

## ORDINANCE NO. \_\_\_\_\_

1  
2  
3 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
4 PROPERTY LOCATED AT 7415 SOUTHWEST PARKWAY IN THE OAK HILL  
5 COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY  
6 COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO  
7 COMMUNITY COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (GR-MU-  
8 NP) COMBINING DISTRICT ON TRACT 1 AND FROM COMMERCIAL-  
9 LIQUOR SALES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-  
10 CO-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-MIXED  
11 USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-MU-CO-NP)  
12 COMBINING DISTRICT ON TRACT 2.

13  
14 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

15  
16 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
17 change the base district from community commercial-neighborhood plan (GR-NP)  
18 combining district to community commercial-mixed use-neighborhood plan (GR-MU-NP)  
19 combining district on Tract 1 and from commercial liquor sales-conditional overlay-  
20 neighborhood plan (CS-1-CO-NP) combining district to commercial liquor sales-mixed  
21 use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district on  
22 Tract 2 on the property described in Zoning Case No. C14-2019-0003, on file at the  
23 Planning and Zoning Department, as follows:

24  
25 **Tract 1:**

26 Lot 3, Block P, Lantana Phase 1, Section 2, a subdivision in Travis County, Texas,  
27 according to the map or plat thereof recorded in Document No. 200000150, of the  
28 Plat Records of Travis County, Texas, SAVE AND EXCEPT

29  
30 **Tract 2:**

31 0.279 of an acre (12,138 square feet) of land situated in the John D. McAllister  
32 Survey No. 71, Abstract No. 561, in Travis County, Texas, said 0.279 acres of land  
33 being more particularly described by metes and bounds in **Exhibit "A"**  
34 incorporated into this ordinance (cumulatively referred to as the "Property"),

35  
36 locally known as 7415 Southwest Parkway in the City of Austin, Travis County, Texas,  
37 generally identified in the map attached as **Exhibit "B"**.

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

3  
4 A. Development of the Property on Tract 2 may not exceed a floor to area ratio  
5 (F.A.R.) of 1 to 1.

6  
7 B. The following uses are not permitted uses of the Property on Tract 2:

- 8
- |                                 |                                |
|---------------------------------|--------------------------------|
| Agricultural sales and services | Commercial blood plasma center |
| Custom manufacturing            | Electronic prototype assembly  |
| Exterminating services          | Plant nursery                  |
| Veterinary services             |                                |

9  
10 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
11 developed and used in accordance with the regulations established for the community  
12 commercial (GR) base district, commercial-liquor sales (CS-1) base district, mixed use  
13 (MU) combining district and other applicable requirements of the City Code.

14  
15 **PART 4.** The Property is subject to Ordinance No. 20081211-097 that established zoning  
16 for the West Oak Hill Neighborhood Plan.  
17

1 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2020.

