

ORDINANCE NO. 20200409-060

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6917 COLTON BLUFF SPRINGS ROAD FROM RURAL RESIDENCE (RR) DISTRICT, SINGLE-FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT, SINGLE-FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY (SF-4A-CO) COMBINING DISTRICT AND NEIGHBORHOOD COMMERCIAL-MIXED USE (LR-MU) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT ON TRACT 1 AND COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-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 rural residence (RR) district, single-family residence small lot (SF-4A) district, single-family residence small lot-conditional overlay (SF-4A-CO) combining district, and neighborhood commercial-mixed use (LR-MU) combining district to multifamily residence low density (MF-2) district for Tract 1 and community commercial-mixed use-conditional overlay (GR-MU-CO) combining district for Tract 2 on the property described in Zoning Case No. C14-2020-0001, on file at the Planning and Zoning Department, as follows:

Tract 1:

Being an 18.40 acre tract of land out of the Santiago Del Valle Grant, Abstract No. 24, in Travis County, Texas, being a portion of that certain called 23.235 acre tract of land described in a Special Warranty Deed to BML Land, LLC, as recorded in Document No. 2018195592 of the Official Public Records of Travis County, Texas, said 18.40 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2:

Being a 4.83 acre tract of land out of the Santiago Del Valle Grant, Abstract No. 24, in Travis County, Texas, being a portion of that certain called 23.235 acre tract of land described in a Special Warranty Deed to BML Land, LLC, as recorded in Document No. 2018195592 of the Official Public Records of Travis County, Texas, said 4.83 acres of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance, (cumulatively referred to as the "Property"),

locally known as 6917 Colton Bluff Springs Road 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. The maximum height of a building or structure on Tract 2 of the Property shall not exceed 40 feet.
- B. Commercial building structures on Tract 2 of the Property shall be limited to within 300 feet of the McKinney Falls Parkway right-of-way.

PART 3. Except as specifically restricted under this ordinance, Tract 2 of the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, mixed use (MU) combining district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on April 20, 2020.

PASSED AND APPROVED

_____, April 9, 2020 §
§
§

Steve Adler
Mayor

APPROVED: Anne L. Morgan **ATTEST:** Jannette S. Goodall
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk
by. W. Thomas

METES & BOUNDS DESCRIPTION

BEING A 18.40 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS; SAID 18.40 ACRE TRACT BEING A PORTION OF THAT CERTAIN CALLED 23.235 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO BMR LAND LLC, AS RECORDED IN DOCUMENT NO. 2018195592 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); SAID 18.40 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point for the northeast corner of said 23.235 acre tract, said point also being at the intersection of the southerly right-of-way (R.O.W.) line of Colton Bluff Springs Road (having a variable width) and the westerly R.O.W. line of McKinney Falls Parkway (having a variable width), and from which a 5/8-inch iron rod with aluminum cap stamped "Travis County Survey Dept" found bears North 11° 58' 13" East, at a distance of 0.64 feet;

THENCE, with the common southerly R.O.W. line of said Colton Bluff Springs Road and the northerly line of said 23.235 acre tract, the following two (2) calls:

- 1) North 62° 52' 04" West, a distance of 357.33 feet to a 5/8-inch iron rod with aluminum cap stamped "Travis County Survey Dept" found;
- 2) North 62° 37' 12" West, a distance of 242.67 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing the southerly R.O.W. line of said Colton Bluff Springs Road, and traveling across the interior of said 23.235 acre tract, the following four (4) calls:

- 1) South 27° 09' 00" West, a distance of 200.00 feet to a calculated point for a corner of the herein described tract;
- 2) South 62° 37' 12" East, a distance of 242.30 feet to a calculated point for a corner of the herein described tract;
- 3) South 62° 52' 04" East, a distance of 57.70 feet to a calculated point for a corner of the herein described tract;
- 4) South 27° 09' 00" West, a distance of 301.67 feet to a calculated point for the southeast corner of the herein described tract, said point being on the common southerly line of said 23.235 acre tract and the northerly line of the remainder of that certain called 25.0 acre tract of land described in a Special Warranty Deed to Stan West, Christopher Vincel West, Melissa Bernice West and Lashell Kay West, as recorded in Document No. 2016074607, O.P.R.T.C.T.;

THENCE, North 62° 46' 20" West, with the common southerly line of said 23.235 acre tract and the northerly line of said 25.0 acre remainder tract, a distance of 1,539.62 feet to a 1/2-inch iron rod found for the southwest corner of said 23.235 acre tract and the herein described tract, same being the northwest corner of said 25.0 acre remainder tract, said iron rod also being on the easterly R.O.W. line of Alum Rock Drive (having a variable width);

