

ORDINANCE NO. 20200827-098

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8701 AND 8709 SKY MOUNTAIN DRIVE AND 8624, 8722, AND 8732 WEST STATE HIGHWAY 71 IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM RURAL RESIDENCE-NEIGHBORHOOD PLAN (RR-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LIMITED DENSITY-NEIGHBORHOOD PLAN (MF-1-NP) COMBINING DISTRICT ON TRACT 1 AND FROM NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-NP) COMBINING DISTRICT AND COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (LR-MU-NP) 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-neighborhood plan (RR-NP) combining district to multifamily residence limited density-neighborhood plan (MF-1-NP) combining district on Tract 1 and from neighborhood commercial-neighborhood plan (LR-NP) combining district and community commercial-neighborhood plan (GR-NP) combining district to neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district on Tract 2 on the property described in Zoning Case No. C14-2020-0023, on file at the Planning and Zoning Department, as follows:

Tract 1:

Block "M" and Block "Q", Mountain Shadows, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 25, Page 2, Plat Records of Travis County, Texas, and

Tract 2:

Lot 1, Cedar Oaks Subdivision, an addition in Travis County, Texas, according to the map or plat thereof recorded in Volume 60, Page 17, Plat Records of Travis County, Texas, and

4.5334 acres (197,475 square feet), being partially out of the A.F. Bell Survey No. 75, Abstract No. 86, and being partially out of the Evan Williams Survey No. 294, Abstract No. 829, both in Travis County, Texas, said 4.5334 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (collectively referred to as the "Property"),

locally known as 8701 and 8709 Sky Mountain Drive and 8634, 8722, and 8732 West State Highway 71 in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

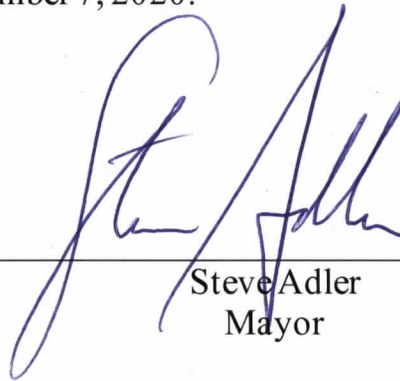
PART 2. The Property is subject to Ordinance No. 20081211-097 that established zoning for the West Oak Hill Neighborhood Plan.

PART 3. This ordinance takes effect on September 7, 2020.

PASSED AND APPROVED

_____, August 27, 2020

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§
§



Steve Adler
Mayor

APPROVED: Anne L. Morgan
Anne L. Morgan
City Attorney

ATTEST: Jannette S. Goodall
Jannette S. Goodall
City Clerk

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.5334 ACRES, (197,475 SQUARE FEET), BEING PARTIALLY OUT OF THE A.F. BELL SURVEY NO. 75, ABSTRACT NO. 86, AND BEING PARTIALLY OUT OF THE EVAN WILLIAMS SURVEY NO. 294, ABSTRACT NO. 829, BOTH IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 2, CEDAR OAKS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 60, PAGE 17 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID LOT 2 HAVING BEEN CONVEYED TO THT HOLDINGS RECORDED IN DOCUMENT NO. 2018137655 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), ALSO BEING ALL OF A CALLED 2.92 ACRE TRACT ("TRACT 3"), CONVEYED TO THT HOLDINGS IN DOCUMENT NO. 2018137655 (O.P.R.T.C.T.), SAID 4.5334 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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Austin, TX 78709
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BEGINNING at a 3/4-inch iron pipe found in the south line of Lot 1, Block A, Mountain Shadows Village, A Resubdivision of Lot D, Mountain Shadows, recorded in Document No. 200100288 (O.P.R.T.C.T.), being an exterior ell-corner of a called 53.357 acre tract, conveyed to Donald Marx in Volume 3792, Page 65 of the Deed Records of Travis County, Texas (D.R.T.C.T.), being in the south line of Lot D, Mountain Shadows, a subdivision in Travis County, Texas recorded in Volume 25, Page 2 (P.R.T.C.T.), also being the northwest corner of said 2.92 acre THT tract, for the northwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron pipe found for the southwest corner of Lot 7 of said Block A, Mountain Shadows Village, being an interior ell-corner in said 53.357 acre Marx tract, bears, N61°51'04"W, a distance of 477.35 feet;