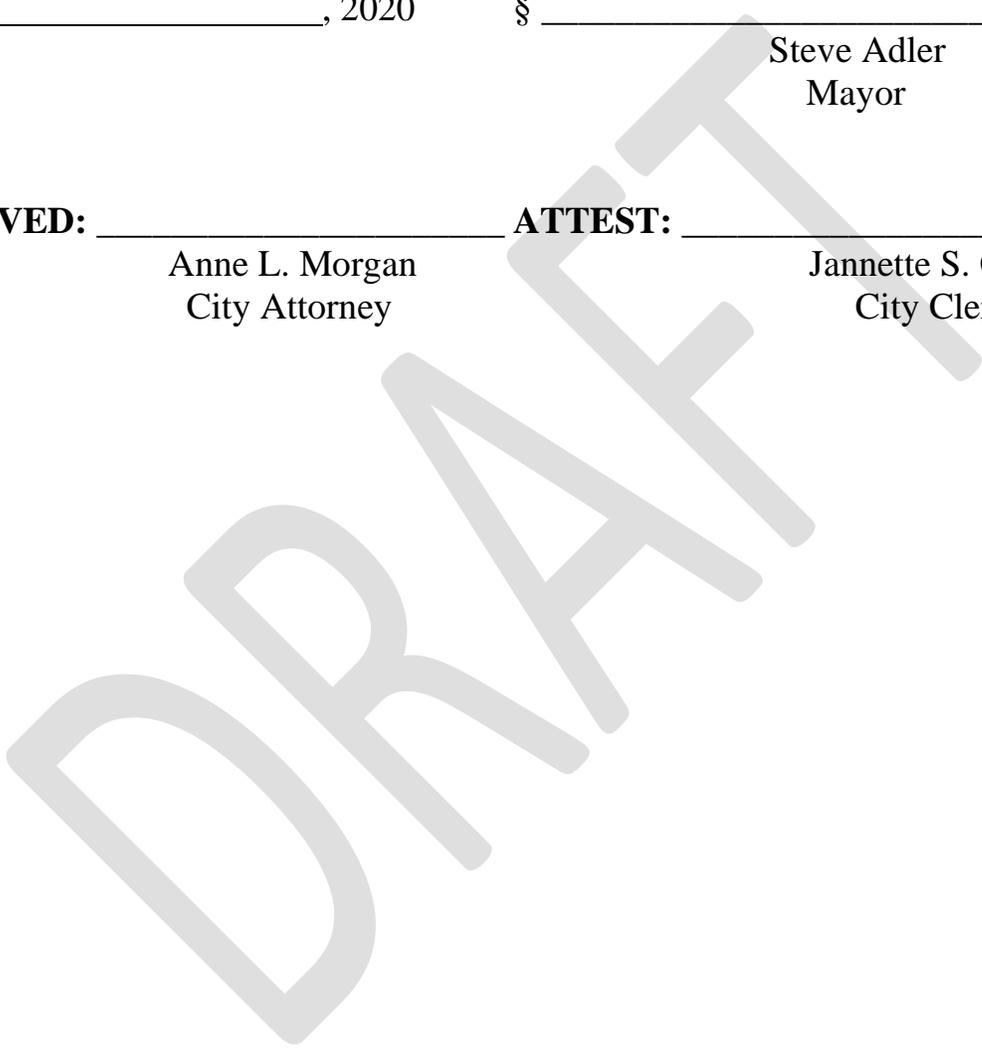
2  
3 **PASSED AND APPROVED**

4  
5 §  
6 §  
7 \_\_\_\_\_, 2020 § \_\_\_\_\_

8 Steve Adler  
9 Mayor

10  
11  
12 **APPROVED:** \_\_\_\_\_  
13 Anne L. Morgan  
14 City Attorney

12 **ATTEST:** \_\_\_\_\_  
13 Jannette S. Goodall  
14 City Clerk



MAY 11, 2018

JOB NO. 1816-13A

FIELD NOTE NO. 1816-02

CLIENT: STRATUS PROPERTIES OPERATING CO.  
BUILDING 4

PROJECT: LANTANA PLACE  
C.O.A. C21

FIELD NOTES

A DESCRIPTION OF 0.279 OF AN ACRE (12,138 SQUARE FEET) OF LAND SITUATED IN THE JOHN D. MCALLISTER SURVEY NO. 71, ABSTRACT NO. 561, IN TRAVIS COUNTY, TEXAS, BEING OUT OF LOT 3, BLOCK P, LANTANA PHASE 1, SECTION 2, A SUBDIVISION WHOSE PLAT IS RECORDED IN DOCUMENT NO. 200000150 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO OUT OF RETAIL UNIT A-2, DECLARATION OF CONDOMINIUM REGIME FOR LANTANA PLACE, AS RECORDED IN DOCUMENT NO. 2017067525 OF THE SAID OFFICIAL PUBLIC RECORDS, SAID 0.279 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at an 80d nail found for a point of tangency on the south right-of way (R.O.W.) line of Southwest Parkway, R.O.W. varies, same being on the north line of said Lot 3, Block P and the north line of said Retail Unit A-2, from which, a 60d nail found, for a point of curvature on the said south R.O.W. line of Southwest Parkway at the intersection with the west R.O.W. line of William Cannon Drive West, R.O.W. varies, same being the most northerly northeast corner of said Lot 3, Block P and the most northerly northeast corner of said Retail Unit A-2, bears, S43°01'36"E, 353.00 feet;

