

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12121 NORTH IH-35 SERVICE ROAD NORTHBOUND FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 community commercial-conditional overlay (GR-CO) combining district to multifamily residence moderate-high density (MF-4) district on the property described in Zoning Case No. C14-2020-0143, on file at the Housing and Planning Department, as follows:

11.8451 acres (515,973 square feet) of land in the J.A.G. Brooke Survey No. 79, Abstract No. 69, and in the Louis Fritz Survey No. 291, Abstract No. 279, Travis County, Texas, said 11.8451 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 12121 North 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 _____, 2021.

PASSED AND APPROVED

_____, 2021 §
 §
 § _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
Interim City Clerk

February 19, 2020

*11.8451 acres of land in the J. A. G. Brooke Survey No. 79, Abstract No. 69,
and in the Louis Fritz Survey No. 291, Abstract No. 279,
City of Austin, Travis County, Texas*

A FIELD NOTE DESCRIPTION of a 11.8451 acre (515,973 square feet) tract of land in the J. A. G. Brooke Survey No. 79, Abstract No. 69, and in the Louis Fritz Survey No. 291, Abstract No. 279, City of Austin, Travis County, Texas; said 11.8451 acre tract being the same tract of land conveyed to Dupius Investments, LTD., as recorded in Travis County Clerk's File No. 2013189702; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 1/2-inch iron rod with cap stamped "Wallace Group" found for an interior corner of Block A, The Springs of Walnut Creek Phase 1, according to the map or plat recorded in Plat No. 201100002 of the Travis County Plat Records and for the southeast corner of this tract;

THENCE, North 75° 37' 36" West - 962.34 feet (called North 73° 29' 17" West - 962.31 feet per Travis County Clerk's File No. 2013189702) (called North 75° 37' 04" West - 962.28 feet per Plat No. 201100002 of the Travis County Plat Records) with the north line of said The Springs at Walnut Creek Phase 1 to a 1/2-inch iron rod with cap stamped "Wallace Group" found in the east right-of-way line of Interstate Highway 35 (width varies) for the northwest corner of said The Springs at Walnut Creek Phase 1 and for the southwest corner of this tract;

THENCE, North 10° 07' 16" East - 62.27 feet (called North 12° 15' 27" East - 62.19 feet per Travis County Clerk's File No. 2013189702) with the east right-of-way line of said Interstate Highway 35 to a concrete monument found for the beginning of a non-tangent curve to the left;

THENCE, in a northeasterly direction with the east right-of-way line of said Interstate Highway 35 and with said curve to the left having a radius of 3,969.72 feet, a central angle of 07° 40' 44" (called 07° 40' 52"), a length of 532.03 feet (called 532.18 feet), and a chord bearing North 06° 14' 37" East - 531.63 feet (called North 08° 22' 55" East - 531.77 feet per Travis County Clerk's File No. 2013189702) to a 1/2-inch iron rod with cap stamped "Wallace Group" found for the southwest corner of a remaining portion of a 103.397 acre tract of land conveyed to Dupius Investments, LTD., as recorded in Travis County Clerk's File No. 2013108097 and for the north corner of this tract;

THENCE, South 61° 57' 37" East - 160.01 feet (called South 59° 50' 00" East - 159.96 feet per Travis County Clerk's File No. 2013189702) with the southwest line of said remainder tract to a 1/2-inch iron rod with cap stamped "Wallace Group" found for the south corner of said remainder tract and for an interior corner of this tract;

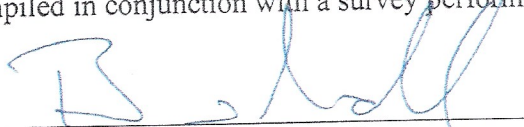
THENCE, North 28° 02' 00" East - 50.08 feet (called North 30° 10' 00" East - 50.00 feet) with the southeast line of said remainder tract to a 5/8-inch iron rod with cap stamped "TEAM" set in the southwest right-of-way line of V.F.W. Road (60 feet wide), according to the map or plat recorded in Volume 7, Page 143 of the Travis County Plat Records for a north corner of this tract;

