

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

1  
2  
3 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
4 **PROPERTY LOCATED AT 12316 TECH RIDGE BOULEVARD AND 211 WEST**  
5 **CANYON RIDGE DRIVE FROM GENERAL OFFICE (GO) DISTRICT AND**  
6 **LIMITED INDUSTRIAL SERVICES (LI) DISTRICT TO COMMUNITY**  
7 **COMMERCIAL (GR) DISTRICT.**

8  
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from general office (GO) district and limited industrial services  
13 (LI) district to community commercial (GR) district on the property described in Zoning  
14 Case No. C14-2020-0015, on file at the Planning and Zoning Department, as follows:

15  
16 3.495 acres (approximately 152,245 square feet) in the John M. Swisher Survey  
17 No. 32, Abstract No. 2405 in Travis County, Texas, said 3.495 acres of land being  
18 more particularly described by metes and bounds in **Exhibit “A”** incorporated into  
19 this ordinance, and

20  
21 1.541 acres (approximately 67,127 square feet) in the John M. Swisher Survey No.  
22 32, Abstract No. 2405 in Travis County, Texas, said 1.541 acres of land being  
23 more particularly described by metes and bounds in **Exhibit “B”** incorporated into  
24 this ordinance (collectively referred to as the “Property”),

25  
26 locally known as 12316 Tech Ridge Boulevard and 211 West Canyon Ridge Drive in the  
27 City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit**  
28 **“C”**.  
29

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2020.

**PASSED AND APPROVED**

\_\_\_\_\_, 2020      § \_\_\_\_\_  
                                 § \_\_\_\_\_  
                                 § \_\_\_\_\_  
                                 Steve Adler  
                                 Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Jannette S. Goodall  
City Attorney                      City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

Lot 5 & Lot 6  
Second Amended Plat  
of Lots 5, 6, & 7, Blk B,  
Tech Ridge Center Phase IV  
Zoning Tract 1

**3.495 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 3.495 ACRES (APPROXIMATELY 152,245 SQ. FT.) IN THE JOHN M. SWISHER SURVEY NO 32, ABSTRACT NO. 2405, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 5 AND 6, BLOCK B, OF THE SECOND AMENDED PLAT OF LOTS 5, 6, AND 7, BLOCK B, TECH RIDGE CENTER PHASE IV, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201700247 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 5 HAVING BEEN CONVEYED IN SPECIAL WARRANTY DEEDS TO TECHRIDGE HOSPITALITY, AS RECORDED IN DOCUMENT NO. 2018022979 AND 2018157584, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID LOT 6 HAVING BEEN CONVEYED IN A SPECIAL WARRANTY DEED TO BELLFLOWER RR, LLC, ET AL., AS RECORDED IN DOCUMENT NO. 2018120044 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.495 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with "CHAPPARAL" cap found in the most westerly point of the northwest cutback line of Tech Ridge Boulevard (right-of-way width varies), as recorded in Volume 13309, Page 213 of the Real Property Records of Travis County, Texas, and Canyon Ridge Drive (right-of way width varies), as recorded in Volume 13309, Page 219 of the Real Property Records of Travis County, Texas, being on the south line of Lot 6;

**THENCE North 88°05'10" West**, with the north right-of-way line of Tech Ridge Boulevard and the south line of Lot 6 a distance of **405.80 feet** to a 1/2" rebar with "CHAPPARAL" cap set in the southwest corner of Lot 6, the southeast corner of Lot 7, Block B of said Second Amended Plat of Lots 5, 6, and 7, Block B, Tech Ridge Center Phase IV, and the north right-of-way line of Tech Ridge Boulevard;

**THENCE North 01°55'50" East**, with the east line of Lot 7 and the west line of Lot 6 a distance of **285.59 feet** to 1/2" rebar with "CHAPPARAL" cap found in the northwest corner of Lot 6 and a southwest corner of Lot 5;

**THENCE North 01°55'54" East**, with the east line of Lot 7 and the west line of Lot 5 a distance of **53.18 feet** to a calculated point from which a 1/2" rebar with "CHAPPARAL"

cap found in a northeast corner of Lot 7 and an interior corner of Lot 5 bears North  $01^{\circ}55'54''$  East a distance of 28.30 feet;

