

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11815 BUCKNER ROAD FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY COMMERCIAL (GR) 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 single-family residence standard lot (SF-2) district and community commercial (GR) district to community commercial (GR) district on the property described in Zoning Case No. C14-2018-0076, on file at the Planning and Zoning Department, as follows:

Being 0.887 acres of land situated in the A.E. Livingston Survey No. 455 in Travis County, Texas, the tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 11815 Buckner 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 _____, 2018.

PASSED AND APPROVED

_____, 2018 § _____
§ _____
§ _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

Exhibit "A"

FIELD NOTE DESCRIPTION FOR A 0.887 ACRE TRACT OF LAND:

BEING 0.887 ACRES OF LAND SITUATED IN THE A E LIVINGSTON SURVEY NO. 455, TRAVIS COUNTY, TEXAS, AND BEING TRACT NO. 3 AS CONVEYED TO EURIAL ROY DEARING, SR. BY DEED OF RECORD IN VOLUME 6212, PAGE 718, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN TRACT RECORDED AS 0.874 ACRES AS CONVEYED TO RICK AND DEBBIE TODD IN VOLUME 9059, PAGE 932, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for a point of reference at a 1/2" iron rod found in the West R.O.W. line of R.M. 620, and being the Northeast corner of a 9.391 acre tract of land recorded in volume 11981, Page 841, of the Real Property Records of Travis County, Texas, also being the Southeast corner of 0.524 of one acre as conveyed to Bob Ours and Ugo Beviane in warranty deed recorded in Document No. 200111851 of the Real Property Records of Travis County, Texas.

THENCE with the North line of said 9.391 acre tract, same being the South line of the said 0.524 acre tract, N 73°38'20" W, at a distance of 179.43 feet, to an iron rod found 1.7 feet west of a chain link fence corner for the Southwest corner of the said 0.524 acre tract, and the Southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE continuing with the North line of said 9.391 acre tract, same being the south line of the said 0.874 acres, N 74°00'36" W, at a distance of 162.92 feet, to a chain link fence corner for the southwest corner of the said 0.874 acres and the Southwest corner of the herein described tract;

THENCE, leaving the North line of the said 9.391 acre tract, with a line common to a 0.695 acre tract conveyed to Glen E. Lawson recorded in Volume 8741, Page 108, Deed Records of Travis County, Texas, and the said 0.874 acre tract, with a chain link fence line, N 22°24'33" E, at a distance of 233.03 feet to an iron rod found in the South R.O.W. line of Buckner Road, a street with a 50 foot right-of-way, for the Northeast corner of the aforementioned 0.695 acre tract, the Northwest corner of the said 0.874 acre tract, and the Northwest corner of the tract described herein;

THENCE, leaving the East line of the said 0.695 acre tract, with the South R.O.W. line of Buckner Road, and the North line of said 0.874 acre tract, S 77°31'55" E at a distance of 164.21 feet to an iron rod found, at the Northwest corner of a tract of land conveyed to Emmette J. Smith in Volume 3901, Page 869, Deed Records of Travis County, Texas, same being the Northeast corner of the said 0.874 acre tract, and the Northeast corner of the herein described tract;

THENCE, leaving the South R.O.W. of Buckner Road, with a line common to the said Emmette J. Smith tract and the said 0.874 acre tract, with a chain link fence line, South 21°48'02" West, at a distance of 105.79 feet to an iron rod found at the intersection of chain link fence lines for the Southwest corner of the said Emmette J. Smith tract, the Northwest corner of the aforementioned 0.524 acre tract, an angle point in the said 0.874 acre tract, and an angle point in the herein described tract;

THENCE, with the West line of the said 0.524 acre tract, the East line of the said 0.874 acre tract, and the basin of bearings herein, South 22°49'00" West, at a distance of 137.38 feet to the POINT OF BEGINNING, and containing 0.887 acres of land, more or less.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2006 Jul 07 12:54 PM 2006120660

GUERREROR \$54.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk

By Deputy

J. GUERRA

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegible type, carbon or photocopied, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

MAR 07 2018

1" = 200'