

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 14231 NORTH U.S. HIGHWAY 183A SERVICE ROAD NORTHBOUND FROM MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE (CS-MU) COMBINING DISTRICT.**

**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 multifamily residence moderate-high density (MF-4) district to general commercial services-mixed use (CS-MU) combining district on the property described in Zoning Case No. C14-2020-0060, on file at the Planning and Zoning Department, as follows:

0.968 of one acre (42,144 square feet) of land, surveyed by Landesign Services, Inc., situated in the Rachael Saul Survey, Abstract No. 551, in Williamson County, Texas, said 0.968 acre of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, and

0.660 of one acre (28,747 square feet) of land, surveyed by Landesign Services, Inc., situated in the Rachael Saul Survey, Abstract No. 551, in Williamson County, Texas, said 0.660 acre of land being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance (collectively referred to as the “Property”),

locally known as 14231 North U.S. Highway 183A Service Road Northbound in the City of Austin, Williamson County, Texas, generally identified in the map attached as **Exhibit “C”**.

**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



10090 W Highway 29 | Liberty Hill, Texas 78642  
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION FOR ZONING CS-MU

BEING 0.968 OF ONE ACRE (42,144 SQUARE FEET) OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK C, A PORTION OF LINNAEA LANE (60' R.O.W.), A PORTION OF HEMA DRIVE (60' R.O.W.) AND A PORTION OF NORTH LAKE CREEK PARKWAY (64' R.O.W.), ALL OF AVERY LAKELINE, A SUBDIVISION RECORDED IN DOCUMENT NO. 2020023739, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at 1/2-inch rebar with cap stamped "LSI SURVEY" found for the southwest corner of Lot 3, Block D, said AVERY LAKELINE and the Southeast corner of Lot 2, Block D, said AVERY LAKELINE, also being in the existing Northerly right-of-way line of said North Lake Creek Parkway;

THENCE with the common line of said Lot 3, Block D and said existing Northerly right-of-way line of North Lake Creek Parkway, along a curve to the **Left** having a radius of **968.00** feet, an arc length of **11.16** feet, a delta angle of **00°39'38"**, and a chord which bears **South 49°13'22" East** a distance of **11.16** feet to a Calculated Point;

THENCE over and across said North Lake Creek Parkway, said Hema Drive, said Linnaea Lane and said Lot 2, Block C, the following six (6) courses and distances:

1. **South 40°27'02" West** a distance of **639.57** feet to a Calculated Point, from which a 1/2-inch rebar with cap stamped "LSI SURVEY" found for the West corner of said Lot 2, Block C and being in the existing Northeasterly right-of-way line of said Linnaea Lane, bears **South 63°55'41" West** a distance of **67.18** feet;
2. **South 02°08'54" West** a distance of **211.12** feet to a Calculated Point;
3. **North 29°24'33" West** a distance of **218.87** feet to a Calculated Point
4. Along a curve to the **Right** having a radius of **25.00** feet, an arc length of **37.92** feet, a delta angle of **86°54'32"**, and a chord which bears **North 14°02'43" East** a distance of **34.39** feet to a Calculated Point;

Exhibit A



5. Along a curve to the **Left** having a radius of **1032.08** feet, an arc length of **250.43** feet, a delta angle of **13°54'09"**, and a chord which bears **North 50°32'54" East** a distance of **249.81** feet to a Calculated Point; and
6. **North 43°35'50" East** a distance of **454.05** feet to a Calculated Point in said existing Northerly right-of-way line of North Lake Creek Parkway and in the South line of said Lot 2, Block D;

THENCE with the common line of said Lot 2, Block D and said existing Northerly right-of-way line of North Lake Creek Parkway, along a curve to the **Left** having a radius of **968.00** feet, an arc length of **10.05** feet, a delta angle of **00°35'41"**, and a chord which bears **South 48°35'30" East** a distance of **10.05** feet to the **POINT OF BEGINNING** and containing 0.968 of one acre (42,144 square feet), more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances and areas shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000077918.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed in January 2019.



Travis S. Tabor  
Registered Professional Land Surveyor  
State of Texas No. 6428

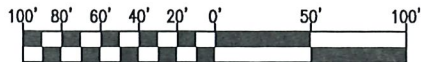
05/12/2020



Job Number: 19-002

Attachments: CAD Drawing: L:\19002 - 97 ac Avery Ranch\CAD\DWGs\AL CSMU Zoning.dwg





GRAPHIC SCALE

AVERY LAKELINE  
DOC. NO. 2020023739  
O.P.R.W.C.T.

LOT 1  
BLOCK A

LOT 1  
BLOCK B

AVERY LAKELINE  
DOC. NO. 2020023739  
O.P.R.W.C.T.

