

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

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 11601-11811 SOUTH IH-35 SERVICE ROAD NORTHBOUND AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT AND MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) 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 interim-single family residence standard lot (I-SF-2) district and multifamily residence low density-conditional overlay (MF-2-CO) combining district to multifamily residence moderate-high density (MF-4) district on the property described in Zoning Case No. C14-2020-0053, on file at the Planning and Zoning Department, as follows:

11.460 acres situated in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 11.460 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 11601-11811 South IH-35 Service Road Northbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

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

**PASSED AND APPROVED**

\_\_\_\_\_, 2020      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Jannette S. Goodall  
City Clerk

STATE OF TEXAS               §  
   §  
 COUNTY OF TRAVIS       §

FIELDNOTE DESCRIPTION of a tract or parcel of land containing 11.460 acres situated in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, being a portion of the remainder of that 87.884 acre tract, described as "Grantor 2 Tract" (Exhibit F), conveyed to Onion Associates, Ltd. by deed recorded in Document No. 2006236625 of the Official Public Records of Travis County, Texas, all of that 8.17 acre tract, described as "Grantor 1-Tract 2" (Exhibit D), conveyed to Onion Associates, Ltd. by deed recorded in Document No. 2006236625 of the said Official Public Records, and all of that 2.273 acre tract, described as "Grantor 1-Tract 3" (Exhibit E), conveyed to Onion Associates, Ltd. by deed recorded in Document No. 2006236625 of the said Official Public Records; the said 11.460 acre tract, is more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod, with unreadable cap, found for the southwest corner of the said 87.884 acre tract, being the northwest corner of the remainder of that 16.88 acre tract conveyed to Protestant Episcopal Church by deed recorded in Volume 7640, Page 106 of the Deed Records of Travis County, Texas and a point on the existing easterly right-of-way line of Interstate Highway 35 (IH-35), from which a ½" iron rod, with unreadable cap, found on the easterly right-of-way line of IH-35, being on the westerly line of the said 16.88 acre tract, for the northwest corner of Lot 1, St. Alban's Addition, a subdivision recorded in Book 86, Page 88C of the Plat Records of Travis County, Texas, bears S17°32'13"W, 79.89 feet and also from said beginning point a TxDOT Type II monument found, 200.00' left of highway centerline station 1400+00, on the common west line of said Lot 1, St. Alban's Addition subdivision and the easterly right-of-way line of IH-35, bears S17°32'13"W, 190.01 feet;

THENCE, N17°32'13"E, leaving the northwest corner of the said 16.88 acre tract, with the common west line of the said 87.884 acre tract and easterly right-of-way line of IH-35, a distance of 30.01 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc." found for the proposed southwest corner of Mayall Trail (60.00' R.O.W.), of proposed Cascades At Onion Creek West, Phase One subdivision, same being the southwest corner of that 59.6631 acre tract, described as Exhibit A-1, conveyed to M/I Homes of Austin, LLC. by deed recorded in Document No. 2019009190 of the said Official Public Records, from which a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc." found on the said easterly right-of-way line of IH-35, for the northwest corner of said proposed Mayall Trail, being a northwest corner of the aforesaid 59.6631 acre tract, bears N17°32'13"E, a distance of 60.02 feet;

THENCE, leaving the easterly right-of-way line of said IH-35, across the said 87.884 acre tract, with the southerly line of the said 59.6631 acre tract, same being the proposed southerly right-of-way line of Mayall Trail, for the following six (6) courses:

- 1) S73°52'47"E, 638.12 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc." found for the point of curvature of a curve to the right;
- 2) With the said curve to the right having a central angle of 23°02'36", a radius of 440.00 feet, a chord distance of 175.77 feet (chord bears S62°21'29"E), for an arc distance of 176.96 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc." found for the point of tangency;
- 3) S50°50'11"E, 162.06 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc." found for the point of curvature of a curve to the left;
- 4) With the said curve to the left having a central angle of 21°01'14", a radius of 550.00 feet, a chord distance of 200.65 feet (chord bears S61°20'48"E), for an arc distance of 201.78 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc." found for the point of tangency;