THENCE, in part with the south line of said Lot 1, Block A, Mountain Shadows Village, in part with the southern terminus of Mountain Shadows Drive (50' right-of-way), in part with the south line of Lot 5, A Subdivision of Block I, Mountain Shadows, a subdivision in Travis County, Texas recorded in Volume 26, Page 43 (P.R.T.C.T.), in part with the south line of said Lot D of said Mountain Shadows, in part with the south line of Lot I, of said Mountain Shadows, in part with the south line of Lot M of said Mountain Shadows, with the north line of said 2.92 acre THT tract, **S61°58'28"E**, at a distance of 7.57 feet passing a 1/2-inch iron rod found at the southwest terminus of Mountain Shadows Drive (50' right-of-way), being the southeast corner of said Lot 1, Block A, Mountain Shadows Village, being the southeast corner of said Lot D, Mountain Shadows, at a distance of 197.35 feet passing a 1/2-inch iron rod found for the southeast corner of said Lot 5, A Subdivision of Block I, Mountain Shadows, being the common south corner of said Block I and said Block M, Mountain Shadows, continuing for an overall distance of **305.90** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the northeast corner hereof, said point being in the south line of said Lot M, Mountain Shadows, being the northeast corner of said 2.92 acre THT tract, being the northwest corner of a called 5.829 acre tract conveyed to Travis County in Document No. 2002248524 (O.P.R.T.C.T.), also being the northwest corner of Lot 1, Wesco Acres, a subdivision in Travis County, Texas recorded in Volume 81, Page 89 (P.R.T.C.T.);

THENCE, in part with said 5.829 acre Travis County tract, in part with a called 5.00 acre tract conveyed to the City of Austin (per Travis County Appraisal District) described and recorded in Volume 12846, Page 1731 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), with the west line of said Lot 1, Wesco Acres, and with the east line of said 2.92 acre THT tract, **S29°40'31"W**, at a distance of 253.20 feet passing a 1/2-inch iron rod found for the most westerly southwest corner of said 5.829 acre Travis County tract, being the northwest corner of said 5.00 acre City of Austin tract, continuing for an overall distance of **842.90** feet to a 1/2-inch iron rod with "Douce!" cap found for the southeast corner hereof, said point being in the north right-of-way line of Highway 71 West (150' right-of-way), being the southwest corner of said 5.00 acre City of Austin tract, being the southwest corner of said Lot 1, Wesco Acres, and being the southeast corner of said 2.92 acre THT tract;

THENCE, with the north right-of-way line of said Highway 71 West, in part with the south line of said 2.92 acre THT tract, in part with the south line of said Lot 2, Cedar Oaks Subdivision, **N61°55'54"W**, at a distance of 50.29 feet passing a 1/2-inch iron rod with "Doucet" cap found for the common south corner of said 2.92 acre THT tract and said Lot 2, Cedar Oaks, continuing for an overall distance of **100.30** feet to a 1/2-inch iron rod with "Doucet" cap found for southwest corner hererof, said point being the common south corner of said Lot 1 and said Lot 2 of Cedar Oaks Subdivision, and being in the north right-of-way line of said Highway 71 West;

THENCE, leaving the north right-of-way line of said Highway 71 West, with the common line of said Lot 1 and said Lot 2, Cedar Oaks Subdivision, the following two (2) courses and distances:

- 1) **N28°35'15"E**, a distance of **282.47** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, and
- 2) **N61°54'08"W**, a distance of **189.84** feet to a 1/2-inch iron pipe found for an exterior ell-corner hereof, said point being in the east line of said 53.357 acre Marx tract, being the common west corner of said Lot 1 and said Lot 2, Cedar Oaks Subdivision, from which a 3/4-inch iron pipe found for the most westerly southwest corner of said Lot 1, Cedar Oaks Subdivision, also being the northwest corner of a called 0.23 acre tract conveyed to the City of Austin, described and recorded in Volume 1942, Page 212 (R.P.R.T.C.T), bears, **S28°36'35"W** a distance of 182.90 feet;

