

**ORDINANCE NO. 040812-Z-4**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9300-9800 BLOCK OF R.M. 620 NORTH AND CHANGING THE ZONING MAP FROM INTERIM RURAL (I-RR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) 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 interim rural residence (I-RR) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-04-0035, on file at the Neighborhood Planning and Zoning Department, as follows:

A 12.5 acre tract of land, more or less, consisting of four parcels of land in Travis County, being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 9300-9800 Block of R.M. 620 North in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Development of the Property may not exceed a density of 59 residential units.
2. Development of the Property may not exceed a density of 0.21 residential units per acre.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 23, 2004.

**PASSED AND APPROVED**

\_\_\_\_\_  
August 12, 2004

§  
§  
§

\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Brown  
City Clerk

EXHIBIT A

4.171 ACRES  
PORTION OF KORMAN/ROBINSON TRACT.  
THE MORGAN GROUP

EN NO. 01-178(SMC)  
MARCH 30, 2001  
BPI JOB NO. 1002-06.92

DESCRIPTION

OF A 4.171 ACRE TRACT OF LAND OUT OF AND PART OF THE A. E. LIVINGSTON SURVEY NO. 455, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 18.501 ACRE TRACT OF LAND CONVEYED TO BLAKE A. KORMAN AND BLAKE ROBINSON BY DEED OF RECORD IN VOLUME 12232, PAGE 818 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 4.171 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found in the westerly line of Lot 32A, Block "B" Canyon Creek Section 29, a subdivision of record in Volume 102, Page 142 of the Plat Records of Travis County, Texas, being the northeasterly corner of said 18.501 acre tract and the southeasterly corner of that certain 18.51 acre tract conveyed to La Mira, Ltd. by deed of record in Volume 11492, Page 197 of said Real Property Records, for the northeasterly corner hereof;

**THENCE**, along the westerly line of said Lot 32A, being the westerly line of said 18.501 acre tract and the easterly line hereof, the following two (2) courses and distances:

- 1) S25°26'32"W, a distance of 131.89 feet to a 1/2 inch iron rod with cap found for an angle point;
- 2) S28°18'20"W, a distance of 185.07 feet to a 1/2 inch iron rod with cap found, being the northeasterly corner of that certain 18.51 acre tract of land conveyed Hovsep Melik-Hovsepian and Yoland Melik-Hovsepian Family Trust by deed of record in Volume 11484, Page 220 of said Real Property Records and the southeasterly corner of said 18.501 acre tract, for the southeasterly corner hereof;

**THENCE**, leaving the westerly line of said Lot 32A, along the common line of said 18.51 acre Hovsep Melik-Hovsepian and Yoland Melik-Hovsepian Family Trust tract and said 18.501 acre tract, being the southerly line hereof, a distance of 552.91 feet to the southwesterly corner hereof;

**THENCE**, leaving the common line of said 18.51 acre Hovsep Melik-Hovsepian and Yoland Melik-Hovsepian Family Trust tract and said 18.501 acre tract, over and across said 18.501 acre tract, along the westerly line hereof, the following two (2) courses and distances:

- 1) N09°53'46"E, a distance of 273.59 feet to an angle point;

FM-01-178 (SMC)  
MARCH 30, 2001  
PAGE 2 of 2

- 2) N48°20'42"E, a distance of 42.94 feet to a point in the southerly line of said 18.51 acre La Miraj, Ltd. tract, being the northerly line of said 18.501 acre tract, for the northwesterly corner hereof;

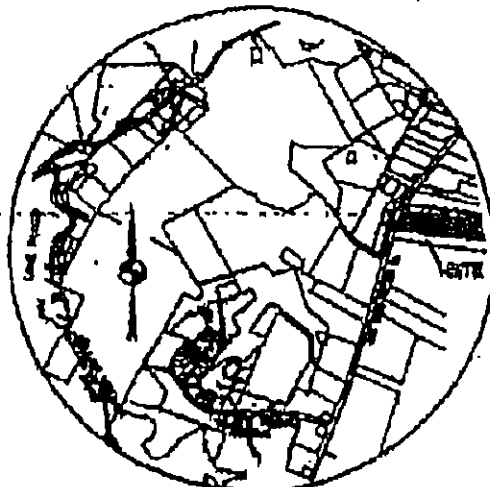
THENCE, S81°50'49"E, along the common line of said 18.51 acre La Miraj, Ltd. tract and said 18.501 acre tract, being the northerly line hereof, a distance of 619.80 feet to the POINT OF BEGINNING, containing an area of 4.171 acres (181,674 sq. ft.) of land, more or less, within these meaus and bounds.

I, MARK J. JEBISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELD NOTE DESCRIPTION.

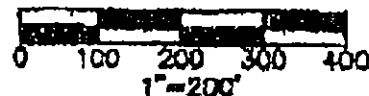
BURY & PARTNERS, INC.  
ENGINEERS-SURVEYORS  
3345 BEE CAVE ROAD  
SUITE 200  
AUSTIN, TEXAS 78746

*Mark J. Jebisek* 3/30/01  
MARK J. JEBISEK, R.P.L.S. DATE  
NO. 5267  
STATE OF TEXAS





VICINITY MAP  
N.T.S.



LEGEND

- 1/2" IRON ROD FOUND
- P.O.B. POINT OF BEGINNING



HARRY MONTANDON  
18.73 ACRES  
VOL. 2251, PG. 10

9.95 ACRES  
ECO RESOURCES, INC.  
VOL. 11604, PG. 2087

18.51 ACRES  
LA MIRAJ, LTD.  
VOL. 11482, PG. 187

A. E. LIVINGSTON SURVEY  
NO. 455

18.501 ACRES  
BLAKE A. KORMAN AND  
BLAKE ROBINSON  
VOL. 12282, PG. 818

4.171 ACRES  
(181,874 SQ. FT.)

S81°50'49"E 618.20'

P.O.B.