- 5) S71°51'25"E, 500.59 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc." found for the northeast corner of the herein described tract;
- 6) S18°08'35"W, a distance of 6.35 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc." found for an angle point on the south line of the aforesaid 59.6631 acre tract, being the northeast corner of the said 2.273 acre tract and northwest corner of that 254.9 acre tract conveyed to Spillman Properties, Ltd. by deed recorded in Document No. 2009124581 of the said Official Public Records, from which a ½" iron rod, without cap, found for the common southeast corner of the 59.6631 acre tract and northeast corner of the 254.9 acre tract, bears S74°01'28"E, 722.55 feet;

THENCE, leaving the southerly line of said 59.6631 acre tract, along a ravine, with the common easterly line of said 2.273 acre tract and the aforesaid 8.17 acre tract and westerly remainder line of the said 254.9 acre tract, for the following eight (8) courses:

- 1) S41°09'18"W, a distance of 8.48 feet to a calculated point for corner;
- 2) S81°26'13"W, a distance of 95.67 feet to a calculated point for corner;
- 3) S02°46'13"W, at distance of 125.27 feet pass a calculated point for the common southeast corner of said 2.273 acre tract and northeast corner of said 8.17 acre tract and continuing for a total distance of 310.78 feet to a calculated point for corner;
- 4) S28°27'23"W, a distance of 209.76 feet to a calculated point for corner;
- 5) S55°39'03"W, a distance of 81.06 feet to a calculated point for corner;
- 6) S36°02'37"E, a distance of 53.05 feet to a calculated point for corner;
- 7) S21°35'23"W, a distance of 94.16 feet to a calculated point for corner;
- 8) S50°57'13"W, a distance of 19.29 feet to a 60d nail found for the southeast corner of said 8.17 acre tract and the northeast corner of that 58.385 acre tract conveyed to South IH35 Investors, L.P. by deed recorded in Document No. 2006214573 of the said Official Public Records;

THENCE, N66°59'53"W, leaving the westerly line of the said 254.9 acre tract, with the common southerly line of said 8.17 acre tract and northerly line of said 58.385 acre tract, 580.59 feet to a ½" iron rod, without cap, found for the southwest corner of the said 8.17 acre tract, same being the southeast corner of aforesaid Lot 1, St. Alban's Addition subdivision;

THENCE, N17°51'02"E, leaving the northerly line of the said 58.385 acre tract, with the westerly line of said 8.17 acre tract, at a distance of 493.52 feet pass the calculated northeast corner of said Lot 1, St. Alban's Addition subdivision, being the southeast remainder corner of the aforesaid 16.88 acre tract, for a total distance of 592.12 feet to a ½" iron rod, without, cap, found for the common northwest corner of the 8.17 acre tract and southwest corner of aforesaid 2.273 acre tract, being the northeast corner of the said 16.88 acre tract;

THENCE, N36°17'40"W, leaving the north line of the said 8.17 acre tract, with the common southerly line of said 2.273 acre tract and northerly line of the aforesaid 16.88 acre tract, a distance of 238.63 to a ½" iron rod, without cap, found for the northwest corner of aforesaid 2.273 acre tract;

THENCE, leaving the said 2.273 acre tract, along the common southerly remainder line of the said 87.774 acre tract and northerly line of the said 16.88 acre tract, for the following two (2) courses:


- 1) N36°17'40"W, a distance of 145.37 feet to a ½" iron rod, without cap, found for corner;
- 2) N73°52'42"W, a distance of 700.04 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 11.460 acres of land area.

