

**ORDINANCE NO. 20220728-133**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 6100 BLUE GOOSE ROAD AND 11815 CAMERON ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO SINGLE-FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT ON TRACT 1 AND COMMUNITY COMMERCIAL SERVICES-MIXED USE (GR-MU) 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 interim-rural residence (I-RR) district to single-family residence small lot (SF-4A) district on Tract 1, and community commercial-mixed use (GR-MU) combining district on Tract 2 on the property described in Zoning Case No. C14-2021-0194, on file at the Housing and Planning Department, as follows:

**Tract 1:**

Being 170.9463 acres in the Lucas Munos Survey No. 55, Abstract No. 513, Travis County, Texas, being all of and the same as a 98.991 acre tract, a 6.728 acre tract and a 0.559 acre tract described in Document No. 2021145961, Official Public Records of Travis County, Texas, and a 88.1683 acre tract conveyed to Jou Lee in General Warranty Deed recorded as Document No. 2011141507, Deed Records of Travis County, Texas; save and except a called 23.50 acre tract being out of said 98.991 acre tract and said 88.1683 acre tract; said 170.9463 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, and

**Tract 2:**

Being 23.50 acres out of a 98.991 acre tract described in Document No. 2021145961, Official Public Records of Travis County, Texas, and a 88.1683 acre tract conveyed to Jou Lee in General Warranty Deed recorded as Document No. 2011141507, Deed Records of Travis County, Texas; said 23.50 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance

(Tract 1 and Tract 2 collectively referred to as the “Property”),

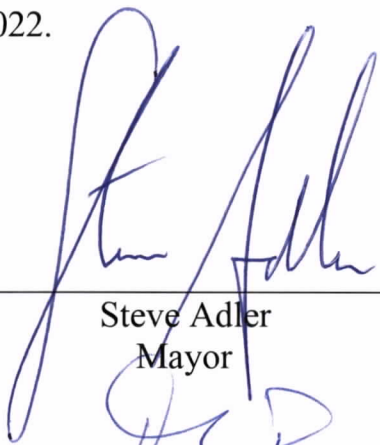
locally known as 6100 Blue Goose Road and 11815 Cameron Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 2.** This ordinance takes effect on August 8, 2022.

**PASSED AND APPROVED**

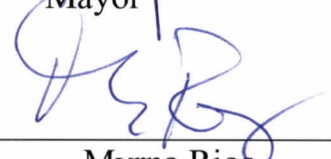
\_\_\_\_ July 28 \_\_\_\_\_, 2022

§  
§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

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

Anne L. Morgan  
City Attorney

  
\_\_\_\_\_  
Myrna Rios  
City Clerk

**Exhibit "A"**

A DESCRIPTION OF 170.9463 ACRES IN THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, BEING ALL OF AND THE SAME AS A 98.991 ACRE TRACT, A 6.728 ACRE TRACT AND A 0.559 ACRE TRACT DESCRIBED IN THE MEMORANDUM RECORDED IN DOCUMENT NO. 2021145961 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), AND AN 88.1683 ACRE TRACT CONVEYED TO JOU LEE IN A GENERAL WARRANTY DEED DATED SEPTEMBER 28, 2011 AND RECORDED IN DOCUMENT NO. 2011141507, O.P.R.T.C.TX.; SAVE AND EXCEPT A CALLED 23.50 ACRE TRACT OF LAND BEING OUT OF SAID 98.991 ACRE TRACT AND SAID 88.1683 ACRE TRACT; SAID 170.9463 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1" iron pipe found in the northeast right-of-way line of Blue Goose Road (public right-of-way width varies), being the southernmost corner of the said 98.991 acre tract, being the westernmost corner of an 88.1683 acre tract described in Document No. 2011141507, O.P.R.T.C.TX., from which a 1/2" rebar found in the northeast right-of-way line of Blue Goose Road and the southwest line of the said 88.1683 acre tract, bears South 62°59'48" East, a distance of 1322.95 feet;