THENCE, departing the said south R.O.W. line of Southwest Parkway, same being the said north line of Lot 3, Block P and the said north line of Retail Unit A-2, crossing a portion of said Lot 3, Block P and said Retail Unit A-2, N78°53'20"W, 283.54 feet to a calculated point, for the POINT OF BEGINNING of the herein described 0.088 acre tract;

THENCE, crossing a portion of said Lot 3, Block P and said Retail Unit A-2 the following fifty-four (54) courses:

1. S27°53'22"W, 12.17 feet to a calculated point,
2. S62°06'38"E, 11.94 feet to a calculated point,
3. S27°53'22"W, 49.84 feet to a calculated point,
4. N62°06'38"W, 51.26 feet to a calculated point,
5. N27°53'22"E, 9.28 feet to a calculated point,

Exhibit A

6. N62°06'38"W, 14.72 feet to a calculated point,
7. S27°53'22"W, 2.65 feet to a calculated point,
8. N62°06'38"W, 7.77 feet to a calculated point,
9. S27°53'22"W, 6.68 feet to a calculated point,
10. N62°06'38"W, 94.75 feet to a calculated point,
11. S27°53'22"W, 1.51 feet to a calculated point,
12. N62°06'38"W, 12.87 feet to a calculated point,
13. N27°53'22"E, 1.74 feet to a calculated point,
14. N62°06'38"W, 11.54 feet to a calculated point,
15. S27°53'22"W, 1.74 feet to a calculated point,
16. N62°06'38"W, 15.80 feet to a calculated point,
17. N27°53'22"E, 50.15 feet to a calculated point,
18. S62°06'38"E, 11.38 feet to a calculated point,
19. N27°53'22"E, 3.86 feet to a calculated point,
20. S62°06'38"E, 4.42 feet to a calculated point,
21. S27°53'22"W, 1.73 feet to a calculated point,
22. S62°06'38"E, 11.54 feet to a calculated point,
23. N27°53'22"E, 1.73 feet to a calculated point,
24. S62°06'38"E, 2.04 feet to a calculated point,
25. N27°53'22"E, 9.47 feet to a calculated point, from which, the most northerly northeast corner of a General Common Element (GCE), as shown on the said Declaration of Condominium Regime for Lantana Place, on the said south R.O.W. line of Southwest Parkway, same being the north line of said Lot 3, Block P, and also being the most northerly northwest corner of said Retail Unit A-2, bears, N12°41'21"E, 182.12 feet,

26. S62°06'38"E, 4.42 feet to a calculated point,
27. S27°53'22"W, 0.96 feet to a calculated point,
28. S62°06'38"E, 4.97 feet to a calculated point,
29. S27°53'22"W, 0.23 feet to a calculated point,
30. S62°06'38"E, 49.68 feet to a calculated point,
31. N27°53'22"E, 0.23 feet to a calculated point,
32. S62°06'38"E, 7.08 feet to a calculated point,
33. S27°53'22"W, 0.23 feet to a calculated point,
34. S62°06'38"E, 17.71 feet to a calculated point,
35. N27°53'22"E, 0.23 feet to a calculated point,
36. S62°06'38"E, 7.08 feet to a calculated point,
37. S27°53'22"W, 0.23 feet to a calculated point,
38. S62°06'38"E, 17.71 feet to a calculated point,
39. N27°53'22"E, 0.23 feet to a calculated point,
40. S62°06'38"E, 6.27 feet to a calculated point,
41. N27°53'22"E, 1.06 feet to a calculated point,
42. S62°06'38"E, 4.34 feet to a calculated point,
43. S27°53'22"W, 1.29 feet to a calculated point,
44. S62°06'38"E, 5.37 feet to a calculated point,
45. N27°53'22"E, 1.29 feet to a calculated point,
46. S62°06'38"E, 4.34 feet to a calculated point,
47. S27°53'22"W, 1.29 feet to a calculated point,
48. S62°06'38"E, 5.37 feet to a calculated point,
49. N27°53'22"E, 1.29 feet to a calculated point,

- 50. S62°06'38"E, 8.00 feet to a calculated point,
- 51. S27°53'22"W, 1.29 feet to a calculated point,
- 52. S62°06'38"E, 17.72 feet to a calculated point,
- 53. N27°53'22"E, 1.29 feet to a calculated point, and
- 54. S62°06'38"E, 7.33 feet to the POINT OF BEGINNING and containing 0.279 of an acre (12,138 square feet) of land more or less.