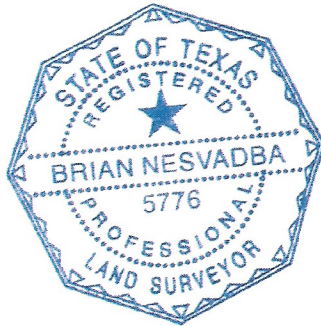
THENCE, South $61^{\circ} 58' 00''$ East with the southwest right-of-way line of said V.F.W. Road, at a distance of 464.07 feet pass a car axle found and continuing with the southwest right-of-way line of said V.F.W. Road for a total distance of 991.57 feet (called 991.62 feet per Travis County Clerk's File No. 2013189702) to a 1/2-inch iron rod with cap stamped "Wallace Group" found in the northwest line of Block A, The Springs of Walnut Creek Phase II, according to the map or plat recorded in Plat No. 2011000003 of the Travis County Plat Records for the east corner of this tract;

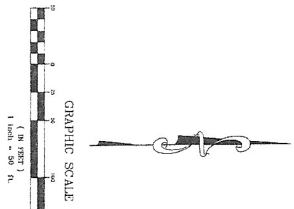
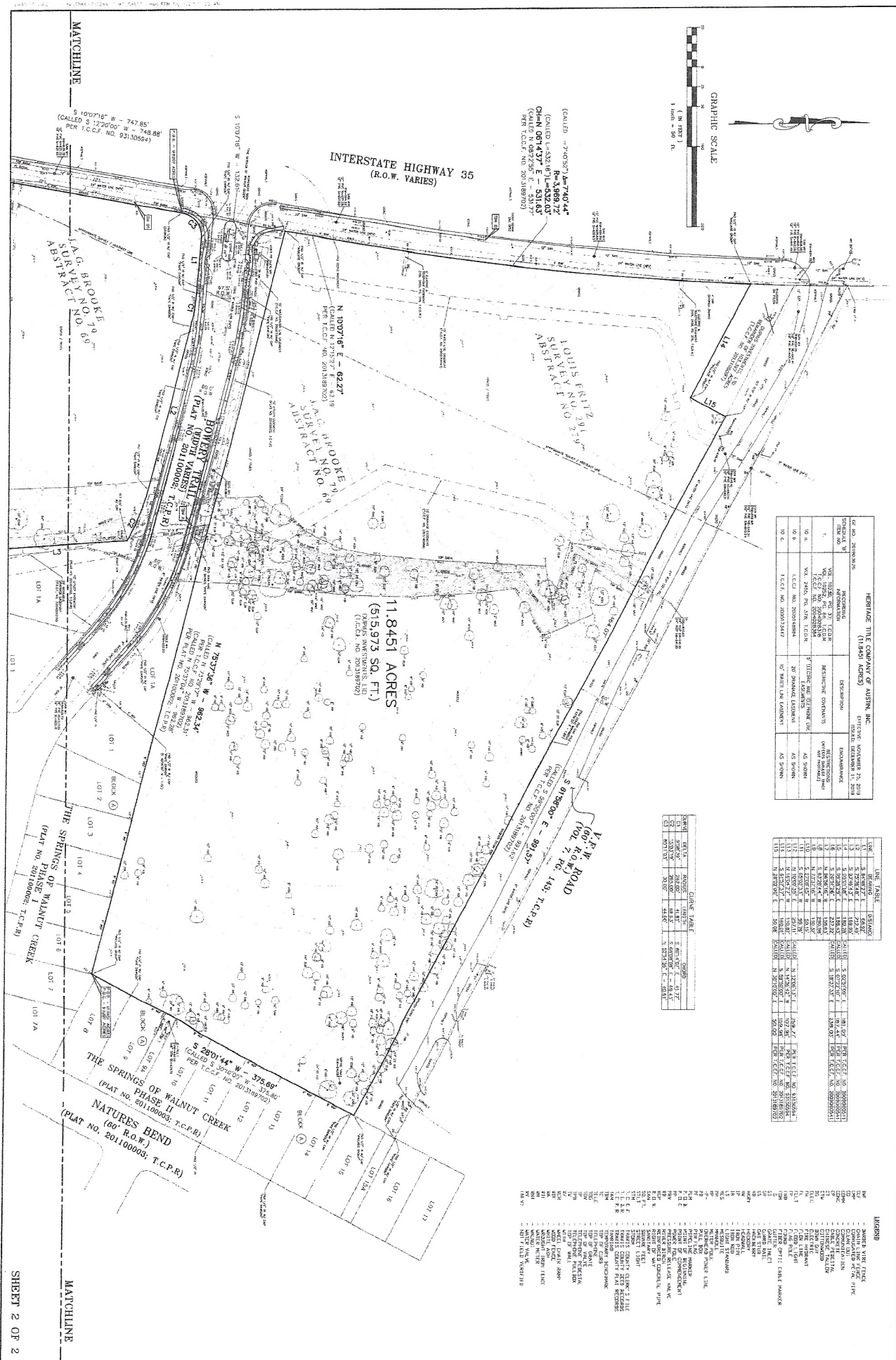
THENCE, South $28^{\circ} 01' 44''$ West - 375.69 feet (called South $30^{\circ} 10' 00''$ West - 375.80 feet per Travis County Clerk's File No. 2013189702) with the northwest line of said The Springs of Walnut Creek Phase II to the POINT OF BEGINNING and containing 11.8451 acres (515,973 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 1284-7
W:\1284-7_Tract North.docx


Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

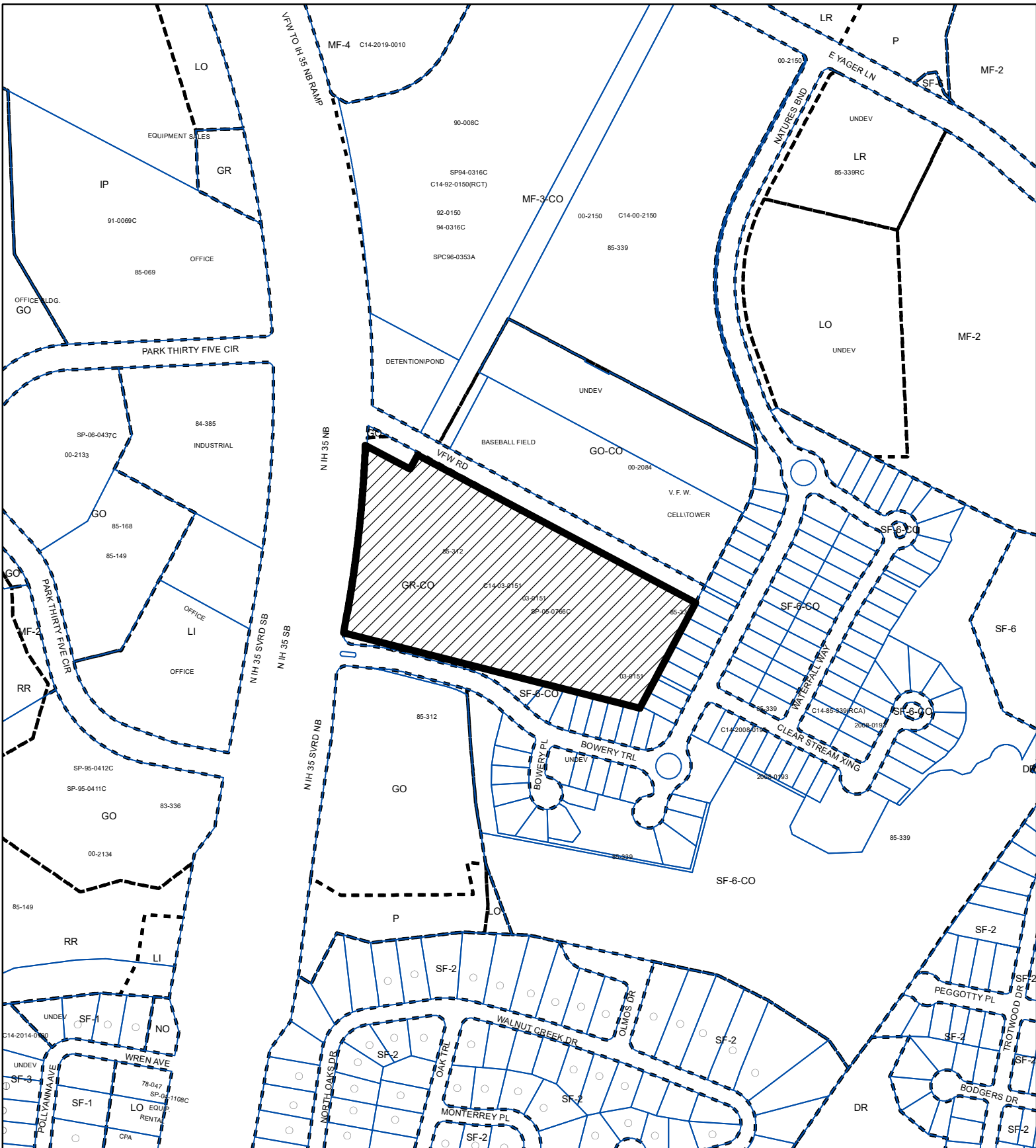







HERITAGE TITLE COMPANY OF ARIZONA, INC.			
(11.8451 ACRES)			
FILE NO.	RECORDING INFORMATION	DEPOSITION	RECORDING INFORMATION
10-0	FILE NO. 20013189702	FILE NO. 20013189702	FILE NO. 20013189702
10-0	FILE NO. 20013189702	FILE NO. 20013189702	FILE NO. 20013189702
10-0	FILE NO. 20013189702	FILE NO. 20013189702	FILE NO. 20013189702
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UNIT TABLE			
UNIT	DESCRIPTION	AMOUNT	PERCENT
1	1.00000000	1.00000000	100.00000000
2	0.50000000	0.50000000	50.00000000
3	0.25000000	0.25000000	25.00000000
4	0.12500000	0.12500000	12.50000000
5	0.06250000	0.06250000	6.25000000
6	0.03125000	0.03125000	3.12500000
7	0.01562500	0.01562500	1.56250000
8	0.00781250	0.00781250	0.78125000
9	0.00390625	0.00390625	0.39062500
10	0.00195312	0.00195312	0.19531250
11	0.00097656	0.00097656	0.09765625
12	0.00048828	0.00048828	0.04882812
13	0.00024414	0.00024414	0.02441406
14	0.00012207	0.00012207	0.01220703
15	0.00006103	0.00006103	0.00610352