THENCE, with the east line of said 53.357 acre Marx tract and the west line of said Lot 2, Cedar Oaks **N28°37'31"E** a distance of **229.18** feet to a 1/2-inch iron rod with "Doucet" cap found for point on line hereof, said point being in the east line of said 53.357 acre Marx tract, also being the common west corner of said Lot 2, Cedar Oaks and said 2.92 acre THT tract;

THENCE, continuing with the east line of said 53.357 acre Marx tract, and with the west line of said 2.92 acre THT tract, **N28°37'05"E**, a distance of **330.63** feet to the **POINT OF BEGINNING** and containing 4.5334 Acres, (197,475 Sq. Ft.) of land more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000081372178. See attached sketch (reference drawing: 00930_THT Tract Zoning Exhibit.dwg.)

TCAD # 304775 & #304776
COA GRIDS #A21 & #B21



11/22/2019

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

[A]
CEDAR OAKS SUBDIVISION
VOL. 60, PG. 17
P.R.T.C.T.

[B]
CALLED 2.92 ACRES
(TRACT "3")
THT HOLDINGS, LLC
DOC. NO. 2018137655
O.P.R.T.C.T.

[C]
CALLED 0.23 ACRE
CITY OF AUSTIN
(PER T.C.A.D.)
DESCRIBED IN
METES & BOUNDS IN
VOL. 1942, PG. 212
R.P.R.T.C.T.

[D]
MOUNTAIN SHADOWS
VOL. 25, PG. 2
P.R.T.C.T.

[E]
A SUBDIVISION OF
BLOCK I
MOUNTAIN SHADOWS
VOL. 26, PG. 43
P.R.T.C.T.

[F]
BLOCK A
MOUNTAIN SHADOWS VILLAGE
A RESUBDIVISION OF LOT D
MOUNTAIN SHADOWS
DOC. NO. 200100288
O.P.R.T.C.T.

[I]
MOUNTAIN SHADOWS DRIVE
(50' R.O.W.)

[G]
A.F. BELL SURVEY NO. 75
ABSTRACT NO. 86

[H]
EVAN WILLIAMS
SURVEY NO. 294
ABSTRACT NO. 829

**4.5334 ACRE
THT HOLDINGS TRACT
ZONING EXHIBIT
City, County, Texas**

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	11/22/2019
Project:	00930
Scale:	N/A
Reviewer:	JSW
Tech:	DV
Field Crew:	JZ/MW
Survey Date:	NOV. 2019
Sheet:	2 OF 3

LEGEND

—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
⊗	IRON ROD WITH "DOUCET" CAP FOUND
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 60 PG. 17
[.....]	RECORD INFORMATION PER DOC. NO. 2018137655
{.....}	RECORD INFORMATION PER PLAT VOL. 81 PG. 89
<.....>	RECORD INFORMATION PER DOC. NO. 2002248524
.....	RECORD INFORMATION PER VOL. 12842, PG. 1479
((.....))	RECORD INFORMATION PER VOL. 3792, PAGE 65

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N61°55'54"W	50.29'
L2	N61°55'54"W	50.01'
L3	S81°55'54"E	100.30'
L4	N61°54'08"W	189.84'
L6	N61°51'04"W	477.35'
L7	S28°38'35"W	182.90'

LINE TABLE (RECORD)

LINE #	DIRECTION	LENGTH
L1	N59°29'00"W	50.00'
(L2)	N59°29'00"W	50.00'
(L4)	N59°29'00"W	190.00'
((L5))	N59°29'07"W	70.00'
((L6))	N59°19'00"W	477.58'
(L7)	S31°05'00"W	182.00'

NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000081372178.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

