19°10'15" and whose chord bears S29°54'53"E, 318.05 feet to a calculated point for a point of tangency, and
4. S20°19'45"E, 305.40 feet to a calculated point at the intersection of the northerly R.O.W. line of State Highway 45, being Parcel 430, as recorded in Document No. 2002043186, of the said Official Public Records, with the said west R.O.W. line of Lyndhurst Street for the southeast corner of the said remainder portion of the 128.71 acre tract and the southwest corner of said The Presidio Section Two, from which, a 1/2 iron rod with plastic cap marked "Carter Burgess" found on the said north R.O.W. line of State Highway 45 and the south line of Lot 1, Block A, Presidio Channel and East Wet Pond Subdivision, a subdivision whose plat is recorded in Document No. 2014072591 of the said Official Public Records, bears, N68°58'28"E, 190.01 feet, S23°22'08"E, 15.27 feet and a distance of 230.68 feet along the arc of a curve to the left whose radius is 5669.58 feet, central angle is 02°19'52" and whose chord bears N65°27'53"E, 230.66 feet;

THENCE along the said northerly R.O.W. line of State Highway 45 and the northerly line of said Parcel 430, same being the southerly line of the said remainder portion of the 128.71 acre tract the following five (5) courses:

1. S68°58'28"W, 1217.36 feet to a TXDOT brass monument found for a point of curvature,
2. a distance of 48.10 feet along the arc of a curve to the right whose radius is 921.50 feet, central angle is 02°59'25" and whose chord bears S70°28'10"W, 48.09 feet to a TXDOT brass monument found for a point of tangency,
3. S71°57'52"W, 177.86 feet to a TXDOT brass monument found for a point of curvature,
4. a distance of 56.28 feet along the arc of a curve to the left whose radius is 1078.50 feet, central angle is 02°59'23" and whose chord bears S70°28'10"W, 56.27 feet to a TXDOT brass monument found for a point of tangency, and
5. S68°58'29"W, 488.20 feet to a calculated point on the easterly line of Parcel 403, Part 2, as recorded in Document No. 2002001209 of the said Official Public Records, for the northwest corner of said Parcel 430, same being the most southerly southwest corner of the said remainder portion of the 128.71 acre tract;

THENCE along the said easterly line of Parcel 403, Part 2, same being a southwesterly line of the said remainder portion of the 128.71 acre tract, N66°50'58"W, 17.63 feet to a calculated point on the easterly line of Parcel 403, Part 1, as recorded in said Document No. 2002001209, for the most southerly corner of the said 0.19 acre tract, same being a northerly corner of said Parcel 403, Part 2 and the most westerly southwest corner of the said remainder portion of the 128.71 acre tract, at the intersection with the easterly R.O.W. line of North Lake Creek Parkway, R.O.W. varies;

THENCE, along the said easterly line of Parcel 403, Part 1, and the said easterly R.O.W. line of North Lake Creek Parkway, same being the westerly line of the said 0.19 acre tract, a distance of 311.64 feet along the arc of a curve to the left whose radius is 795.00 feet, central angle is 22°27'36" and whose chord bears N33°01'08"W, 309.65 feet to a calculated point for the most southerly corner of the remainder of that certain 11.96 acre tract conveyed to 620/183 Limited Partnership by deed recorded in Document No. 2007062860 of the said Official Public Records;

THENCE, departing the said easterly R.O.W. line of North Lake Creek Parkway, along the easterly line of the said remainder of the 11.96 acre tract, N20°14'28"W, 105.44 feet to a 5/8 iron rod with cap marked "Carter & Burgess" found on the easterly line of the said 0.19 acre tract, same being an angle point on the westerly line of the said remainder portion of the 128.71 acre tract;

THENCE along the said easterly line of the remainder portion of the 11.96 acre tract, same being the said westerly line of the remainder portion of the 128.71 acre tract the following three (3) courses:

1. N20°14'28"W, 416.76 feet to a calculated point,
2. N25°17'01"W, 143.82 feet to a 5/8 iron rod with cap marked "Carter & Burgess" found, and
3. N20°56'37"W, 341.39 feet to a 5/8 iron rod with cap marked "Carter & Burgess" found for the southeast corner of Lot 1, Block A, Walden Park at Lakeline Subdivision, a subdivision whose plat is recorded in Cabinet FF, Slides 275-276 of the Plat Records of said county, same being a northeast corner of the said remainder portion of the 11.96 acre tract;

THENCE along the easterly line of said Lot 1, same being the said westerly line of the remainder portion of the 128.71 acre tract the following two (2) courses:

1. N20°52'54"W, 248.32 feet to a 5/8 iron rod with cap marked "Carter & Burgess" found, and
2. N20°49'41"W, 86.57 feet to a calculated point on the south R.O.W. line of Lakeline Mall Drive, and the south line of Northwoods Phase 1-A, a subdivision whose plat is recorded in Cabinet W, Slides 21-25 of the said Plat Records, for the northeast corner of said Lot 1, same being the northwest corner of the said remainder portion of the 128.71 acre tract;

THENCE along the said south R.O.W. line of Lakeline Mall Drive and the said south line of Northwoods Phase 1-A, same being the north line of the remainder portion of the said 128.71 acre tract the following five (5) courses:

1. N68°46'33"E, 0.83 feet to a calculated point for a point of curvature,

2. a distance of 63.15 feet along the arc of a curve to the left whose radius is 300.000 feet, central angle is $12^{\circ}03'39''$ and whose chord bears $N62^{\circ}26'37''E$, 63.03 feet to a calculated point for a point of reverse curvature,
3. a distance of 68.91 feet along the arc of a curve to the right whose radius is 300.000 feet, central angle is $13^{\circ}09'42''$ and whose chord bears $N62^{\circ}59'38''E$, 68.76 feet to a calculated point for a point of reverse curvature,
4. a distance of 116.09 feet along the arc of a curve to the left whose radius is 1045.000 feet, central angle is $06^{\circ}21'54''$ and whose chord bears $N66^{\circ}23'32''E$, 116.03 feet to a calculated point for a point of tangency, and
5. $N63^{\circ}05'57''E$, 781.04 feet to a 5/8 iron rod with cap marked "RL Surveying" found for the northwest corner of said Lot 1-B;

THENCE, departing the said south R.O.W. line of Lakeline Mall Drive and the said south line of Northwoods Phase 1-A, along the west and south lines of said Lot 1B, the following eleven (11) courses:

1. $S26^{\circ}49'50''E$, 48.83 feet to a 5/8 iron rod with cap marked "RL Surveying" found for a point of curvature,
2. a distance of 48.38 feet along the arc of a curve to the left, whose radius is 42.50 feet, central angle is $65^{\circ}13'34''$ and whose chord bears, $S59^{\circ}26'37''E$, 45.81 feet to a 5/8 iron rod with cap marked "RL Surveying" found, for a point of reverse curvature,
3. a distance of 55.56 feet along the arc of a curve to the right, whose radius is 42.50 feet, central angle is $74^{\circ}53'49''$ and whose chord bears, $S54^{\circ}36'30''E$, 51.68 feet to a 5/8 iron rod with cap marked "RL Surveying" found for a point of tangency,
4. $S17^{\circ}09'35''E$, 344.90 feet to a 5/8 iron rod with cap marked "RL Surveying" found,
5. $N73^{\circ}34'34''E$, 138.66 feet to a 5/8 iron rod with cap marked "RL Surveying" found,
6. $N74^{\circ}18'21''E$, 138.65 feet to a 5/8 iron rod with cap marked "RL Surveying" found,