LOT 2  
BLOCK D AVERY LAKELINE  
DOC. NO. 2020023739  
O.P.R.W.C.T.

LOT 3  
BLOCK D

POINT OF  
BEGINNING  
C1

HEMA DRIVE  
(60' R.O.W.)

NORTH LAKE CREEK  
PARKWAY  
(64' R.O.W.)

N43°35'50"E 454.05'

S40°27'02"W 639.57'

CS-MU  
0.968 OF ONE ACRE  
(42,144 SQ. F.T)

N29°24'33"W 218.87'

S02°08'54"W 211.12'

LINNAEA LANE  
(60' R.O.W.)

Line Table		
Line #	Direction	Length
L1	S63° 55' 41"W	67.18'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	968.00'	11.16'	0°39'38"	S49° 13' 22"E	11.16'
C2	25.00'	37.92'	86°54'32"	N14° 02' 43"E	34.39'
C3	1032.08'	250.43'	13°54'09"	N50° 32' 54"E	249.81'
C4	968.00'	10.05'	0°35'41"	S48° 35' 30"E	10.05'

\*SEE SHEET 4 FOR LEGEND AND NOTES

JOB NUMBER: 19-002		DATE: 05/06/2020	
PROJECT NAME: 97 AC AVERY RANCH			
DRAWING NAME: AL CSMU ZONING.DWG			
DRAWING FILE PATH:			
L:\19002 - 97 ac Avery Ranch\CAD\DWGs\			
METES AND BOUNDS FILE PATH:			
L:\19002 - 97 ac Avery Ranch\Descriptions\CS-MU Avery Bndy			
RPLS: TST	TECH: HAS	PARTY CHIEF: AO	CHK BY: TST
SHEET 03 of 04		FIELDBOOKS N/A	SCALE: 1"= 100'

**LSI LANDESIGN SERVICES, INC.**

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642  
TBPELS FIRM NO. 10001800  
512-238-7901

## LEGEND

●	1/2" REBAR FOUND (OR AS NOTED)
⊙	1/2" REBAR WITH CAP STAMPED "LSI SURVEY" FOUND (OR AS NOTED)
△	CALCULATED POINT NOT SET
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

### GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

ALL DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.000077918

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, CHANGES IN LOT LINES, OR ENCUMBRANCES WHICH MAY AFFECT THE PROPERTY SHOWN HEREON.

THIS SURVEY PLAT WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION AND IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE. THE FIELD WORK WAS COMPLETED IN JANUARY 2019.



05/12/2020 *[Signature]*  
 TRAVIS S. TABOR  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 6428

JOB NUMBER: 19-002	DATE: 05/06/2020
PROJECT NAME: 97 AC AVERY RANCH	
DRAWING NAME: AL CSMU ZONING.DWG	
DRAWING FILE PATH: L:\19002 - 97 ac Avery Ranch\CAD\DWGs\	
METES AND BOUNDS FILE PATH: L:\19002 - 97 ac Avery Ranch\Descriptions\CS-MU Avery Bndy	
RPLS: TST	TECH: HAS
PARTY CHIEF: AO	CHK BY: TST
SHEET 04 of 04	FIELDBOOKS N/A
	SCALE: 1" = 100'

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## EXHIBIT

### METES AND BOUNDS DESCRIPTION FOR ZONING CS-MU

BEING 0.660 OF ONE ACRE (28,747 SQUARE FEET) OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1 AND LOT 3, BLOCK C, AND A PORTION OF LINNAEA LANE (60' R.O.W.), ALL OF AVERY LAKELINE, A SUBDIVISION RECORDED IN DOCUMENT NO. 2020023739, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch rebar found for the Northwest corner of a called 4.2692 acre tract of land described in a deed to David Alexander Hartman and Claudette Lucille Hartman, Trustees of the Hartman Family Revocable Trust, recorded in Document No. 2013015092 of said O.P.R.W.C.T. and the Northeast corner of a called 6.00 acre tract of land described in deed to David Alexander Hartman and Claudette Lucille Hartman, Trustees of the Hartman Family Revocable Trust, recorded in Document No. 2013015091 of said O.P.R.W.C.T., also being in the South line of said Lot 3;

THENCE South  $88^{\circ}53'52''$  West with the common line of said Lot 3, Block C and said 6.00 acre tract, a distance of 19.91 to a Calculated Point for the **POINT OF BEGINNING** of the herein described tract;

THENCE **South  $88^{\circ}53'52''$  West** continuing with the common line of said Lot 3, Block C and said 6.00 acre tract, a distance of **117.81** feet to a Calculated Point, from which a 1/2-inch rebar with cap stamped "LSI SURVEY" found for the Southwest corner of said Lot 3 and in the existing East right-of-way line of said Linnaea Lane, bears South  $88^{\circ}53'52''$  West a distance of 2.01 feet;