**THENCE** crossing Lots 5 and 6, the following 3 (three) courses and distances:

1. **South  $88^{\circ}04'09''$  East**, a distance of **300.30 feet** to a calculated point;
2. **South  $01^{\circ}54'53''$  West**, a distance of **70.00 feet** to a calculated point;
3. **South  $88^{\circ}05'36''$  East**, a distance of **192.53 feet** to a calculated point in the east line of Lot 6 and the west right-of-way line of Canyon Ridge Drive from which a 1/2" rebar with "CHAPPARAL" cap found at a point of curvature of Canyon Ridge Drive bears North  $00^{\circ}59'08''$  East a distance of 24.98 feet;

**THENCE South  $00^{\circ}59'05''$  West**, with the east line of Lot 6 and the west right-of-way line of Canyon Ridge Drive a distance of **177.27 feet** to a 1/2" rebar with "CHAPPARAL" cap set in the most easterly point of the northwest cutback line of Tech Ridge Boulevard and Canyon Ridge Drive;

**THENCE** along the northwest cutback line and the southeast line of Lot 6, with a curve to the right, having a radius of 90.00 feet, a delta angle of  $90^{\circ}55'59''$ , an arc length of 142.84 feet, and a chord which bears **South  $46^{\circ}27'21''$  West**, a distance of **128.31 feet** to the **POINT OF BEGINNING**, containing 3.495 acres of land, more or less.;

Surveyed on the ground April 15, 2017. 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: Drawing 006-125-Z1.

*Paul J. Flugel 12-18-19*

Paul J. Flugel  
Registered Professional Land Surveyor  
State of Texas No. 5096  
Firm No. 10124500





1" = 100'

CANYON RIDGE DRIVE  
(R.O.W. WIDTH VARIES)  
(13309/219)

LOT 5 BLOCK B  
SECOND AMENDED PLAT OF LOTS 5, 6, AND 7, BLOCK B  
TECH RIDGE CENTER PHASE IV  
201700247

TECHRIDGE HOSPITALITY  
(2018022979, 2018157584)

S88°04'09"E 300.30'

LOT 7,  
BLOCK B  
SECOND AMENDED PLAT OF  
LOTS 5, 6, AND 7, BLOCK B  
TECH RIDGE CENTER PHASE IV  
201700247

3.495 ACRES  
APPROX. 152,245 SQ. FT.

BELLFLOWER RR, LLC, ET AL.  
(2018120044)

LOT 6 BLOCK B  
SECOND AMENDED PLAT OF LOTS 5, 6, AND 7, BLOCK B  
TECH RIDGE CENTER PHASE IV  
201700247

177.27'  
S00°59'05"W

S88°05'36"E 192.53'

N88°05'10"W 405.80'

P.O.B.

TECH RIDGE BOULEVARD  
(R.O.W. WIDTH VARIES)  
(13309/213)

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 006-125-Z1

DATE OF SURVEY: 04/15/2017  
PLOT DATE: 12/16/2019  
DRAWING NO.: 006-125-Z1  
PROJECT NO.: 006-125  
FIRM NO. 10124500  
DRAWN BY: JLB  
SHEET 1 OF 2

Chaparral

A DESCRIPTION OF 3.495 ACRES (APPROXIMATELY 152,245 SQ. FT.) IN THE JOHN M. SWISHER SURVEY NO 32, ABSTRACT NO. 2405, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 5 AND 6, BLOCK B, OF THE SECOND AMENDED PLAT OF LOTS 5, 6, AND 7, BLOCK B, TECH RIDGE CENTER PHASE IV, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201700247 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 5 HAVING BEEN CONVEYED IN SPECIAL WARRANTY DEEDS TO TECHRIDGE HOSPITALITY, AS RECORDED IN DOCUMENT NO. 2018022979 AND 2018157584, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID LOT 6 HAVING BEEN CONVEYED IN A SPECIAL WARRANTY DEED TO BELLFLOWER RR, LLC, ET AL., AS RECORDED IN DOCUMENT NO. 2018120044 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°55'54"E	53.18'
L2	S01°54'53"W	70.00'
L3	N00°59'08"E	24.98'
L4	N01°55'54"E	28.30'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	90.00'	90°55'59"	142.84'	S46°27'21" <sup>th</sup> W	128.31'