Bearing Basis: Lot 3, Block P, Lantana Phase 1, Section 2,  
recorded in Document No. 200000150, Official Public Records  
Travis County, Texas

REFERENCE

TCAD Property ID: 494805  
City of Austin GRID: C21

I hereby certify that the metes and bounds description and sketch were based on an on the ground survey prepared by Ramsey Land Surveying during April 2017.



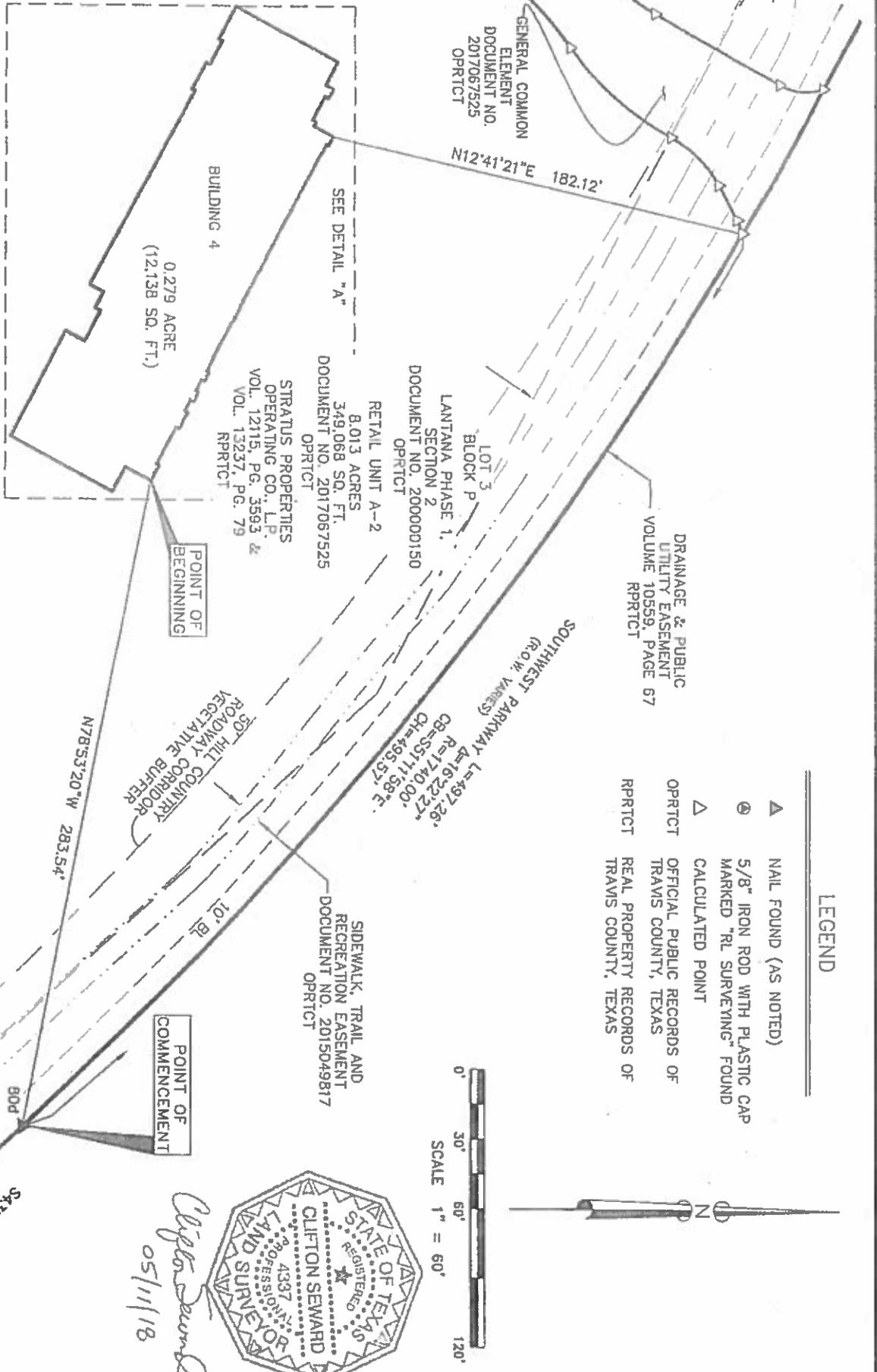
*Clifton Seward 05/11/18*

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

**R**

**RAMSEY LAND SURVEYING**  
 TBP L.S. FIRM LICENSE NO. 10033200  
 P.O. BOX 92768  
 AUSTIN, TEXAS 78709-2768  
 PHONE (512) 301-9398  
 csaward@rfsurveying.com

SKETCH TO ACCOMPANY FIELD NOTE NO. 1816-02  
 LOT 3, BLOCK P  
 LANTANA PHASE 1, SECTION 2  
 DOCUMENT NO. 200000150  
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
 JOB NO. 1816  
 PAGE 1 OF 2