Jason Ward
11/22/2019

TCAD PARCELS 304775 & #304776
COA GRIDS #A21 & #B21

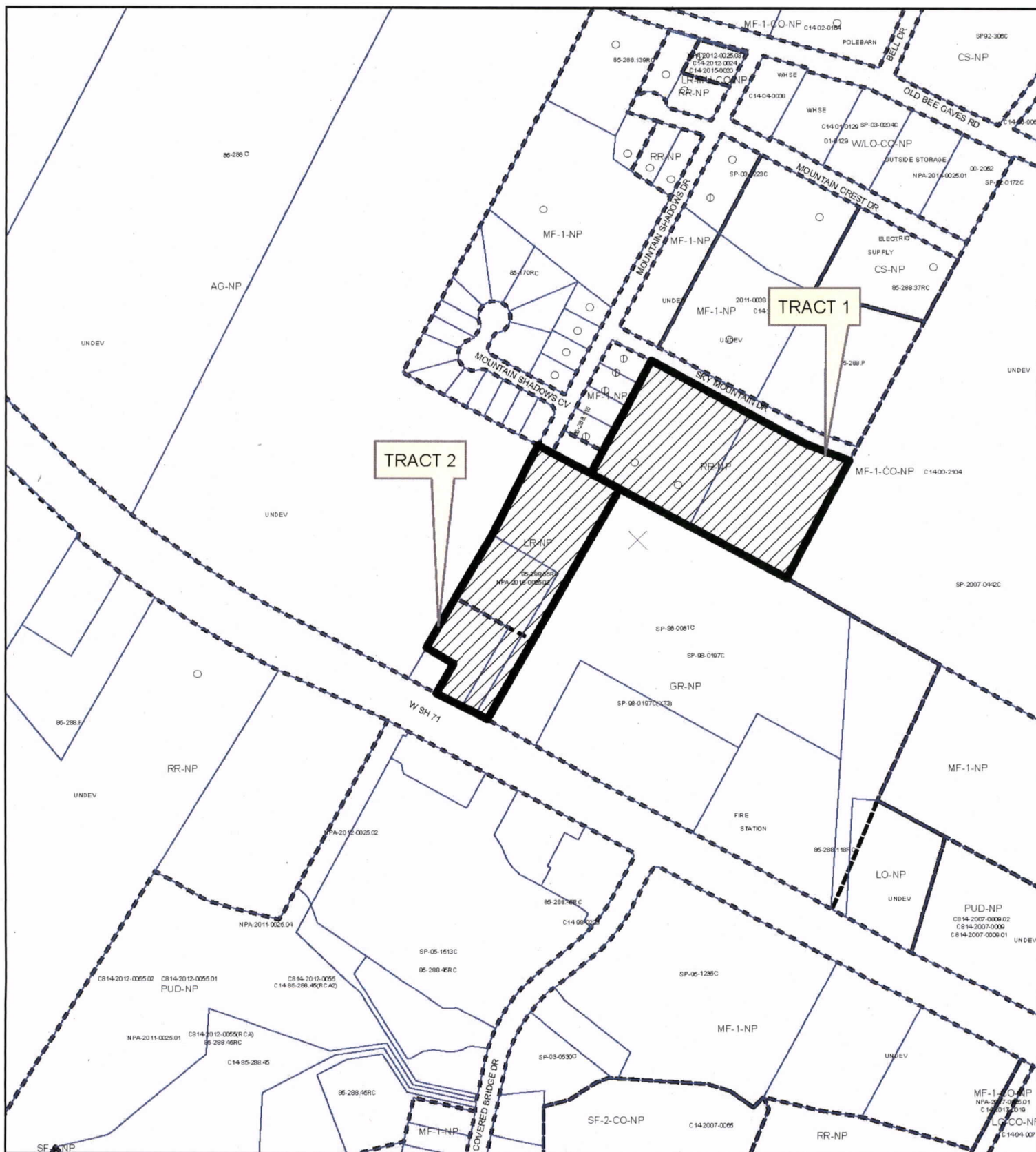





**4.5334 ACRE
THT HOLDINGS TRACT
ZONING EXHIBIT
City, County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	11/22/2019
Project:	00930
Scale:	N/A
Reviewer:	JSW
Tech:	DV
Field Crew:	JZ/MW
Survey Date:	NOV. 2019
Sheet:	3 OF 3



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2020-0023

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: 3/4/2020

1" = 400'