

ORDINANCE NO. 20201112-051

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1417 WEST HOWARD LANE FROM COMMUNITY COMMERCIAL (GR) DISTRICT AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE (GR-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 community commercial (GR) district and general commercial services-conditional overlay (CS-CO) combining district to community commercial-mixed use (GR-MU) combining district on the property described in Zoning Case No. C14-2020-0059, on file at the Housing and Planning Department, as follows:

Being 23.63 acres of land, more or less, out of and a part of the Thomas C. Collis Survey No 61, Abstract No. 201, City of Austin, Travis County, Texas, said 23.63 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

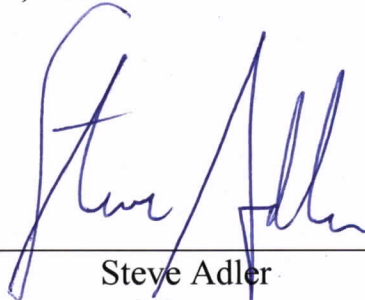
locally known as 1417 West Howard Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on November 23, 2020.

PASSED AND APPROVED

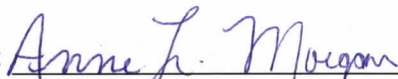
_____, November 12, 2020

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§




Steve Adler
Mayor

APPROVED:


Anne L. Morgan
City Attorney

ATTEST:


Jannette S. Goodall
City Clerk

DESCRIPTION OF TRACT FOR REZONING

BEING 23.63 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE THOMAS C. COLLIS SURVEY NO 61; ABSTRACT NO. 201, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 23.70 ACRE TRACT DESCRIBED AS PARCEL 9 IN A CORRECTION PARTITION DEED TO RINGGOLD PARTNERS I, LTD., OF RECORD IN DOCUMENT NO. 2002056823, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); SAID 23.63 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in the westerly right-of-way line of North Lamar Boulevard, previously known as US 81/SH2 (a public right-of-way), being the northeasterly corner of Lot 9, Block P, Scofield Farms Phase 4, Section 14, a subdivision of record in Volume 93, Pages 303-305, Plat Records of Travis County, Texas (P.R.T.C.T.), same being the southeasterly corner of said 23.70 acre tract and the southeasterly corner of the tract described herein;

THENCE, with the southerly line of said 23.70 acre tract and of the tract described herein, with the northerly line of said Lot 9, Block P, Scofield Farms Phase 4, Section 14, North 65°28'46" West, a distance of 465.11 feet to a PK Nail found at the southeasterly corner of that certain called 2.003 acre tract described in a Special Warranty Deed to Pflugerville ISD, of record in Volume 12590, Page 638, Real Property Records of Travis County, Texas (R.P.R.T.C.T.); same being a point within an access easement to Pflugerville ISD, of record in Volume 12377, Page 51, R.P.R.T.C.T.; from which point a Mag Nail found bears, South 54°39'44" East, a distance of 0.14 feet;

THENCE, continuing with the southerly line of said 23.70 acre tract and of the tract described herein, the following six (6) courses and distances:

1. North 13°04'51" East, with the easterly line of said 2.003 acre tract, a distance of 160.87 feet to a PK Nail found, from which point a Mag Nail found bears, South 54°24'45" East, a distance of 0.13 feet;
2. North 01°39'24" East, continuing with the easterly line of said 2.003 acre tract, a distance of 222.12 feet to a PK Nail found for the most northerly corner of said 2.003 acre tract; from which point a Mag Nail found bears, South 34°12'02" East, a distance of 0.12 feet;
3. South 86°37'49" West, a distance of 97.17 feet to a 1/2-inch iron rod found;
4. South 60°13'34" West, a distance of 104.12 feet to a 5/8-inch iron rod set with plastic cap stamped "WGI 10194509";
5. South 47°06'23" West, a distance of 118.84 feet to a 1/2-inch iron rod found; and
6. South 69°26'19" West, a distance of 173.15 feet to a 1/2-inch iron rod found for the southwesterly corner of said 2.003 acre tract, same being the northwesterly corner of said Lot 9, Block P, Scofield Farms Phase 4, Section 14, same also being in the easterly line of that certain called 19.31 acre tract described as Parcel 8 in said Correction Partition Deed to Ringgold Partners I, Ltd., for the southwesterly corner of said 23.70 acre tract and the southwesterly corner of the tract described herein;

THENCE, with the westerly line of said 23.70 acre tract and of the tract described herein, same being the easterly line of said called 19.31 acre tract, the following seven (7) courses and distances:

1. North 04°55'27" East, a distance of 64.13 feet to a 1/2-inch iron rod found;
2. North 18°10'07" West, a distance of 139.94 feet to a 1/2-inch iron rod found;
3. North 36°09'52" West, a distance of 520.05 feet to a 1/2-inch iron rod found;
4. North 10°41'54" West, a distance of 199.84 feet to a 1/2-inch iron rod found;
5. North 72°18'27" East, a distance of 119.94 feet to a 1/2-inch iron rod found;
6. North 57°18'28" East, a distance of 160.02 feet to a 1/2-inch iron rod found; and
7. North 27°59'18" East, a distance of 99.78 feet to a 5/8-inch iron rod set with plastic cap stamped "WGI 10194509" in the southerly right-of-way line of Howard Lane (also known as Scofield Ridge Parkway), and being in the southerly line of Lot 1, Block A, Scofield Ridge Parkway Street Dedication Plat of record in Document No. 200400249, O.P.R.T.C.T., for the northwesterly corner of the tract described herein;

THENCE, with the northerly line of the tract described herein, with the southerly line of said Lot 1, Block A, Scofield Ridge Parkway Street Dedication, the following seven (7) courses and distances:

1. South 61°59'50" East, a distance of 1100.10 feet to a 5/8-inch iron rod set with plastic cap stamped "WGI 10194509" at the beginning of a curve to the right;
2. 29.15 feet along the arc of said curve to the right, with a radius of 290.50 feet, a central angle of 05°44'57", and a chord of which bears South 59°07'21" East, a distance of 29.14 feet to a 5/8-inch iron rod set with plastic cap stamped "WGI 10194509";
3. South 56°14'53" East, a distance of 89.67 feet to a 5/8-inch iron rod set with plastic cap stamped "WGI 10194509" at the beginning of a curve to the left;
4. 31.06 feet along the arc of said curve to the left, with a radius of 309.50 feet, a central angle of 05°45'00", and a chord of which bears South 59°07'21" East, a distance of 31.05 feet to a 5/8-inch iron rod set with plastic cap stamped "WGI 10194509";
5. South 61°59'49" East, a distance of 66.29 feet to a 5/8-inch iron rod set with plastic cap stamped "WGI 10194509" at the beginning of a curve to the left;
6. 65.72 feet along the arc of said curve to the left, with a radius of 834.50 feet, a central angle of 04°30'44", and a chord of which bears, South 64°15'12" East, a distance of 65.70 feet; at the beginning of a curve to the right; and
7. 30.90 feet along the arc of said curve to the right, with a radius of 20.00 feet, a central angle of 88°31'19", and a chord of which bears, South 22°14'54" East, a distance of 27.92 feet to a 5/8-inch iron rod set with plastic cap stamped "WGI 10194509" in the said westerly line of North Lamar Boulevard, for the most southerly corner of said Lot 1, Block A, Scofield Ridge Parkway Street Dedication, for the most easterly northeast corner of the tract described herein;

County: Travis
Project: Howard Lane
Project No.: 30195358.01

Page 3 of 3
February 27, 2020

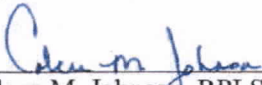
THENCE, with the easterly line of said 23.70 acre tract and of the tract described herein, with the westerly right-of-way line of said North Lamar Boulevard, the following two (2) courses and distances:

1. 119.80 feet along the arc of said curve to the right, with a radius of 2801.81 feet, a central angle of $02^{\circ}26'59''$, and a chord of which bears, South $23^{\circ}14'16''$ West, a distance of 119.79 feet to a calculated point, from which a 1/2-inch iron rod found (spinner) bears, South $57^{\circ}23'02''$ West, a distance of 0.25 feet; and
2. South $24^{\circ}30'27''$ West, a distance of 663.68 feet to the **POINT OF BEGINNING** and containing 23.63 acres of land within these metes and bounds.

NOTES:

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00010. Units: U.S. Survey Feet.

I, Coleen M. Johnson, a Registered Professional Land Surveyor, do hereby certify that this description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision. Last date in the field was February 6, 2020. There is a drawing to accompany this description of even date herewith.