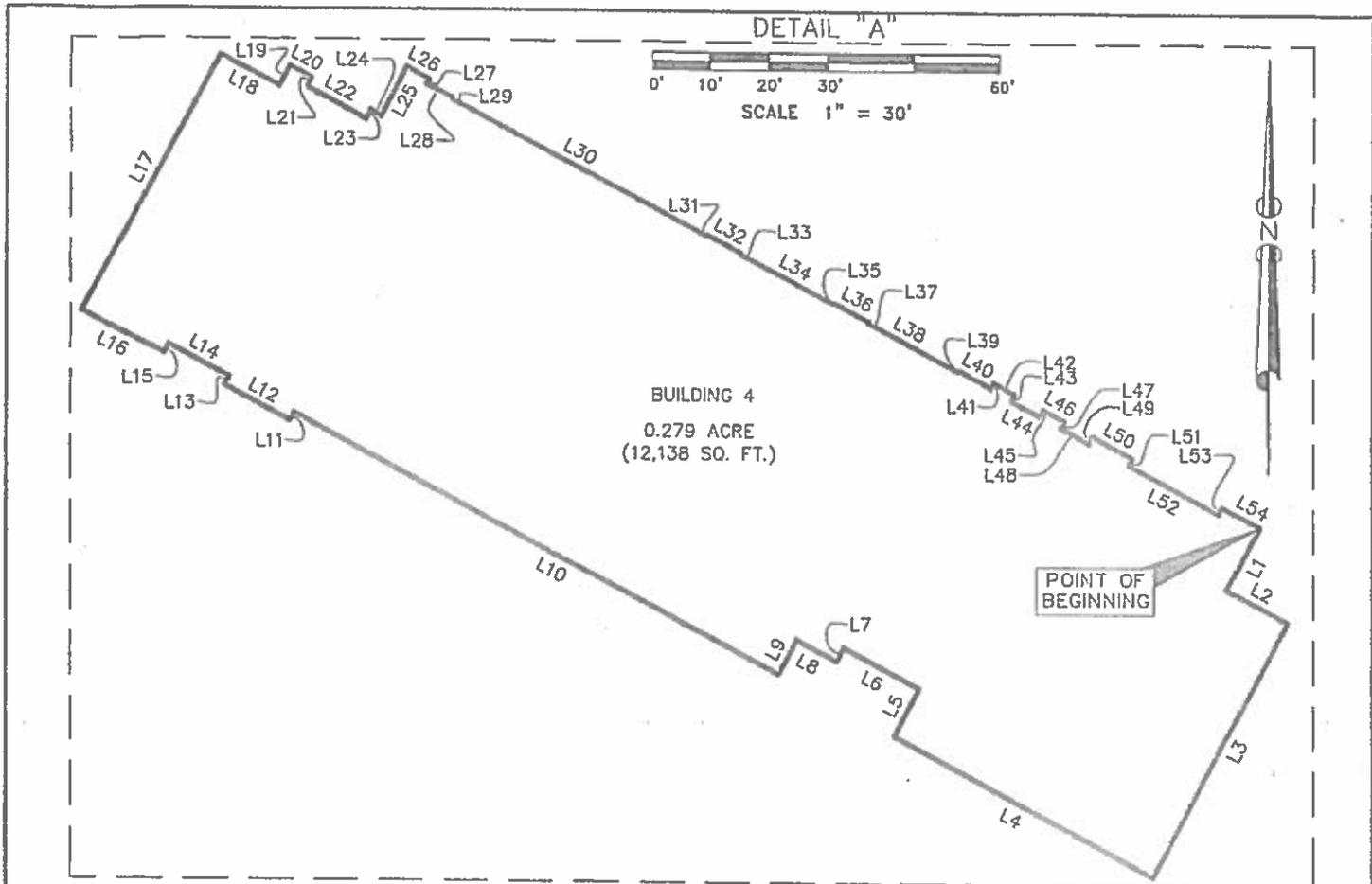
**LEGEND**

- ▲ NAIL FOUND (AS NOTED)
- ⊙ 5/8" IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" FOUND
- △ CALCULATED POINT
- OPRCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- RPRCT REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS



*Clifton Seward*  
 05/11/18

WILLIAM CANNON  
 DRIVE WEST  
 (R.O.W. VARIES)



Line Table		
LINE	DIRECTION	LENGTH
L1	S27°53'22"W	12.17'
L2	S62°06'38"E	11.94'
L3	S27°53'22"W	49.84'
L4	N62°06'38"W	51.26'
L5	N27°53'22"E	9.28'
L6	N62°06'38"W	14.72'
L7	S27°53'22"W	2.65'
L8	N62°06'38"W	7.77'
L9	S27°53'22"W	6.68'
L10	N62°06'38"W	94.75'
L11	S27°53'22"W	1.51'
L12	N62°06'38"W	12.87'
L13	N27°53'22"E	1.74'
L14	N62°06'38"W	11.54'
L15	S27°53'22"W	1.74'
L16	N62°06'38"W	15.80'
L17	N27°53'22"E	50.15'
L18	S62°06'38"E	11.38'
L19	N27°53'22"E	3.88'