16	0.00003052	0.00003052	0.00305176
17	0.00001526	0.00001526	0.00152588
18	0.00000763	0.00000763	0.00076294
19	0.00000381	0.00000381	0.00038147
20	0.00000191	0.00000191	0.00019073

CUMULATIVE TABLE			
UNIT	DESCRIPTION	AMOUNT	PERCENT
1	1.00000000	1.00000000	100.00000000
2	0.50000000	0.50000000	50.00000000
3	0.25000000	0.25000000	25.00000000
4	0.12500000	0.12500000	12.50000000
5	0.06250000	0.06250000	6.25000000
6	0.03125000	0.03125000	3.12500000
7	0.01562500	0.01562500	1.56250000
8	0.00781250	0.00781250	0.78125000
9	0.00390625	0.00390625	0.39062500
10	0.00195312	0.00195312	0.19531250
11	0.00097656	0.00097656	0.09765625
12	0.00048828	0.00048828	0.04882812
13	0.00024414	0.00024414	0.02441406
14	0.00012207	0.00012207	0.01220703
15	0.00006103	0.00006103	0.00610352
16	0.00003052	0.00003052	0.00305176
17	0.00001526	0.00001526	0.00152588
18	0.00000763	0.00000763	0.00076294
19	0.00000381	0.00000381	0.00038147
20	0.00000191	0.00000191	0.00019073


$$1'' = 400'$$

 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2020-0143

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: 12/9/2020