ORDINANCE NO. 20200206-070

AN ORDINANCE AMENDING ORDINANCE NO. 20130627-090 TO MODIFY THE LAND USE PLAN FOR THE PROJECT KNOWN AS THE THINEAST PLANNED UNIT DEVELOPMENT LOCATED AT 1141 SHADY LANE AND 5300 JAIN LANE IN THE JOHNSTON TERRACE NEIGHBORHOOD PLAN AREA AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.

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

PART 1. The thinkEAST PUD was approved by City Council on June 27, 2013, under Ordinance No. 20130627-090 (the “Original Ordinance”) and amended under Ordinance No. 20161110-061.

PART 2. The thinkEAST Planned Unit Development (the “thinkEAST PUD”) is comprised of approximately 24.37 acres of land located at 1141 Shady Lane and 5300 Jain Lane and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 20130627-090.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development-neighborhood plan (PUD-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-2012-0128.03.SH, on file at the Planning and Zoning Department, as follows:

A 10.84 acre tract of land, situated in J.C. Tannehill Survey, Abstract No. 22, Travis County, Texas, the 10.84 acre tract of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance, (the “Property”),

and locally known as 1141 Shady Lane and 5300 Jain Lane, and generally identified by the map in Exhibit “B” attached and incorporated into this ordinance.

PART 4. Part 5 of the Original Ordinance (Use Regulations), Subsections C and H are amended to read:

C. Development of the Property may not exceed [444] 597 multifamily residential units.
H. The maximum height, as defined by City Code, of a building or structure in Land Use areas 1, and 2[-4 and 5] shall not exceed 40 feet or 3 stories. The maximum height, as defined by City Code, of a building or structure in Land Use areas 3, 4, and 5 shall not exceed 50 feet or 4 stories.

PART 5. Exhibit C: *(Land Use Plan)* to the Original Ordinance, as amended is replaced with Exhibit “C” attached and incorporated into this ordinance.

PART 6. Except as otherwise specifically provided in this ordinance, in all other respects the terms and conditions of Ordinance No. 20130627-090, as amended, remain in effect.

PART 7. This ordinance takes effect on February 17, 2020.

PASSED AND APPROVED

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Anne L. Morgan
City Attorney

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Jannette S. Goodall
City Clerk

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Steve Adler
Mayor

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February 6, 2020

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February 6, 2020
METES AND BOUNDS DESCRIPTION OF A
10.84 ACRE TRACT OF LAND
SITUATED IN THE J.C. TANNEHILL SURVEY, ABSTRACT NO. 22
TRAVIS COUNTY, TEXAS

BEING A 10.84 ACRE TRACT OF LAND SITUATED IN THE J.C. TANNEHILL SURVEY, ABSTRACT NO. 22, TRAVIS COUNTY TEXAS; SAID 10.84 ACRE TRACT BEING A PORTION OF A CALLED 22.37 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO THINEAST AUSTIN, LP AND RECORDED IN DOCUMENT NO. 2012110181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); SAID 10.84 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with orange cap stamped "CARSON AND BUSH" found having a Texas Central State Plane NAD '83 (HARN '93) Coordinate of: Northing = 10,069,548.8 feet and Easting = 3,131,137.7 feet, marking the centerline of Jain Lane, 30 foot right-of-way (R.O.W.) recorded in Book U, Page 33 of the Commissioner's Court Minute Records of Travis County, Texas, being on the south right-of-way line of the Southern Pacific Railroad, and the west corner of said 22.37 acre tract for the west corner and POINT OF BEGINNING hereof;

THENCE, with the south line of Southern Pacific Railroad, and the northwest line of said 22.37 acre tract, North 70° 54' 08" East, a distance of 1,365.65 feet to a punch hole set, marking the north corner of said 22.37 acre tract, the northwest corner of a called 51.26 acre tract of land described in a Judgement Nunc Pro Tunc to the City of Austin and recorded in Volume 10330, Page 630 of the Real Property records of Travis County, Texas (R.P.R.T.C.T.), the common north corner of Lot 10 and Lot 11, Block "C", Pecan Grove, a subdivision recorded in Book 59, Page 3, of the Plat Records of Travis County, Texas (P.R.T.C.T.), for the north corner hereof;

THENCE, with the east line of said 22.37 acre tract and the west line of said Pecan Grove subdivision, the following five (5) courses and distances:

1) South 28° 10' 33" West, a distance of 936.71 feet to a 60D nail in asphalt found, for an angle point hereof,

2) (C1) with the arc of a curve to the left, having a radius of 71.79 feet, and arc length of 13.26 feet, a central angle of 10° 34' 59", and a chord which bears, South 47° 35' 33" West, a distance of 13.24 feet to a cotton gin spindle in asphalt found, in the north R.O.W. line of Jain Lane, for a point of reverse curvature hereof,

3) (C2) with the arc of a curve to the right, having a radius of 46.14 feet, and arc length of 60.83 feet, a central angle of 75° 32' 19", and a chord which bears, South 80° 12' 38" West, a distance of 56.52 feet to a cotton gin spindle in asphalt found, in the north R.O.W. line of Jain Lane, for an angle point hereof,

4) (L1) North 61° 26' 20" West, a distance of 10.21 feet to a cotton gin spindle in asphalt found, for an interior corner hereof,

EXHIBIT "A"
5) (L2) South 27° 20' 25" West, a distance of 30.28 feet to a 60D nail in cotton gin spindle found, on the south R.O.W. line of Jain Lane, and the northeast corner of a called 5.228 acre tract of land described in a Deed to Govalle Terrace Partners, LP and recorded in Document No. 2017081044 O.P.R.T.C.T., for the southeast corner hereof,

THENENCE, with the common south R.O.W. line of Jain Lane, the north line of said 5.228 acre tract and through said 22.37 acre tract, North 62° 05' 30" West, a distance of 725.59 feet to a PK nail found on the northeast corner of a called 8,979 square feet of land described in a Street Deed to the City of Austin recorded in Volume 10045, Page 547 Deed Records of Travis County, Texas (D.R.T.C.T.), on the west line of said 22.37 acre tract, and the northwest corner of said 5.228 acre tract, for a southwest corner hereof;

(L3) THENENCE, with the west line of said 22.37 acre tract and through the R.O.W. of Jain Lane, North 28° 29' 41" East, a distance of 14.93 feet to cotton gin spindle found, on the centerline of Jain Lane and an interior south corner of said 22.37 acre tract, for an interior south corner hereof;

THENENCE, with the centerline of Jain Lane and the west line of said 22.37 acre tract, North 62° 03' 08" West, a distance of 142.36 feet to the POINT OF BEGINNING of and containing 10.84 acres of land, based on the survey performed by CP&Y, Inc., Round Rock, Texas.

This metes and bounds description is accompanied by an exhibit drawing.

Bearings are based on the Texas Central Zone Coordinate System, NAD '83 (HARN '93), which is based upon the Allterra Trimble RTK Network.

Surveyed in the field September 13, 2019.

Margaret A. Nolen, R.P.L.S. No. 5589
CP&Y, Inc.
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
TBPLS Firm No. 10194125
Project No. 1901025

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