#### LEGEND

- 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- △ CALCULATED POINT
- ( ) RECORD DATA



*Paul J. Flugel 12/13/19*

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)

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 DRAWN BY: JLB  
 SHEET 2 OF 2

**Chaparral**



**Professional Land Surveying, Inc.**  
**Surveying and Mapping**

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3500 McCall Lane  
Austin, Texas 78744

Lot 5 & Lot 6  
Second Amended Plat  
of Lots 5, 6, & 7, Blk B,  
Tech Ridge Center Phase IV  
Zoning Tract 2

**1.541 ACRES**  
**TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 1.541 ACRES (APPROXIMATELY 67,127 SQ. FT.) IN THE JOHN M. SWISHER SURVEY NO 32, ABSTRACT NO. 2405, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 5 AND 6, BLOCK B, OF THE SECOND AMENDED PLAT OF LOTS 5, 6, AND 7, BLOCK B, TECH RIDGE CENTER PHASE IV, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201700247 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 5 HAVING BEEN CONVEYED IN SPECIAL WARRANTY DEEDS TO TECHRIDGE HOSPITALITY, AS RECORDED IN DOCUMENT NO. 2018022979 AND 2018157584, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID LOT 6 HAVING BEEN CONVEYED IN A SPECIAL WARRANTY DEED TO BELLFLOWER RR, LLC, ET AL., AS RECORDED IN DOCUMENT NO. 2018120044 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.541 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with "CHAPPARAL" cap found in the northeast corner of Lot 5, the southeast corner of Lot 4, Block B of the Tech Ridge Center Phase IV Subdivision, a Subdivision of Record in Document No. 200600072 of the Official Public Records of Travis County, Texas, and the east right-of-way line of Canyon Ridge Drive (right-of-way width varies) as recorded in Volume 13309, Page 219 of the Real Property Records of Travis County, Texas and Document No. 199900135 of the Official Public Records of Travis County, Texas;

**THENCE** with the east line of Lots 5 and 6 of said Second Amended Plat of Lots 5, 6, and 7, Block B, Tech Ridge Center Phase IV Subdivision, and the west right-of-way line of said Canyon Ridge Drive, the following 5 (five) courses and distances:

1. With a curve to the right, having a radius of 915.00 feet, a delta angle of 01°20'41", an arc length of 21.48 feet, and a chord which bears **South 30°04'15" East**, a distance of **21.48 feet** to a 1/2" rebar with "CHAPPARAL" cap found;
2. Continuing with said curve to the right, having a radius of 915.00 feet, a delta angle of 13°28'14", an arc length of 215.12 feet, and a chord which bears **South 22°39'43" East**, a distance of **214.63 feet** to a 1/2" rebar with "CHAPPARAL" cap found at a Point of Compound Curvature;



3. With a curve to the right, having a radius of 289.00 feet, a delta angle of  $22^{\circ}14'07''$ , an arc length of 112.15 feet, and a chord which bears **South  $04^{\circ}48'28''$  East**, a distance of **111.45 feet** to a 1/2" rebar with "CHAPPARAL" cap found for the southeast corner of Lot 5 and the northeast corner of Lot 6 at a Point of Reverse Curvature;
4. With a curve to the left, having a radius of 311.00 feet, a delta angle of  $11^{\circ}21'19''$ , an arc length of 61.64 feet, and a chord which bears **South  $00^{\circ}37'55''$  West**, a distance of **61.54 feet** to a 1/2" rebar with "CHAPPARAL" cap found at a Point of Reverse Curvature;
5. With a curve to the right, having a radius of 892.00 feet, a delta angle of  $04^{\circ}49'37''$ , an arc length of 75.15 feet, and a chord which bears **South  $02^{\circ}37'57''$  East**, a distance of **75.13 feet** to a calculated point, from which a 1/2" rebar with "CHAPPARAL" cap found at a Point of Curvature of Canyon Ridge Drive bears, with a curve to the right, having a radius of 892.00 feet, a delta angle of  $01^{\circ}12'13''$ , an arc length of 18.74 feet, and a chord which bears **South  $00^{\circ}22'58''$  West**, a distance of 18.74 feet;

**THENCE** crossing Lots 5 and 6, the following 3 (three) courses and distances:

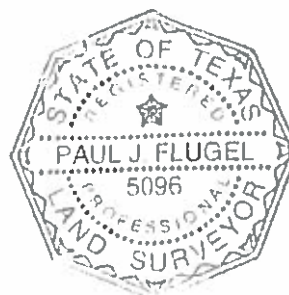
1. **North  $88^{\circ}01'46''$  West**, a distance of **143.29 feet** to a calculated point;
2. **North  $01^{\circ}58'14''$  East**, a distance of **175.41 feet** to a calculated point;
3. **North  $33^{\circ}15'46''$  West**, a distance of **219.89 feet** to a calculated point on the south line of said Lot 4 and the north line of Lot 5 from which a 1/2" rebar with "CHAPPARAL" cap found in a south corner of Lot 4 and a corner of Lot 5 bears **South  $56^{\circ}38'49''$  West** a distance of 337.92 feet;

**THENCE North  $56^{\circ}38'49''$  East**, with the south line of Lot 4 and the north line of Lot 5 a distance of **182.22 feet** to the **POINT OF BEGINNING**, containing 1.541 acres of land, more or less.

Surveyed on the ground April 15, 2017. 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: Drawing 006-125-Z2.

*Paul J. Flugel 12-18-19*  
Paul J. Flugel  
Registered Professional Land Surveyor  
State of Texas No. 5096  
Firm No. 10124500





JOHN M. SWISHER  
NO. 32  
SURVEY NO. 2405  
ABS.

LOT 4  
BLOCK B  
TECH RIDGE CENTER PHASE IV  
200600072

BAFCO III, LLC  
(2018150189)

LOT 5 BLOCK B  
SECOND AMENDED PLAT OF  
LOTS 5, 6, AND 7, BLOCK B  
TECH RIDGE CENTER PHASE IV  
201700247

TECHRIDGE HOSPITALITY  
(2018022979, 2018157584)

LOT 7,  
BLOCK B  
SECOND AMENDED  
PLAT OF  
LOTS 5, 6, AND 7,  
BLOCK B  
TECH RIDGE CENTER  
PHASE IV  
201700247

BELLFLOWER RR, LLC, ET AL.  
(2018120044)

LOT 6 BLOCK B  
SECOND AMENDED PLAT OF  
LOTS 5, 6, AND 7, BLOCK B  
TECH RIDGE CENTER PHASE IV  
201700247

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 006-125-Z2



1" = 100'

CANYON RIDGE DRIVE  
(R.O.W. WIDTH VARIES)  
(13309/219, 199900135)

DATE OF SURVEY: 04/15/2017  
PLOT DATE: 12/16/2019  
DRAWING NO.: 006-125-Z2  
PROJECT NO.: 006-125  
FIRM NO. 10124500  
DRAWN BY: JLB  
SHEET 1 OF 2

A DESCRIPTION OF 1.541 ACRES (APPROXIMATELY 67,127 SQ. FT.) IN THE JOHN M. SWISHER SURVEY NO 32, ABSTRACT NO. 2405, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 5 AND 6, BLOCK B, OF THE SECOND AMENDED PLAT OF LOTS 5, 6, AND 7, BLOCK B, TECH RIDGE CENTER PHASE IV, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201700247 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 5 HAVING BEEN CONVEYED IN SPECIAL WARRANTY DEEDS TO TECHRIDGE HOSPITALITY, AS RECORDED IN DOCUMENT NO. 2018022979 AND 2018157584, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID LOT 6 HAVING BEEN CONVEYED IN A SPECIAL WARRANTY DEED TO BELLFLOWER RR, LLC, ET AL., AS RECORDED IN DOCUMENT NO. 2018120044 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	915.00'	1°20'41"	21.48'	S30°04'15"E	21.48'
C2	915.00'	13°28'14"	215.12'	S22°39'43"E	214.63'
C3	289.00'	22°14'07"	112.15'	S04°48'28"E	111.45'
C4	311.00'	11°21'19"	61.64'	S00°37'55"W	61.54'
C5	892.00'	4°49'37"	75.15'	S02°37'57"E	75.13'
C6	892.00'	1°12'13"	18.74'	S00°22'58"W	18.74'