THENCE over and across said Linnaea Lane, said Lot 1, Block C and said Lot 3, Block C, the following four (4) courses and distances:

1. Along a curve to the **Left** having a radius of **532.04** feet, an arc length of **164.76** feet, a delta angle of  **$17^{\circ}44'35''$** , and a chord which bears **North  $09^{\circ}57'57''$  West** a distance of **164.10** feet to a Calculated Point;
2. **North  $46^{\circ}57'19''$  East** a distance of **153.19** feet to a Calculated Point;

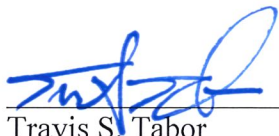
Exhibit B



3. **South 40°02'04" East** a distance of **46.39** feet to a Calculated Point; and
4. **South 01°06'08" East** a distance of **228.45** feet to the **POINT OF BEGINNING** and containing 0.660 of one acre (28,747 square feet), more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances and areas shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000077918.

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05/12/2020

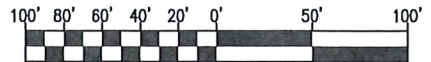


Job Number: 19-002

Attachments: CAD Drawing: L:\19002 - 97 ac Avery Ranch\CAD\DWGs\AL CSMU Zoning.dwg

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	532.04'	164.76'	17°44'35"	N09° 57' 57"W	164.10'

Line Table		
Line #	Direction	Length
L1	S88° 53' 52"W	19.91'
L2	S88° 53' 52"W	2.01'
L3	S40° 02' 04"E	46.39'



GRAPHIC SCALE

RACHAEL SAUL SURVEY  
ABSTRACT NO. 551

LOT 1  
BLOCK C

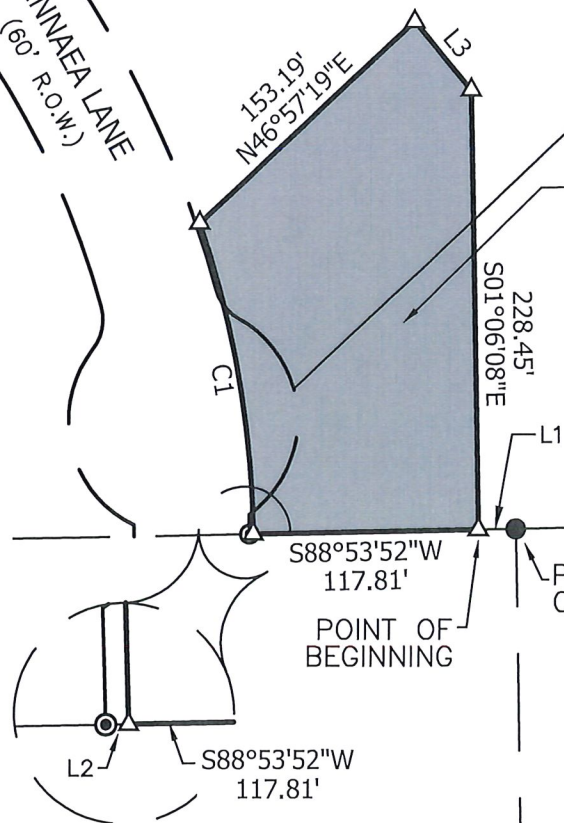
AVERY LAKELINE  
DOC. NO. 2020023739  
O.P.R.W.C.T.

CS-MU  
0.660 OF ONE ACRE  
(28,747 SQ. F.T)

LOT 3  
BLOCK C

STATE OF TEXAS  
STATE DEPARTMENT OF HIGHWAYS  
AND PUBLIC TRANSPORTATION  
(REMAINDER 789.508 ACRES)  
VOL. 1723, PAGE 855  
D.R.W.C.T.

LINNAEA LANE  
(60' R.O.W.)



DAVID ALEXANDER HARTMAN AND CLAUDETTE  
LUCILLE HARTMAN, TRUSTEES OF THE HARTMAN  
FAMILY REVOCABLE TRUST.  
(6.00 ACRE TRACT SAVE AND EXCEPT 0.053 ACRE)  
DOC. NO. 2013015091  
O.P.R.W.C.T.

DAVID ALEXANDER HARTMAN AND CLAUDETTE  
LUCILLE HARTMAN, TRUSTEES OF THE HARTMAN  
FAMILY REVOCABLE TRUST.  
(4.2692 ACRES)  
DOC. NO. 2013015092  
O.P.R.W.C.T.

RESUBDIVISION OF  
LOT 1,  
PARKLINE SECTION I  
DOC. NO. 2008061675  
O.P.R.W.C.T.