7. N74°37'20"E, 87.82 feet to a 5/8 iron rod with cap marked "RL Surveying" found,
8. N75°33'00"E, 162.67 feet to a 5/8 iron rod with cap marked "RL Surveying" found,
9. N76°29'17"E, 162.79 feet to a 5/8 iron rod with cap marked "RL Surveying" found,
10. N72°26'23"E, 46.98 feet to a 5/8 iron rod with cap marked "RL Surveying" found, and
11. N58°56'07"E, 32.87 feet to the POINT OF BEGINNING and containing 68.143 acres of land more or less.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE (4203) NAD83

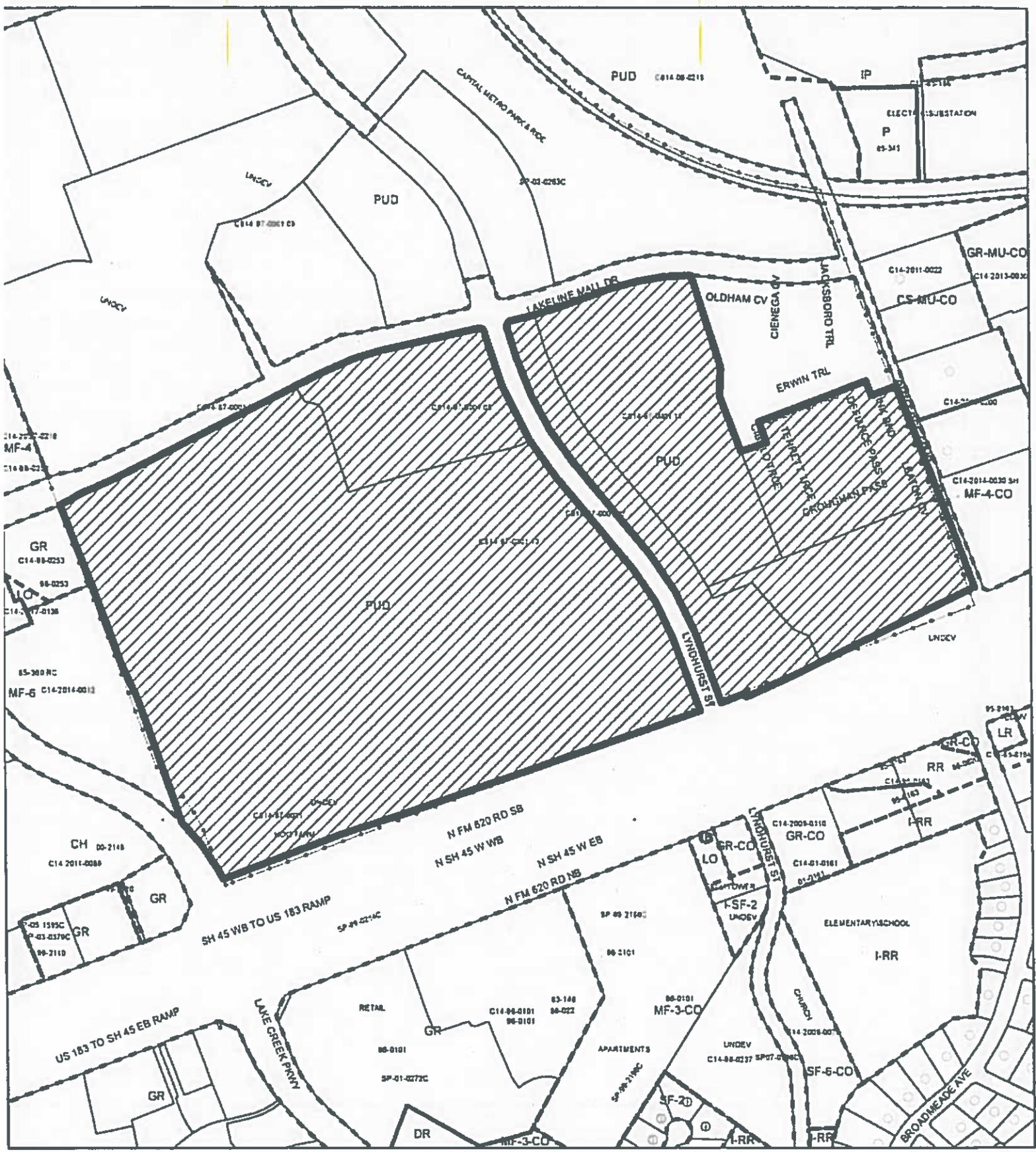
REFERENCE

WCAD# R376662
City of Austin GRID: F-40, G-39 & G-40

I hereby certify that the metes and bounds description was based on an on the ground survey prepared by Ramsey Land Surveying.



Clifton Seward 11/02/17
Clifton Seward RPLS No.4337
Ramsey Land Surveying
TBPLS Firm License No.10033200
P.O. Box 92768
Austin, Texas 78709-2768
512.301.9398



PLANNED UNIT DEVELOPMENT
ZONING CASE#: C814-97-0001.12
EXHIBIT "B"

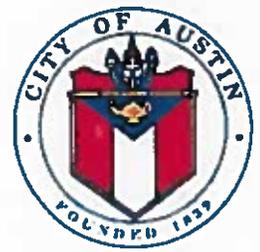


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 500'