L20	S62°06'38"E	4.42'

Line Table		
LINE	DIRECTION	LENGTH
L21	S27°53'22"W	1.73'
L22	S62°06'38"E	11.54'
L23	N27°53'22"E	1.73'
L24	S62°06'38"E	2.04'
L25	N27°53'22"E	9.47'
L26	S62°06'38"E	4.42'
L27	S27°53'22"W	0.96'
L28	S62°06'38"E	4.97'
L29	S27°53'22"W	0.23'
L30	S62°06'38"E	49.68'
L31	N27°53'22"E	0.23'
L32	S62°06'38"E	7.08'
L33	S27°53'22"W	0.23'
L34	S62°06'38"E	17.71'
L35	N27°53'22"E	0.23'
L36	S62°06'38"E	7.08'
L37	S27°53'22"W	0.23'
L38	S62°06'38"E	17.71'
L39	N27°53'22"E	0.23'
L40	S62°06'38"E	6.27'

Line Table		
LINE	DIRECTION	LENGTH
L41	N27°53'22"E	1.06'
L42	S62°06'38"E	4.34'
L43	S27°53'22"W	1.29'
L44	S62°06'38"E	5.37'
L45	N27°53'22"E	1.29'
L46	S62°06'38"E	4.34'
L47	S27°53'22"W	1.29'
L48	S62°06'38"E	5.37'
L49	N27°53'22"E	1.29'
L50	S62°06'38"E	8.00'
L51	S27°53'22"W	1.29'
L52	S62°06'38"E	17.72'
L53	N27°53'22"E	1.29'
L54	S62°06'38"E	7.33'