\*SEE SHEET 4 FOR LEGEND AND NOTES

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SHEET 03 of 04		FIELDBOOKS N/A	SCALE:1"= 100'

**LSI** LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642  
TBPELS FIRM NO. 10001800  
512-238-7901



## LEGEND

●	1/2" REBAR FOUND (OR AS NOTED)
⊙	1/2" REBAR WITH CAP STAMPED "LSI SURVEY" FOUND (OR AS NOTED)
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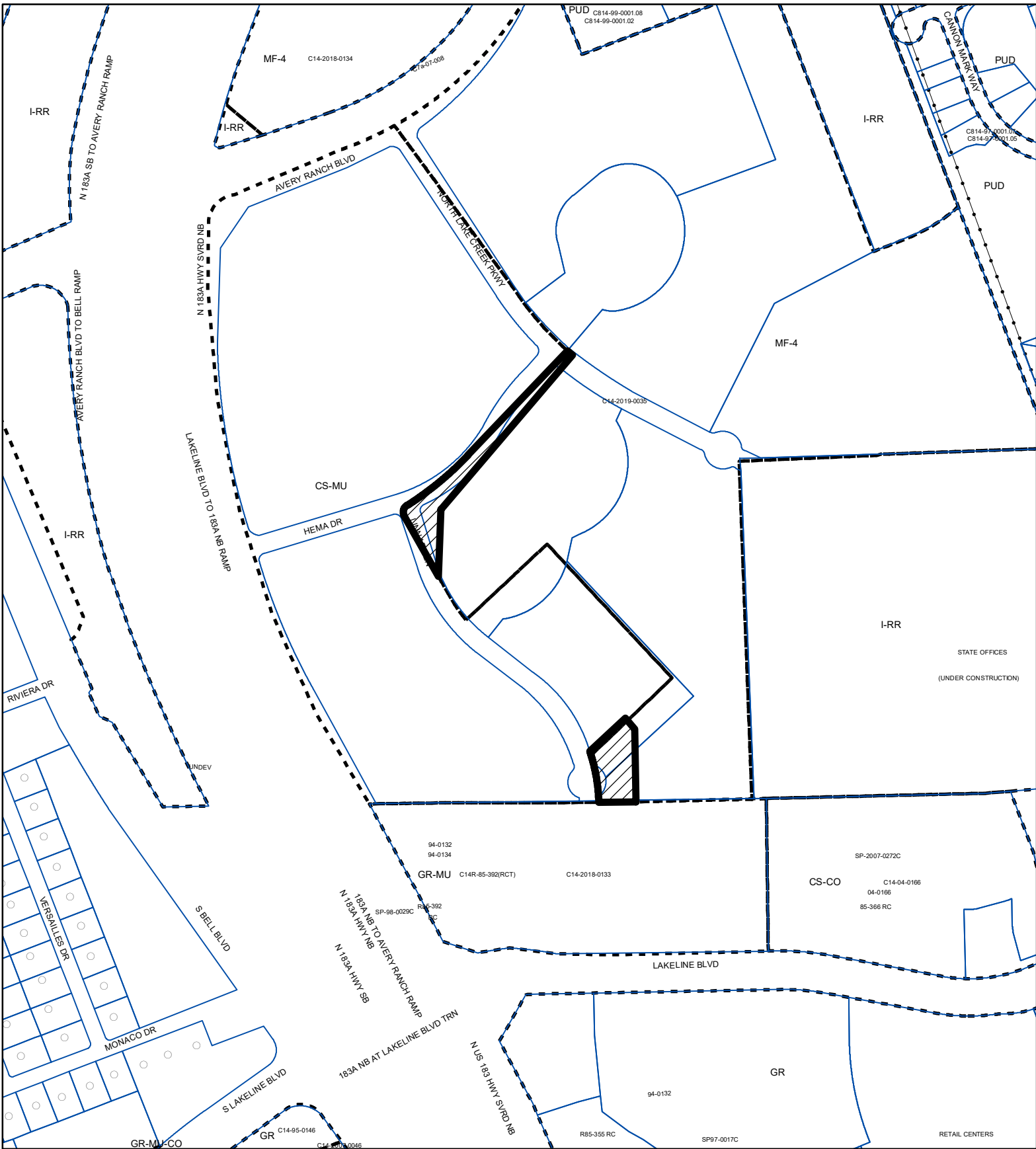


05/12/2020   
TRAVIS S. TABOR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6428

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SHEET 04 of 04	FIELDBOOKS N/A
SCALE: 1" = 100'	

**LSI LANDESIGN SERVICES, INC.** 

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642  
TBPELS FIRM NO. 10001800  
512-238-7901



# ZONING

ZONING CASE#: C14-2020-0060

Exhibit C



Created: 5/29/2020

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.

N



1" = 400'

 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY