

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1501, 1507, 1509, 1511, 1601, AND 1603 SHOAL CREEK BOULEVARD FROM GENERAL OFFICE-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD (GO-ETOD-DBETOD) COMBINING DISTRICT TO GENERAL OFFICE-VERTICAL MIXED USE BUILDING-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD (GO-V-ETOD-DBETOD) COMBINING DISTRICT ON TRACT 1 AND FROM LIMITED OFFICE-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD (LO-ETOD-DBETOD) COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE-VERTICAL MIXED USE BUILDING-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD (LO-MU-V-ETOD-DBETOD) 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 general office-equitable transit-oriented development-density bonus ETOD (GO-ETOD-DBETOD) combining district to general office-vertical mixed use building-equitable transit-oriented development-density bonus ETOD (GO-V-ETOD-DBETOD) combining district on Tract 1 and from limited office-equitable transit-oriented development-density bonus ETOD (LO-ETOD-DBETOD) combining district to limited office-mixed use-vertical mixed use building-equitable transit-oriented development-density bonus ETOD (LO-MU-V-ETOD-DBETOD) combining district on Tract 2 on the property described in Zoning Case No. C14-2024-0155, on file at the Planning Department, as follows:

**Tract 1:**

1.283 acres of land, more or less, out of Outlot 9, Division "E", of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the map or plat on file at the General Land Office of the State of Texas, being a portion of the tract conveyed by deed recorded in Document No. 2024008560 of the Official Public Records of Travis County, Texas, said 1.283 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2:

0.135 acres of land, more or less, out of Outlot 9, Division “E”, of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the map or plat on file at the General Land Office of the State of Texas, being a portion of the tract conveyed by deed recorded in Document No. 2024008560 of the Official Public Records of Travis County, Texas, said 0.135 acres of land being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance,

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

locally known as 1501, 1507, 1509, 1511, 1601, and 1603 Shoal Creek Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “C”**.

**PART 2.** Except as specifically provided in this Part 2, the Property may be developed in compliance and used in accordance with the regulations established for density bonus ETOD (DBETOD) combining district and other applicable requirements of the City Code:

A building is not required to be designed with one or more commercial or civic uses located along the principal street and on the ground floor.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2025.

**PASSED AND APPROVED**

\_\_\_\_\_, 2025      § \_\_\_\_\_  
§ \_\_\_\_\_  
§ \_\_\_\_\_

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Deborah Thomas      Erika Brady  
City Attorney      City Clerk

## EXHIBIT "A"

Shoal Creek Development LLC  
1.283 Acre Tract  
10/08/2024

Travis County, Texas  
Page 1 of 2  
FN15167-Z1

### METES AND BOUNDS DESCRIPTION

**1.283 ACRES OF LAND, MORE OR LESS, OUT OF OUTLOT 9, DIVISION "E", OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, BEING A PORTION OF THE TRACT DESCRIBED IN THE DEED TO SHOAL CREEK DEVELOPMENT LLC, RECORDED IN DOCUMENT NO. 2024008560, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.283 ACRES OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, AT A 1/2 INCH IRON PIPE FOUND IN THE EAST LINE OF SHOAL CREEK BOULEVARD, (NO RECORD INFO FOUND) FOR THE SOUTHWEST CORNER OF TRACT 1, ROGERS BROS. SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS SHOWN UPON THE PLAT RECORDED IN VOLUME 34, PAGE 27, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE NORTHWEST CORNER OF SAID SHOAL CREEK DEVELOPMENT LLC TRACT AND NORTHWEST CORNER HEREOF;

**THENCE**, WITH THE COMMON LINE OF SAID SHOAL CREEK DEVELOPMENT LLC TRACT AND SAID TRACT 1, ROGERS BROS. SUBDIVISION, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. N 78°40'36" E, A DISTANCE OF 95.47 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED 'CARSON BUSH';
2. S 72°43'58" E, A DISTANCE OF 67.76 FEET TO A CALCULATED POINT;
3. S 85°10'14" E, A DISTANCE OF 9.61 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED 'CARSON BUSH';
4. S 69°58'20" E, A DISTANCE OF 8.06 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED 'CARSON BUSH';
5. S 21°38'13" E, A DISTANCE OF 3.78 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED 'CARSON BUSH';
6. S 72°18'59" E, A DISTANCE OF 24.56 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF LOT 1, JUST HOME SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS AS RECORDED IN DOCUMENT NO. 200600207, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE NORTHEAST CORNER OF SAID SHOAL CREEK DEVELOPMENT LLC TRACT AND NORTHEAST CORNER HEREOF;

**THENCE**, WITH THE WEST LINE OF SAID LOT 1, JUST HOME SUBDIVISION, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 04°42'54" E, A DISTANCE OF 86.19 FEET TO A 1/2 INCH IRON PIPE FOUND;
2. S 03°56'54" E, A DISTANCE OF 61.54 FEET TO A 1/2 INCH IRON PIPE FOUND;
3. S 17°15'07" W, A DISTANCE OF 75.22 FEET TO A CALCULATED POINT FROM WHICH A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED 'RPLS 4094' FOR THE SOUTHWEST CORNER OF SAID LOT 1, JUST HOME SUBDIVISION BEARS N 17°15'07" E, 0.72 FEET;

**THENCE**, INTO THE INTERIOR OF SAID SHOAL CREEK DEVELOPMENT LLC TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 74°53'22" W, A DISTANCE OF 4.49 FEET TO A CALCULATED POINT;
2. S 13°23'54" W, A DISTANCE OF 75.20 FEET TO A CALCULATED POINT IN THE NORTH LINE OF THE TRACT DESCRIBED IN THE DEED TO THE CITY OF AUSTIN, RECORDED IN VOLUME 3172, PAGE 978, DEED RECORDS, TRAVIS COUNTY, TEXAS, FOR THE SOUTHEAST CORNER HEREOF;

**THENCE**, N 76°38'16" W, WITH THE NORTH LINE OF SAID CITY OF AUSTIN TRACT, A DISTANCE OF 99.15 FEET TO A T-POST FOUND IN AN EXISTING CURB/WALL;

**THENCE**, S 88°18'54" W, A DISTANCE OF 52.21 FEET TO A COTTON SPINDLE FOUND IN THE EAST LINE OF SAID SHOAL CREEK BOULEVARD, FOR THE NORTHWEST CORNER OF SAID CITY OF AUSTIN TRACT, THE SOUTHWEST CORNER OF SAID SHOAL CREEK DEVELOPMENT LLC TRACT AND SOUTHWEST CORNER HEREOF;

Shoal Creek Development LLC  
1.283 Acre Tract  
10/08/2024

Travis County, Texas  
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**THENCE**, WITH THE EAST LINE OF SAID SHOAL CREEK BOULEVARD, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. N 01°55'03" W, A DISTANCE OF 69.91 FEET TO A 1/2 INCH IRON PIPE FOR AN ANGLE POINT;
2. N 01°55'03" W, A DISTANCE OF 50.76 FEET A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT;
3. N 06°11'45" W, A DISTANCE OF 65.45 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT;
4. N 04°26'00" W, A DISTANCE OF 100.26 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 1.283 ACRES OF LAND, MORE OR LESS.

**SEE PLAT OF EVEN DATE FOR MORE INFORMATION.**

**BEARING BASIS:** TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL TEXAS ZONE, USING A COMBINED SCALE FACTOR OF 0.99993592.

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 10-28-2024  
DODD SURVEYING & MAPPING CO  
PROFESSIONAL LAND SURVEYORS  
P.O. BOX 1695  
LIBERTY HILL, TX 78642



Fred L. Dodd Jr.  
FRED L. DODD JR.  
RPLS NO. 6392  
STATE OF TEXAS  
FIRM NO. 10194646

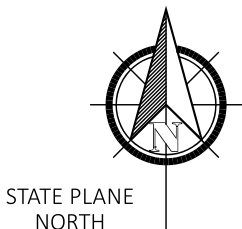
**1.283 ACRES OF LAND, MORE OR LESS, OUT OF OUTLOT 9, DIVISION "E", OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, BEING A PORTION OF THE TRACT DESCRIBED IN THE DEED TO SHOAL CREEK DEVELOPMENT LLC, RECORDED IN DOCUMENT NO. 2024008560, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF.**



SCALE: 1 Inch = 50 Feet

TRACT 1  
ROGERS BROS. SUBDIVISION  
VOL. 34, PG. 27  
P.R.T.C.

LINE	BEARING	DISTANCE
L1	S 85°10'14" E	9.61'
L2	S 69°58'20" E	8.06'
L3	S 21°38'13" E	3.78'
L4	S 72°18'59" E	24.56'
L5	N 74°53'22" W	4.49'
L6	N 01°55'03" E	50.76'
L7	N 06°11'45" W	65.45'



SHOAL CREEK BOULEVARD  
NO RECORD INFORMATION FOUND

1.283 ACRES

JUST HOME  
SUBDIVISION  
DOC. NO. 200600207  
O.P.R.T.C.

NOTES:  
1) Bearing Basis is the Texas State Plane Coordinate System, NAD83, Texas Central Zone, having a combined scale factor of 0.99993592.  
2) Mapping Symbols may be exaggerated for clarity.  
3) From calculated property corner, a capped iron rod found bears N 17°15'07" E, 0.72 feet.

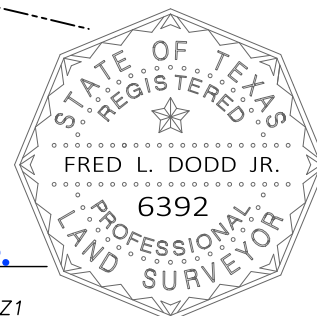
- 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" CAPPED ROD 'CARSON BUSH'
- ⊗ COTTON SPINDLE FOUND (UNLESS NOTED)
- △ CUT T-POST IN CONCRETE CURB/WALL
- E.E. ELECTRIC EASEMENT
- E.T.E. ELECTRIC/TELEPHONE EASEMENT
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING

CITY OF AUSTIN  
VOL. 3172, PG. 978  
D.R.T.C.

**DODD SURVEYING & MAPPING CO., INC.**  
TBPELS FIRM NO. 10194646  
P.O. BOX 1695 LIBERTY HILL, TX 78642  
OFFICE: (512) 953-5705  
WWW.DODDSURVEYING.COM

*Fred L. Dodd Jr.*  
FRED L. DODD, JR.  
DATE: 10/28/2024

RPLS NO. 6392  
JOB NO. TCY5167-Z1



Shoal Creek Development LLC  
0.135 Acre Tract  
10/08/2024

## EXHIBIT "B"

Travis County, Texas  
Page 1 of 1  
FN15167-Z2

### METES AND BOUNDS DESCRIPTION

**0.135 OF AN ACRE OF LAND, MORE OR LESS, OUT OF OUTLOT 9, DIVISION "E", OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, BEING A PORTION OF THE TRACT DESCRIBED IN THE DEED TO SHOAL CREEK DEVELOPMENT LLC, RECORDED IN DOCUMENT NO. 2024008560, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.135 OF AN ACRE OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING**, AT A 1/2 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN THE DEED TO THE CITY OF AUSTIN, RECORDED IN VOLUME 3172, PAGE 978, DEED RECORDS OF TRAVIS COUNTY, TEXAS FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID SHOAL CREEK DEVELOPMENT LLC TRACT;

**THENCE**, N 76°38'16" W, WITH THE NORTH LINE OF SAID CITY OF AUSTIN TRACT, A DISTANCE OF 76.11 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER HEREOF AND **POINT OF BEGINNING**;

**THENCE**, N 76°38'16" W, WITH THE NORTH LINE OF SAID CITY OF AUSTIN TRACT, A DISTANCE OF 89.38 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER HEREOF;

**THENCE**, INTO THE INTERIOR OF SAID SHOAL CREEK DEVELOPMENT LLC TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 13°23'54" E, A DISTANCE OF 75.20 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER HEREOF;
2. S 74°53'22" E, A DISTANCE OF 4.49 FEET TO A CALCULATED POINT, FROM WHICH A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED 'RPLS 4094' FOR THE SOUTHWEST CORNER OF LOT 1, JUST HOME SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS AS RECORDED IN DOCUMENT NO. 200600207, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEARS N 17°15'07" E, 0.72 FEET;

**THENCE**, S 74°51'16" E, WITH THE SOUTH LINE OF SAID LOT 1, JUST HOME SUBDIVISION, A DISTANCE OF 64.82 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER HEREOF;

**THENCE**, S 01°59'26" E, THROUGH THE INTERIOR OF SAID SHOAL CREEK DEVELOPMENT LLC TRACT, A DISTANCE OF 75.74 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 0.135 OF AN ACRE OF LAND, MORE OR LESS.

**SEE PLAT OF EVEN DATE FOR MORE INFORMATION.**

**BEARING BASIS:** TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL TEXAS ZONE, USING A COMBINED SCALE FACTOR OF 0.99993592.

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 10-28-2024  
DODD SURVEYING & MAPPING CO  
PROFESSIONAL LAND SURVEYORS  
P.O. BOX 1695  
LIBERTY HILL, TX 78642



*Fred L. Dodd Jr.*  
FRED L. DODD JR.  
RPLS NO. 6392  
STATE OF TEXAS  
FIRM NO. 10194646

**0.135 ACRES OF LAND, MORE OR LESS, OUT OF OUTLOT 9, DIVISION "E", OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, BEING A PORTION OF THE TRACT DESCRIBED IN THE DEED TO SHOAL CREEK DEVELOPMENT LLC, RECORDED IN DOCUMENT NO. 2024008560, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF.**

NOTES:

1) Bearing Basis is the Texas State Plane Coordinate System, NAD83, Texas Central Zone, having a combined scale factor of 0.99993592.  
2) Mapping Symbols may be exaggerated for clarity.

- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- E.E. ELECTRIC EASEMENT
- P.E. PEDESTRIAN EASEMENT
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING

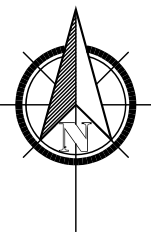
SHOAL CREEK  
DEVELOPMENT LLC.  
DOC. NO. 2024008560  
O.P.R.T.C.

JUST HOME SUBDIVISION  
DOC. NO. 200600207  
O.P.R.T.C.

SHOAL CREEK  
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CITY OF AUSTIN  
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D.R.T.C.

CITY OF AUSTIN  
VOL. 3299, PG. 2018  
D.R.T.C.



STATE PLANE  
NORTH

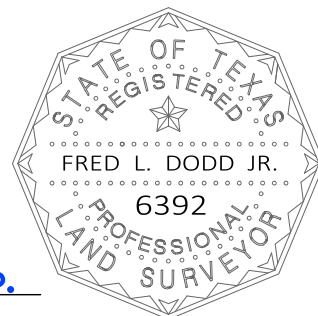


SCALE: 1 Inch = 30 Feet

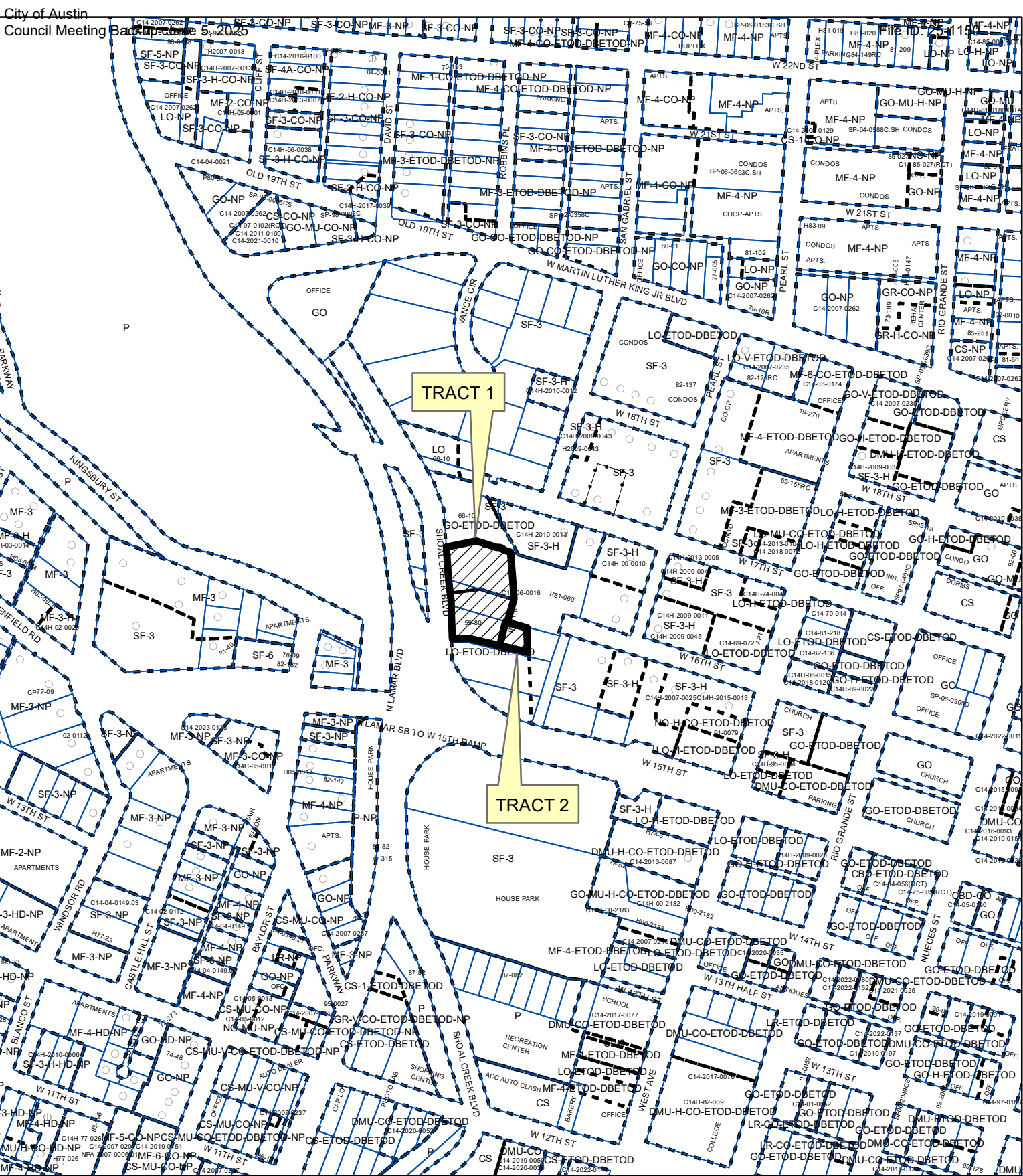
LINE	BEARING	DISTANCE
L1	S 74°53'22" E	4.49'

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*Fred L. Dodd, Jr.*  
FRED L. DODD, JR. RPLS NO. 6392  
DATE: 10/28/2024 JOB NO. TC15167-Z2







## ZONING

## EXHIBIT "C"

ZONING CASE#: C14-2024-0155



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

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

1" = 400'

Created: 10/29/2024