**THENCE** North 62°45'38" West with the northeast right-of-way line of Blue Goose Road and the southwest line of the said 98.991 acre tract, a distance of 927.62 feet to a 1/2" rebar found for the westernmost corner of the said 98.991 acre tract, being the southernmost corner of an 11.224 acre tract described in Document No. 2004220463 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found in the northeast right-of-way line of Blue Goose Road and the southwest line of the said 11.224 acre tract, bears North 62°21'35" West, a distance of 43.26 feet;

**THENCE** with the common line of the said 98.991 acre tract and the said 11.224 acre tract, the following two (2) courses and distances:

1. North 28°03'26" East, a distance of 1713.11 feet to a 12" cedar fence corner post found for the easternmost corner of the said 11.224 acre tract;
2. North 63°07'44" West, a distance of 288.84 feet to a 1/2" rebar found for the northernmost corner of the said 11.224 acre tract, being in the southeast line of an 88.279 acre tract described in Document No. 2020031561 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found for an angle point in the northeast right-of-way line of Blue Goose Road, being the westernmost corner of the said 11.224 acre tract, being also the southernmost corner of the said 88.279 acre tract, bears South 28°04'37" West, a distance of 1644.00 feet;



**THENCE** North 28°12'31" East with the northwest line of the said 98.991 acre tract and the southeast line of the said 88.279 acre tract, a distance of 104.55 feet to a 1/2" rebar with "BGE Inc." cap found for the easternmost corner of the said 88.279 acre tract, being the southernmost corner of a 76.683 acre tract described in Document No. 2020031621 of the Official Public Records of Travis County, Texas;

**THENCE** with the northwest line of the said 98.991 acre tract and the southeast line of the said 76.683 acre tract, the following four (4) courses and distances:

1. North 28°37'03" East, a distance of 60.12 feet to a 1/2" rebar found;
2. North 28°57'52" East, a distance of 224.29 feet to a 1/2" rebar with "Early Boundary" cap set;
3. North 27°43'52" East, a distance of 640.19 feet to a 1/2" rebar found;
4. North 27°41'31" East, a distance of 743.50 feet to an axle found for the easternmost corner of the said 76.683 acre tract, being the apparent southernmost corner of a 14 acre tract described in Document No. 2006106050 of the Official Public Records of Travis County, Texas;

**THENCE** North 28°18'15" East with the northwest line of the said 98.991 acre tract and the apparent southeast line of the said 14 acre tract, a distance of 530.71 feet to a 1/2" rebar with "Early Boundary" cap set for the northernmost corner of the said 98.991 acre tract, being a western corner of the said 6.728 acre tract, from which a 1/2" iron pipe found in the northwest line of the said 6.728 acre tract, bears North 28°18'15" East, a distance of 20.74 feet;

**THENCE** with the northwest line of the said 6.728 acre tract and the apparent southeast line of a 14.25 acre tract and 11.25 acre tract described in Document No. 2006106049 of the Official Public Records of Travis County, Texas, the following two (2) courses and distances:

1. North 28°18'15" East, a distance of 20.74 feet to a 1/2" iron pipe found;
2. North 28°22'04" East, a distance of 595.50 feet to a 1/2" rebar with "Early Boundary" cap set for the apparent easternmost corner of the said 11.25 acre tract;

**THENCE** with the southwest line of the said 6.728 acre tract and the apparent northeast line of the said 11.25 acre tract, the following two (2) courses and distances:

1. North 72°19'41" West, a distance of 667.58 feet to a 1/2" rebar with "Early Boundary" cap set;

2. North 71°59'05" West, a distance of 739.39 feet to a 1/2" rebar with "Early Boundary" cap set for an angle point in the southeast right-of-way line of Cameron Road, being the westernmost corner of the said 6.728 acre tract;

**THENCE** North 58°32'55" East with the southeast right-of-way line of Cameron Road (public right-of-way width varies) and the northwest line of the said 6.728 acre tract, a distance of 26.31 feet to a 1/2" rebar found in the southeast right-of-way line of said Cameron Road, being the northernmost corner of the said 6.728 acre tract, being also the westernmost corner of a 68.39 acre tract described in Volume 4429, Page 99 of the Deed Records of Travis County, Texas;

**THENCE** with the common line of the said 6.728 acre tract and the said 68.39 acre tract, the following six (6) courses and distances:

1. South 71°59'05" East, a distance of 722.23 feet to a 1/2" rebar found;
2. South 72°19'41" East, a distance of 692.08 feet to a 1/2" rebar found;
3. South 28°22'04" West, a distance of 621.18 feet to a 1/2" rebar found;
4. South 57°07'35" East, a distance of 662.29 feet to a 1/2" rebar found for the southernmost corner of the said 68.39 acre tract;
5. North 34°19'26" East, a distance of 363.48 feet to a 1" iron pipe found;
6. South 87°03'12" East, a distance of 537.92 feet to a 1/2" rebar found for the easternmost corner of the said 6.728 acre tract, being in the northwest line of Lot 11, Block E, Stirling Bridge, Section Three, a subdivision of record in Document No. 201000126 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar with "Stanley" cap found in the southeast line of the said 68.39 acre tract, being the northernmost corner of Lot 12, Block E, of said Stirling Bridge, Section Three, bears North 27°50'17" East, a distance of 95.44 feet;

**THENCE** South 27°50'17" West with the southeast line of the said 6.728 acre tract and the northwest line of Lots 9, 10 and 11, Block E, of said Stirling Bridge, Section Three, a distance of 323.70 feet to a 1/2" rebar with "Stanley" cap found for the westernmost corner of said Lot 9, being the northernmost corner of Lot 8, Block E, Stirling Bridge, Section 6, a subdivision of record in Document No. 20130001 of the Official Public Records of Travis County, Texas;

**THENCE** South 28°02'12" West with the southeast line of the said 6.728 acre tract and the northwest line of Lots 5-8, Block E, of said Stirling Bridge, Section 6, a distance of 182.56 feet to a 1/2" rebar with "Early Boundary" cap set for the easternmost corner of the said 0.556 acre tract;



**THENCE** with the southeast line of the said 0.556 acre tract and the northwest line of Lots 2-5, Block E, of said Stirling Bridge Section 6, the following two (2) courses and distances:

1. South 28°02'12" West, a distance of 67.51 feet to a 1/2" rebar with "Chaparral" cap found for the westernmost corner of said Lot 4, being the northernmost corner of said Lot 3;
2. South 27°25'38" West, a distance of 83.25 feet to a 1/2" iron pipe found for the southernmost corner of the said 0.559 acre tract, being the easternmost corner of the said 98.991 acre tract;

**THENCE** South 28°04'11" West, with the southeast line of the said 98.700 acre tract, and the northwest line of Lots 1 and 2, Block E, of said Stirling Bridge, Section 6, a distance of 76.83 feet to a 1/2" rebar with "Chaparral" cap found for the northernmost termination of Minch Road (50' public right-of-way width) as shown on said Stirling Bridge, Section 6, being the westernmost corner of said Lot 1;

**THENCE** South 27°30'29" West with the northwest termination of Minch Road and the southeast line of the said 98.991 acre tract, a distance of 50.00 feet to a 1/2" rebar with "RJ Surveying" cap found for the westernmost termination of Minch Road, being the northernmost corner of Lot 30, Block D, of said Stirling Bridge, Section 6;

**THENCE** South 27°30'29" West with the southeast line of the said 98.991 acre tract and the northwest line of Lots 19-30, Block D, of said Stirling Bridge, Section 6, a distance of 673.59 feet to a 1/2" rebar with "Chaparral" cap found for the westernmost corner of said Lot 19, being the northernmost corner of Lot 18, Block D, Stirling Bridge, Section 5, a subdivision of record in Document No. 201300014 of the Official Public Records of Travis County, Texas;

**THENCE** South 27°30'29" West with the southeast line of the said 98.991 acre tract and the northwest line of Lots 16-18, Block D, of said Stirling Bridge, Section 5, a distance of 251.07 feet to an 80D nail found in concrete for the westernmost corner of said Lot 16, being the northernmost corner of the said 88.1683 acre tract;

**THENCE** South 60°55'02" East, (record = South 60°00'00" East ~ volume 1514, page 176, and volume 1324, page 83, (record = South 60°36'00" East ~ volume 9717, page 511), (record = South 60°57'00" East ~ volume 8645, page 706 and volume 10628, page 647), along the northeast boundary line of the John Johnson 270 and 160 acre tract of land, same being the northeast boundary line of the Lexington Development Company called 401.78 acre tract, same being the southwest line of the Effie Dean Giles called 160 acre tract of land, at a distance of 978.76 feet passing a 1/2 inch iron rod found 0.72 feet left, monumenting the upper east corner of that certain called 82.56 acre tract of land described in a Deed of Trust recorded in said volume 8645, page 706, and also recorded in that certain Assumption Deed recorded in said volume 10628, page 647,

deed records of Travis County, Texas, in all a total distance of 1,352.16 feet to a 1 inch iron rod in concrete found at the northeast corner of the Jody Thurman called 90.00 acre tract of land, same being the northwest corner of that certain called 175.41 acre tract of land known as Tract No. 3 in a conveyance to Lexington Development Company by a Warranty Deed recorded in volume 9717, page 476, deed records of Travis County, Texas, for the east corner of this survey;

**THENCE** along the common boundary line of the Jody Thurman 90.00 acre tract of land, and the Lexington Development Company called 175.41 acre tract of land, also being the former common boundary line of the aforementioned Claus Johnson called 98 acre tract of land, and the aforementioned Clara Stronquist called 90 acre tract (volume 374, page 370) of land, the following bearings and distances, as measured upon the ground:

- 1.) South 30°00'42" West, (record = South 30°16'33" West ~ volume 9717, page 476), (record = South 28°02'28" West ~ book 90, page 354), (Clinton Rippey's 1984 survey = South 30°00'00" West), at a distance of 259.83 feet (record = 260.00 feet ~ book 90, page 354, plat records), passing a 1/2 inch iron rod in concrete found 0.11 feet right, monumenting the north corner of Lot 1, Harris Branch Elementary School Subdivision, a subdivision plat recorded in plat book 90, pages 354, 355, plat records of Travis County, Texas, in all a total distance of 345.85 feet (record = 345.91 feet ~ Clinton Rippey's 1984 survey). (record = 345.93 feet volume 9717, page 476), (record = 345.95 feet ~ book 90, page 354, plat records) to a 1 inch iron rod in concrete found for a corner of this survey;
- 2.) South 29°57'27" West, (record = South 30°17'32" West ~ volume 1917, page 476), (record = South 28°00'33" West ~ book 90, page 654, plat records), (Clinton Rippey's 1984 survey = South 30°00'00" West), at a distance of 691.67 feet (record = 691.58 feet ~ book 90, page 654, plat records), passing a 1/2 inch iron rod in concrete found 0.24 feet right, monumenting the west corner of said Lot 1, Harris Branch Elementary School Subdivision, in all a total distance of 994.53 feet (record = 994.65 feet ~ volume 9717, page 476), (record = 994.53 feet ~ book 90, page 354, plat records), (Clinton Rippey's 1984 survey = 994.69 feet), to a 1 inch iron rod in concrete found for a corner of this survey;
- 3.) South 30°03'19" West (record = South 30°19'32" West ~ volume 9717, page 476), (Clinton Rippey's 1984 survey = South 30°02'00" West), a distance of 1,018.78 feet (record = 1,018.75 feet ~ volume 9717, page 476), (Clinton Rippey's 1984 survey = 1,018.69 feet) to a 1 inch iron rod found for a corner of this survey;
- 4.) South 29°54'06" West (record = South 30°14'33" West ~ volume 9717, page 476), (record Clinton Rippey's 1984 survey = South 29°57'00" West), a distance of 479.39 feet (record = 479.11 feet ~ volume 9717, page 476), (Clinton Rippey's 1984 survey = 479.01 feet), to a 1 inch iron rod found on the northeast 60.00 foot wide right of way line of Blue Goose Road (formerly Sprinkle and Manor Road), monumenting the southwest corner of the aforementioned Lexington Development Company called 175.41 acre tract of land, and also monumenting the northeasterly corner of that certain called 0.71 acre strip of right of way land conveyed to the County of



Travis by a deed of record dated September 5, 1925, and recorded in volume 377, page 409, deed records of Travis County, Texas, and also monumenting the northwesterly corner of that certain called 0.57 acre tract of right of way land conveyed to the County of Travis by a deed of record dated November 24, 1925, and recorded in volume 379, page 198, deed records of Travis County, Texas, for the south corner of this survey, from which said south corner, the calculated south corner of the Jody Thurman called 90 acre tract of land, and being within the right of way limits of said Blue Goose Road bears South 29°54'06" West, a distance of 25.35 feet (record = 23 feet);

**THENCE** North 61°03'00" West, (record = North 61°03'00" West ~ volume 8645, page 706 and "basis of bearing" for this metes and bounds description), along the existing northeast right of way line of said Blue Goose Road, at 30.41 feet (record = 30.00 feet) pass a 1/2 inch iron rod found on line, monumenting the south corner of that certain 82.56 acre tract of land conveyed to Rogan B. Giles by a Deed of Trust, dated June 13, 1984, and recorded in said volume 8645, page 706, and being the same 82.56 acre tract of land conveyed to R & S 290 Joint Venture by that certain Assumption Deed dated March 29, 1988, and recorded in volume 10628, page 647, all in the deed records of Travis County, Texas, and continuing along the southwest boundary line of said 82.56 acre tract of land, in all a total distance of 1,352.95 feet to the **POINT OF BEGINNING** and containing 194.4463 acres of land, more or less.

**SAVE AND EXCEPT: 23.50 ACRES**

**BEGINNING** at a 1/2" rebar found for the westernmost corner of the said 98.991 acre tract, being the southernmost corner of the said 11.224 acre tract, from which a 1/2" rebar found in the northeast right-of-way line of Blue Goose Road and the southwest line of the said 11.224 acre tract, bears North 62°21'35" West, a distance of 43.26 feet;

**THENCE** North 28°03'26" East, a distance of 1,270.71 feet to a calculated point in the centerline of a proposed road, in the southeast line of the said 11.224 acre tract and the northwest line of the said 98.991 acre tract;

**THENCE** with the centerline of said proposed road, the following four (4) courses and distances:

1. South 35°56'16" East, a distance of 157.87 feet to a calculated point at the beginning of a curve to the right;
2. With said curve to the right, having an arc length of 289.22 feet, a radius of 1,000.00 feet, a delta angle of 16°34'17", and a chord that bears South 27°39'08" East, a distance of 288.22 feet to a calculated point;
3. South 19°22'00" East, a distance of 1,175.27 feet to a calculated point at the beginning of a curve to the left;



4. With said curve to the left, having an arc length of 439.61 feet, a radius of 1,000.00 feet, a delta angle of  $25^{\circ}11'17''$ , and a chord that bears South  $31^{\circ}57'38''$  East, a distance of 436.08 feet to a calculated point in the northeast right-of-way line of said Blue Goose Road, being on the southwest line of the said 98.991 acre tract;

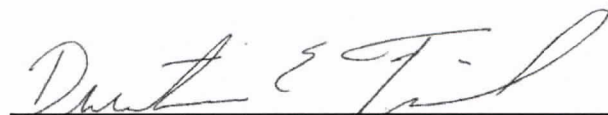
**THENCE** with the northeast right-of-way line of said Blue Goose Road the following two (2) courses and distances:

1. North  $62^{\circ}59'48''$  West, a distance of 695.77 feet to a calculated point;
2. North  $62^{\circ}45'38''$  West, a distance of 927.62 feet to the **POINT OF BEGINNING** and containing 23.50 acres of land, more or less.

Gross Acreage of 194.4463  
Save and Except 23.50 acres  
For a net Acreage of 170.9463 acres

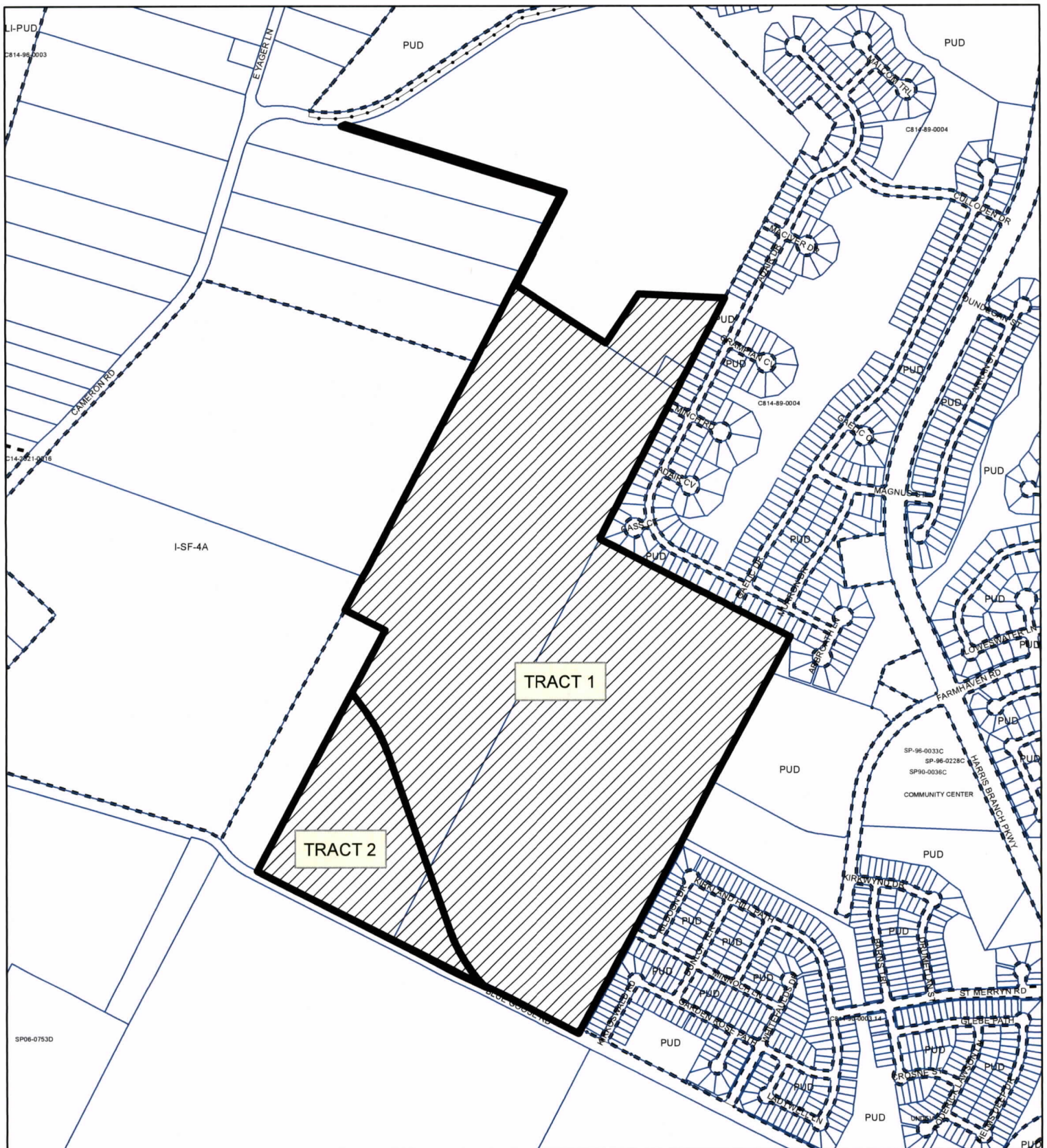
This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.




The save and except tract was prepared based on the results of an on the ground survey, but is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



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TBPELS No. 10194382

Date: 11 October 2021



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2021-0194

1" = 800'

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 12/28/2021