DRAWING PATH: 1816-BUILDING 4.dwg

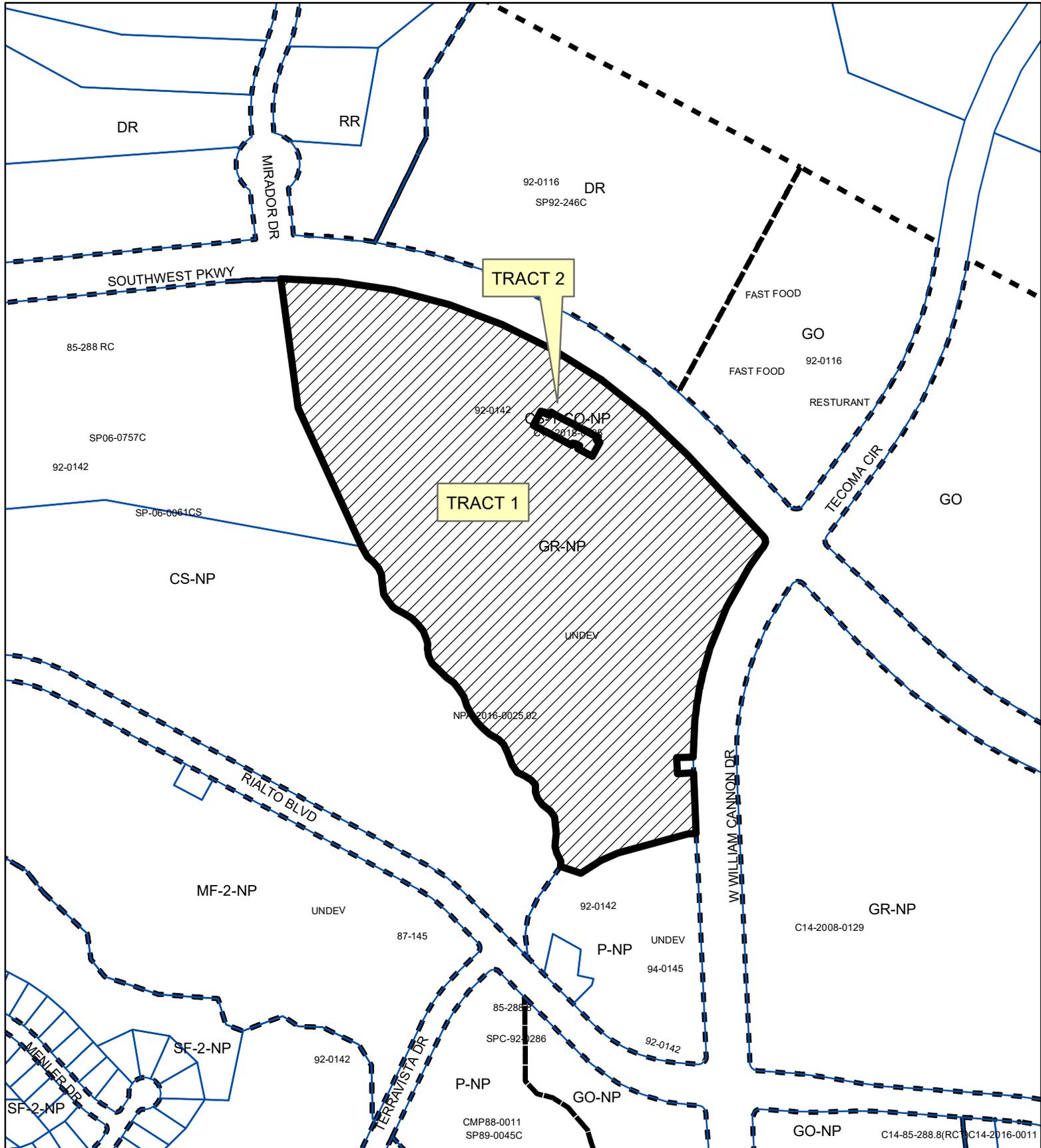


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 LOT 3, BLOCK P  
 LANTANA PHASE 1, SECTION 2  
 DOCUMENT NO. 200000150  
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

JOB NO. 1816



**ZONING**

ZONING CASE#: C14-2019-0003

**Exhibit B**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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: 1/9/2019