Coleen M. Johnson, RPLS
Registered Professional Land Surveyor
Texas Registration No. 4871
Wantman Group, Inc.
2021 East 5th Street, Suite 200
Austin, Texas 78702
TBPELS Firm No. 10194509

Feb. 27, 2020

Date



ABBREVIATIONS LEGEND:

()	= RECORD INFORMATION PER DOC. NO. 2004018911
[]	= RECORD INFORMATION PER DOC. NO. 2015085305
{ }	= RECORD INFORMATION PER DOC. NO. 9667620
R.P.R.T.C.T.	= REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
FND.	= FOUND
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.G.	= PAGE
P.O.B.	= POINT OF BEGINNING
R/W	= RIGHT OF WAY



2021 East 5th Street Suite 200 Austin, TX 78702

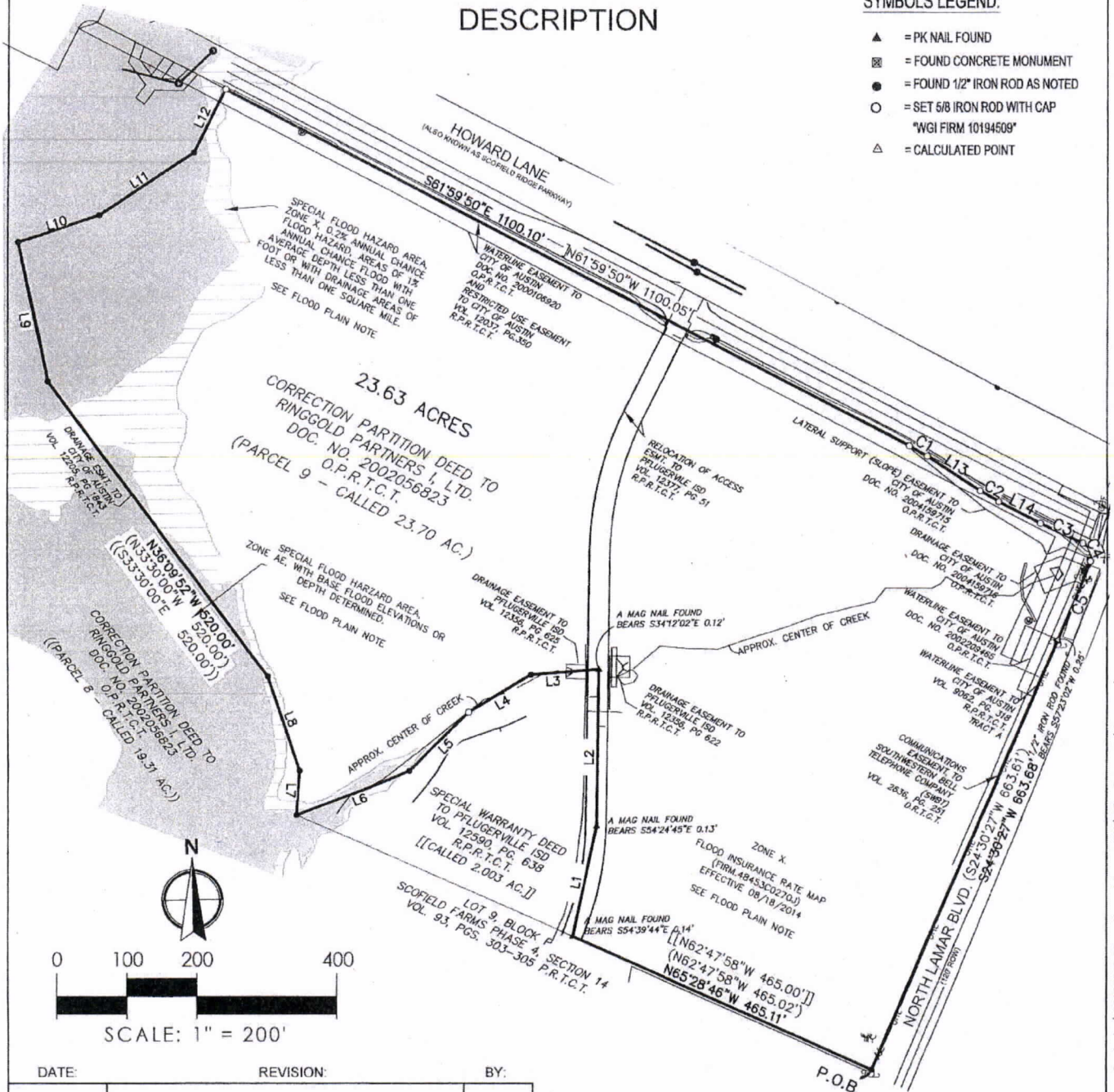
Phone No. 866.909.2220

TBPELS Survey Firm No. 10194451

CYPRESS CREEK REZONING TRACT DRAWING TO ACCOMPANY DESCRIPTION

SYMBOLS LEGEND:

- ▲ = PK NAIL FOUND
- = FOUND CONCRETE MONUMENT
- = FOUND 1/2" IRON ROD AS NOTED
- = SET 5/8" IRON ROD WITH CAP
"WGI FIRM 10194508"
- △ = CALCULATED POINT



DATE: REVISION: BY:

			OFFICE	RA/CJ	DATE 02/27/2020	JOB	5358.01
			CHECKED	CJ	SHEET 1 OF 3	DWG	V-535801-SP000 Rezoning

CYPRESS CREEK
REZONING TRACT
DRAWING TO ACCOMPANY
DESCRIPTION



2021 East 5th Street Suite 200 Austin, TX 78702
Phone No. 866.909.2220
TBPELS Survey Firm No. 10194451

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	29.15	290.50	05°44'57"	29.14	S59°07'21"E
(C1)	29.15	290.50	05°44'57"	29.14	N59°07'21"W
C2	31.06	309.50	05°45'00"	31.05	S59°07'21"E
(C2)	31.06	309.50	05°44'57"	31.04	N59°07'21"W
C3	65.72	834.50	04°30'44"	65.70	S64°15'12"E
(C3)	65.72	834.50	04°30'44"	65.70	N64°15'12"W
C4	30.90	20.00	88°31'19"	27.92	S22°14'54"E
(C4)	30.90	20.00	88°31'21"	27.92	N22°14'54"W
C5	119.80	2801.81	02°26'59"	119.79	S23°14'16"W
(C5)	119.79	2801.81	02°26'59"	119.79	S23°14'16"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N13°04'51"E	160.87'
(L1)	N15°46'10"E	160.87'
[[L1]]	S15°46'10"W	160.85'
L2	N01°39'24"E	222.12'
(L2)	N04°20'18"E	222.08'
[[L2]]	S04°20'18"W	222.08'
L3	S86°37'59"W	97.17'
(L3)	S89°24'04"W	97.26'
[[L3]]	N89°21'08"E	97.14'
L4	S60°13'34"W	104.12'
(L4)	S62°53'24"W	104.11'
[[L4]]	N62°54'33"E	104.16'
L5	S47°06'23"W	118.84'
(L5)	S49°46'14"W	118.84'
[[L5]]	N49°44'27"E	118.87'
L6	S69°26'19"W	173.15'
(L6)	S72°09'08"W	173.16'
[[L6]]	N72°08'51"E	173.41'

LINE TABLE

LINE	BEARING	DISTANCE
L7	N04°55'27"E	64.13'
(L7)	N07°40'00"E	64.00'
((L7))	N07°40'00"E	64.00'
L8	N18°10'07"W	139.94'
(L8)	N15°29'39"W	140.02'
((L8))	S15°30'00"E	140.00'
L9	N10°41'54"W	199.84'
(L9)	N08°00'00"W	200'
((L9))	S08°00'00"E	200'
L10	N72°18'27"E	119.94'
(L10)	N75°00'00"E	120.00'
((L10))	S75°00'00"W	120.00'
L11	N57°18'28"E	160.02'
(L11)	N60°00'00"E	160.00'
((L11))	S60°00'00"W	160.00'
L12	N27°59'18"E	99.78'
(L12)	N30°40'50"E	100.00'
((L12))	S30°40'50"W	150.00'
L13	S56°14'53"E	89.67'
]L13[N56°14'53"W	89.66'
L14	S61°59'49"E	66.29'
]L14[N61°59'49"W	66.28'

DATE:

REVISION:

BY:

OFFICE	RA/CJ	DATE 02/27/2020	JOB 5358.01
CHECKED	CJ	SHEET 2 OF 3	DWG V-535801-SP000 Rezoning

CYPRESS CREEK
REZONING TRACT
DRAWING TO ACCOMPANY
DESCRIPTION



2021 East 5th Street Suite 200 Austin, TX 78702
Phone No. 866.909.2220
TBPELS Survey Firm No. 10194451

NOTES:

1. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE 4203 (NAD83/2011). ALL DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00010. UNITS: U.S. SURVEY FEET.
2. THERE IS A METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith.
3. THERE ARE FENCES AND OTHER UTILITIES/IMPROVEMENTS ON THIS TRACT NOT SHOWN HEREON.
4. THERE ARE EASEMENTS AND OTHER MATTERS OF RECORD THAT AFFECT THIS TRACT THAT ARE NOT SHOWN HEREON.

I, Coleen M. Johnson, a Registered Professional Land Surveyor, do hereby certify that this description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision. The last date in the field was February 6, 2020.

Coleen M. Johnson
Coleen M. Johnson, RPLS
Registered Professional Land Surveyor
Texas Registration No. 4871
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Austin, Texas 78702
TBPELS Firm No. 10194509

Feb. 27, 2020
Date



DATE:	REVISION:	BY:	OFFICE	RA/CJ	DATE	JOB
			CHECKED	CJ	02/27/2020	5358.01
					SHEET 3 OF 3	DWG V-535801-SP000 Rezoning



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L — ,

$$1'' = 400'$$

ZONING CASE#: C14-2020-0059

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: 5/29/2020