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



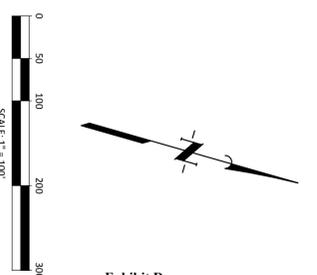
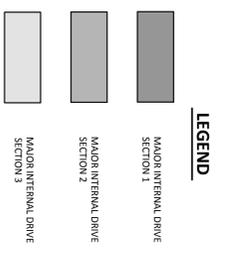
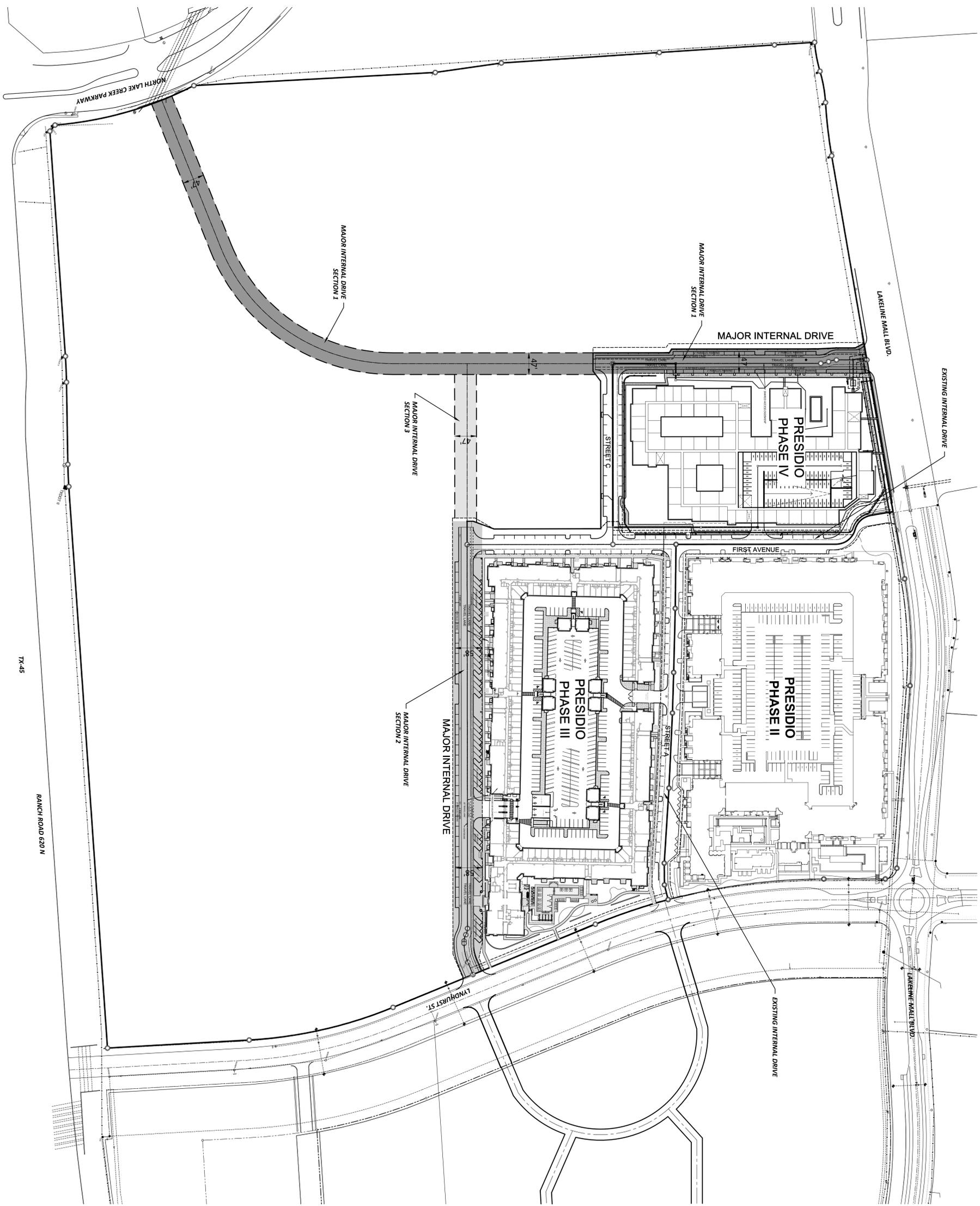
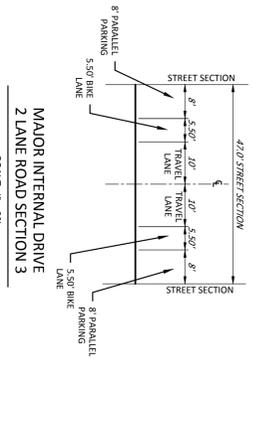
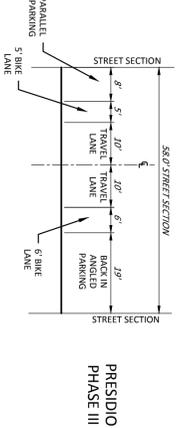
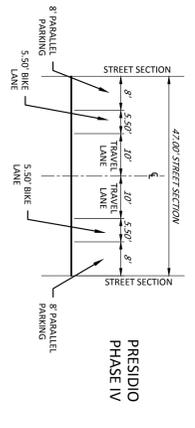


Exhibit D



NOTES:

1. SIDEWALKS, A MINIMUM OF 5' IN WIDTH, ARE REQUIRED ALONG BOTH SIDES OF ALL MAJOR INTERNAL DRIVES. THE SIDEWALK MAY BE PLACED ADJACENT TO, OR SETBACK FROM THE BACK OF CURB OF THE MAJOR INTERNAL DRIVE STREET SECTION. STREET TREES AND LANDSCAPING ARE ENCOURAGED WHERE FEASIBLE; LOCATED BETWEEN THE SIDEWALK AND BACK OF CURB OR IN TREE OR LANDSCAPE ISLANDS LOCATED IN THE SIDEWALK.
2. AT CONNECTIONS WITH PUBLIC ROADWAYS, ADDITIONAL TURN LANES AND SIDEWALKS SHOULD BE PROVIDED TO THE APPLICABLE LEVELS CROSS SECTION AS APPROVED BY THE AUSTIN TRANSPORTATION DEPARTMENT IN COORDINATION WITH THE AUSTIN TRANSPORTATION DEPARTMENT.

PRESIDIO III & IV - AUSTIN, TX
INTERNAL DRIVES EXHIBIT