*Paul J. Flugel* 12-18-19

LEGEND

● 1/2" REBAR WITH "CHAPARRAL" CAP FOUND

○ 1/2" REBAR WITH "CHAPARRAL" CAP SET

△ CALCULATED POINT

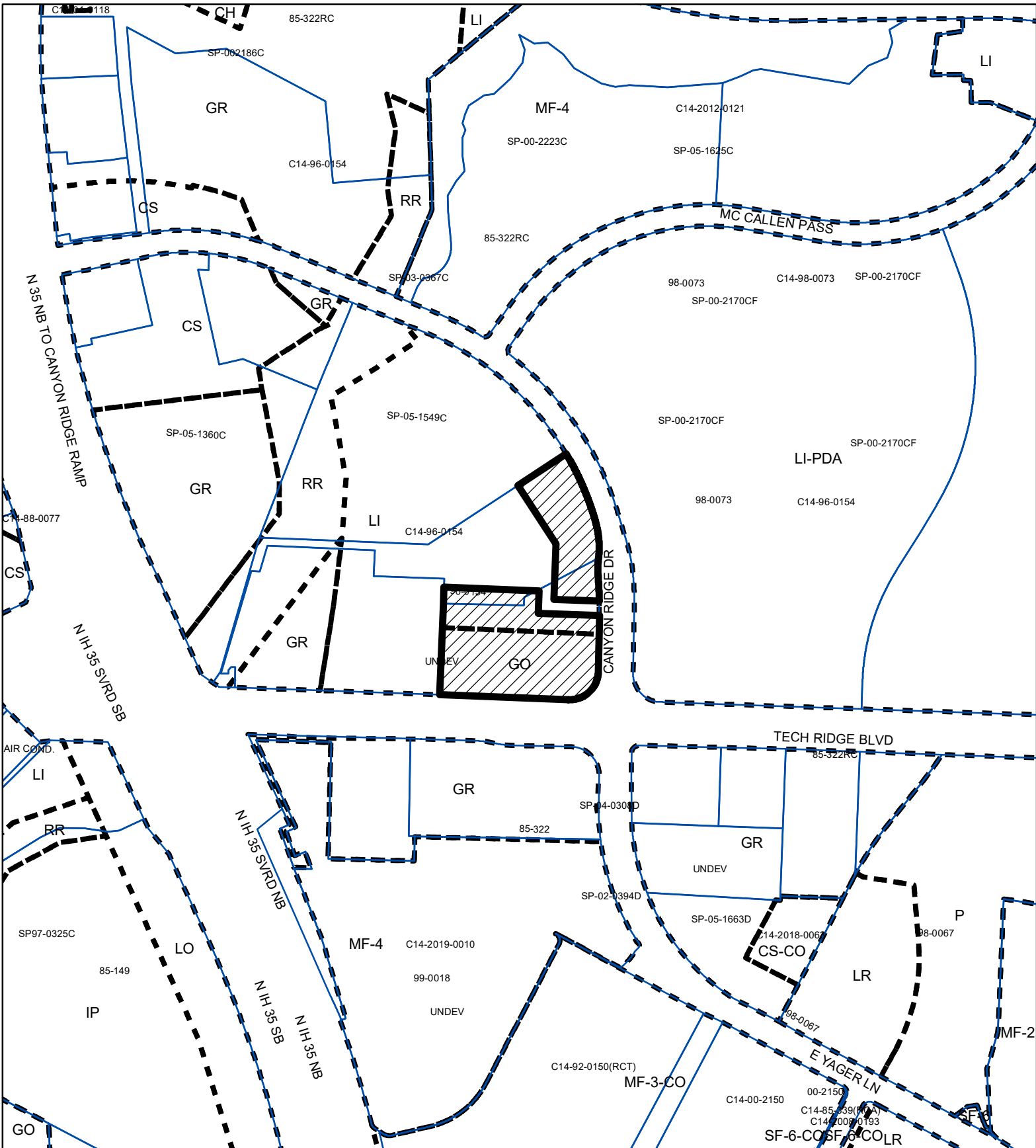
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ATTACHMENTS: METES AND BOUNDS DESCRIPTION 006-125-Z2

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 DRAWING NO.: 006-125-Z2  
 PROJECT NO.: 006-125  
 FIRM NO. 10124500  
 DRAWN BY: JLB  
 SHEET 2 OF 2




$$1'' = 400'$$

 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2020-0015

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: 4/24/2020**