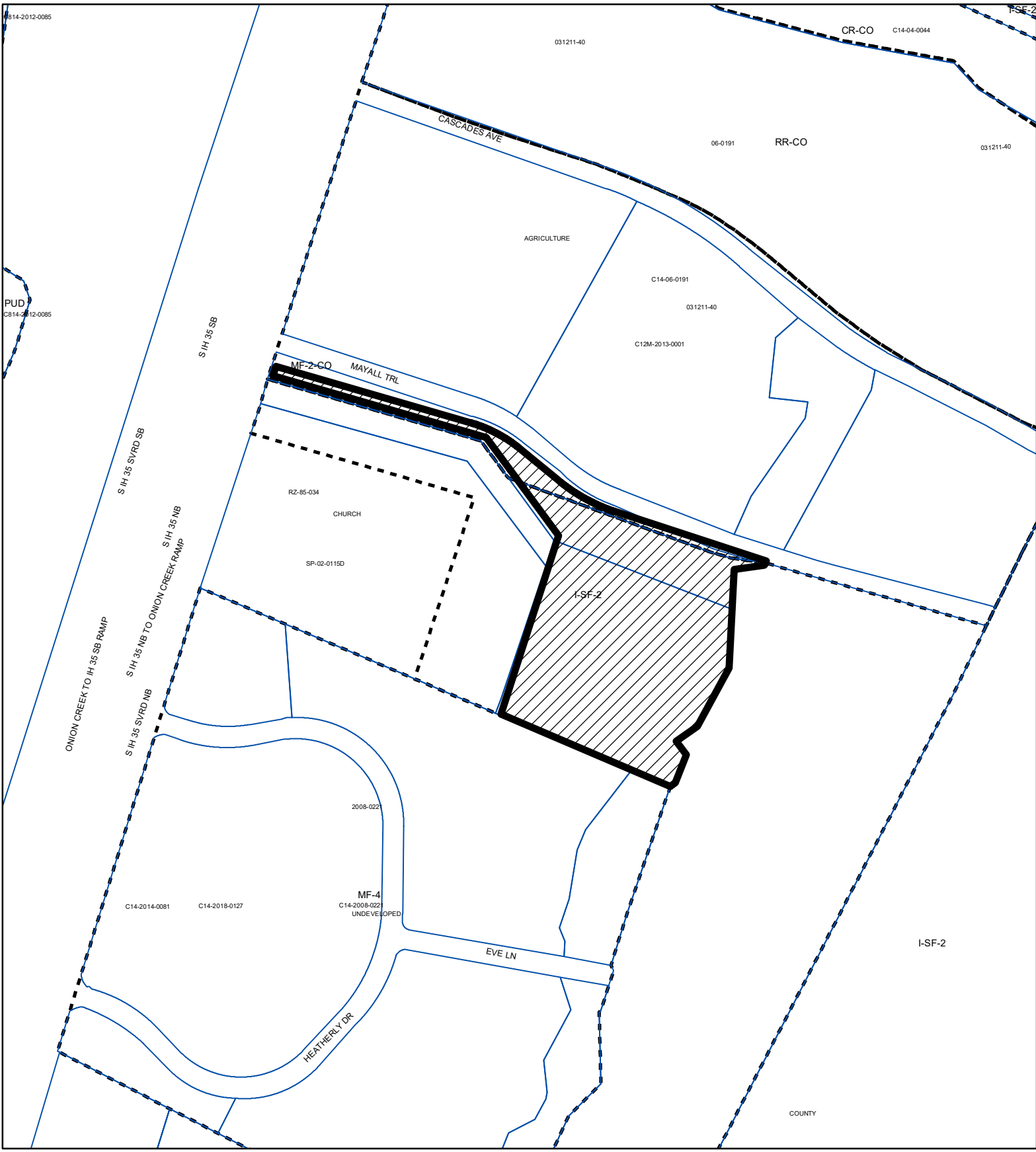
Basis of Bearing is the Texas State Plane Coordinate System, Central Zone, NAD83 (Grid).




I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 3rd day of January, 2020.



  
GREGORY A. WAY  
Registered Professional Land Surveyor  
No. 4567 State of Texas



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING

### ZONING CASE#: C14-2020-0053

### Exhibit B

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: 5/1/2020**