THENCE, North 06° 47' 24" West, with the common easterly R.O.W. line of said Alum Rock Drive and the westerly line of said 23.235 acre tract, a distance of 621.35 feet to a p.k. nail with washer stamped "CP&Y" set in asphalt for the westernmost northwest corner of said 23.235 acre tract and the herein described tract, said p.k. nail also marking the intersection of the easterly R.O.W. line of said Alum Rock Drive and the southerly R.O.W. line of said Colton Bluff Springs Road;

EXHIBIT "A"

THENCE, with the common southerly R.O.W. line of said Colton Bluff Springs Road and the northerly line of said 23.235 acre tract, the following two (2) calls:

- 1) In an Easterly direction, with a curve to the left, having a central angle of $13^{\circ} 47' 44''$, a radius of 297.04 feet, an arc length of 71.52 feet, and a chord bearing and distance of South $55^{\circ} 43' 14''$ East - 71.35 feet to a 1/2-inch iron rod with yellow plastic cap stamped "CM N Survey 4453" found for a corner of the herein described tract and being the end of said curve;
- 2) South $62^{\circ} 37' 12''$ East, a distance of 1,515.75 feet to the POINT OF BEGINNING and containing 18.40 acres of land, more or less, based on a survey performed on the ground by CP&Y, Inc. in January of 2020.

Bearings are based on the Texas Central Zone Coordinate System, NAD '83 (HARN '93), which is based on the Trimble RTKNet, AllTerra VRS Network.



Daniel M. Flaherty, R.P.L.S. No. 5004
CP&Y, Inc.
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
TBPLS Firm No. 10194125
Project No. 2000215



01/22/2020

METES & BOUNDS DESCRIPTION

BEING A 4.83 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS; SAID 4.83 ACRE TRACT BEING A PORTION OF THAT CERTAIN CALLED 23.235 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO BMR LAND LLC, AS RECORDED IN DOCUMENT NO. 2018195592 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); SAID 4.83 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point for the northeast corner of said 23.235 acre tract and the herein described tract, said point also being at the intersection of the southerly right-of-way (R.O.W.) line of Colton Bluff Springs Road (having a variable width) and the westerly R.O.W. line of McKinney Falls Parkway (having a variable width), and from which a 5/8-inch iron rod with aluminum cap stamped "Travis County Survey Dept" found bears North 11° 58' 13" East, at a distance of 0.64 feet;

THENCE, South 27° 09' 00" West, with the common westerly R.O.W. line of said McKinney Falls Parkway and the easterly line of said 23.235 acre tract, a distance of 502.17 feet to a 5/8-inch iron rod with yellow plastic cap stamped "CP&Y" set for the southeast corner of said 23.235 acre tract and the herein described tract, said iron rod also being on the northerly line of the remainder of that certain called 25.0 acre tract of land described in a Special Warranty Deed to Stan West, Christopher Vincel West, Melissa Bernice West and Lashell Kay West, as recorded in Document No. 2016074607, O.P.R.T.C.T.;

THENCE, North 62° 46' 20" West, departing the westerly R.O.W. line of said McKinney Falls Parkway, and with the common southerly line of said 23.235 acre tract and the northerly line of said 25.0 acre remainder tract, a distance of 300.00 feet to calculated point for the southwest corner of the herein described tract;

THENCE, departing said common line, and traveling across the interior of said 23.235 acre tract, the following four (4) calls:

- 1) North 27° 09' 00" East, a distance of 301.67 feet to a calculated point for an interior corner of the herein described tract;
- 2) North 62° 52' 04" West, a distance of 57.70 feet to a calculated point for a corner of the herein described tract;
- 3) North 62° 37' 12" West, a distance of 242.30 feet to a calculated point for a corner of the herein described tract;
- 4) North 27° 09' 00" East, a distance of 200.00 feet to a calculated point for the northwest corner of the herein described tract, said point also being on the common southerly R.O.W. line of said Colton Bluff Springs Road and the northerly line of said 23.235 acre tract;

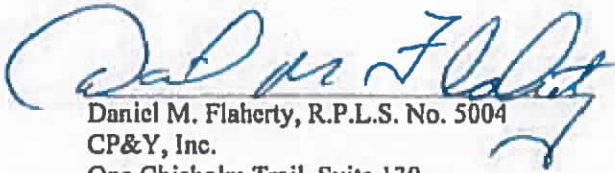
THENCE, with the common southerly R.O.W. line of said Colton Bluff Springs Road and the northerly line of said 23.235 acre tract, the following two (2) calls:

- 1) South 62° 37' 12" East, a distance of 242.67 feet to a 5/8-inch iron rod with aluminum cap stamped "Travis County Survey Dept" found for a corner of the herein described tract;

EXHIBIT "B"

- 2) South 62° 52' 04" East, a distance of 357.33 feet to the POINT OF BEGINNING and containing 4.83 acres of land, more or less, based on a survey performed on the ground by CP&Y, Inc. in January of 2020.

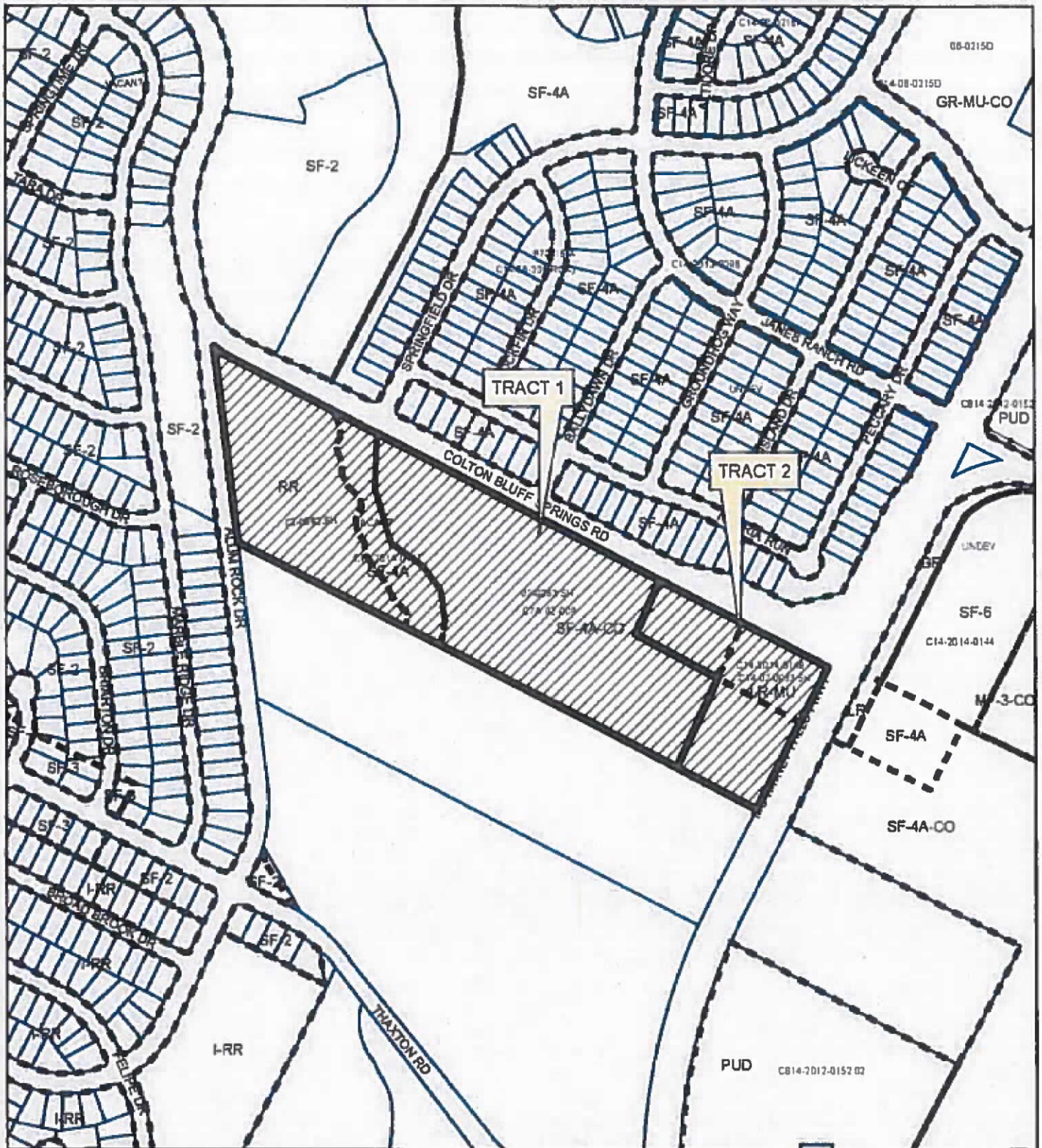
Bearings are based on the Texas Central Zone Coordinate System, NAD '83 (HARN '93), which is based on the Trimble RTKNet, AllTerra VRS Network.






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01/22/2020



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2020-0001

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 1/14/2020