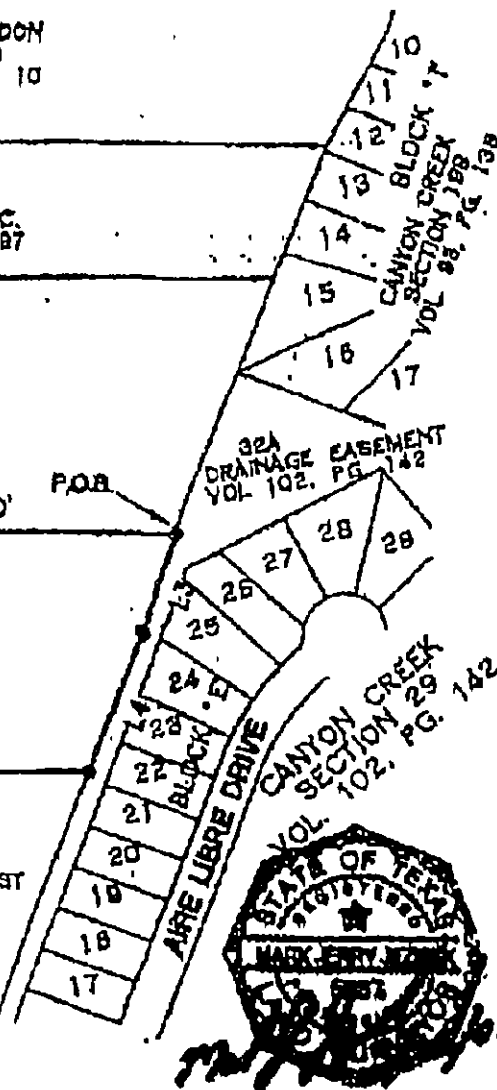
32A DRAINAGE EASEMENT  
VOL. 102, PG. 142

N82°31'49"W 552.91'

18.51 ACRES  
HOVSEP MELIK-HOVSEPIAN AND  
YOLAND MELIK-HOVSEPIAN FAMILY TRUST  
QUITCLAIM DEED  
VOL. 11484, PG. 220

LINE TABLE

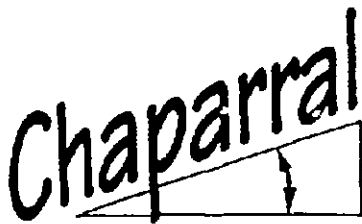
No.	Bearing	Distance
1.	N09°33'48"E	273.69'
2.	N48°20'42"E	42.94'
3.	S26°28'32"W	131.29'
4.	S28°18'20"W	185.07'



**Bury+Partners**  
Consulting Engineers and Surveyors  
Austin, Texas 78701-1100  
Telephone: (512) 476-1100  
Fax: (512) 476-1101

**SKETCH TO ACCOMPANY DESCRIPTION**  
OF 4.171 ACRES OF LAND OUT OF THE A.E. LIVINGSTON  
SURVEY, ABSTRACT NO. 455, SITUATED IN TRAVIS COUNTY  
TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND  
OF RECORD IN VOL. 12232, PG. 818 OF THE REAL PROPERTY  
RECORDS OF TRAVIS COUNTY, TEXAS.

**THE MORGAN  
GROUP**



Professional Land Surveying, Inc.  
Surveying and Mapping  
EXHIBIT A

Office: 512-476-7103  
Fax: 512-476-7105

510 South Congress Ave.  
Suite B-100  
Austin, Texas 78704

Hovsepien  
Land Swap

A DESCRIPTION OF 2.326 ACRES OF LAND, BEING A PORTION OF A 18.51 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO HOVSEP MELIK-HOVSEPIAN AND YOLAND HOVSEPIAN, DATED JANUARY 26, 1987, OF RECORD IN VOLUME 10073, PAGE 517, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.326 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the northeast corner of the 18.51 acre tract, being also the southeast corner of a 18.501 acre tract of land described in Volume 12232, Page 818 of the Real Property Records of Travis County, Texas, and being in the west line of Lot 32A, Block E, Canyon Creek Section 29, a subdivision of record in Volume 102, Page 142, Plat Records of Travis County, Texas;

THENCE South 28°28'26" West, with the east line of the 18.51 acre tract, being also the west line Lot 32A, Block E, Canyon Creek Section 29, a distance of 335.77 feet to a ½" rebar with cap set for the southeast corner of the 18.51 acre tract;

THENCE North 83°00'22" West, with the south line of the 18.51 acre tract, being also the north line Lot 32A, Block E, Canyon Creek Section 29, passing at 118.83 feet the east right-of-way line of Savannah Ridge Road (60' right-of-way) a total distance of 178.83 feet to a ½" rebar with cap set in termination of the west right-of-way line of Savannah Ridge Road, from which a ½" rebar found in the north line of Lot 1A, Block A of Canyon Creek Section 30 bears North 83°00'22" West a distance of 531.57 feet;

THENCE leaving the north right-of-way line of Savannah Ridge Road, over and across the 18.51 acre tract, for the following four (4) courses:

1. North 07°01'11" East, a distance of 59.91 feet to a ½" rebar with cap set for an interior corner of the herein described tract;
2. North 82°58'49" West, a distance of 120.00 feet to a ½" rebar with cap set for the most westerly southwest corner of the herein described tract;
3. North 07°01'11" East, a distance of 91.63 feet to a ½" rebar with cap set for the west corner of the herein described tract;

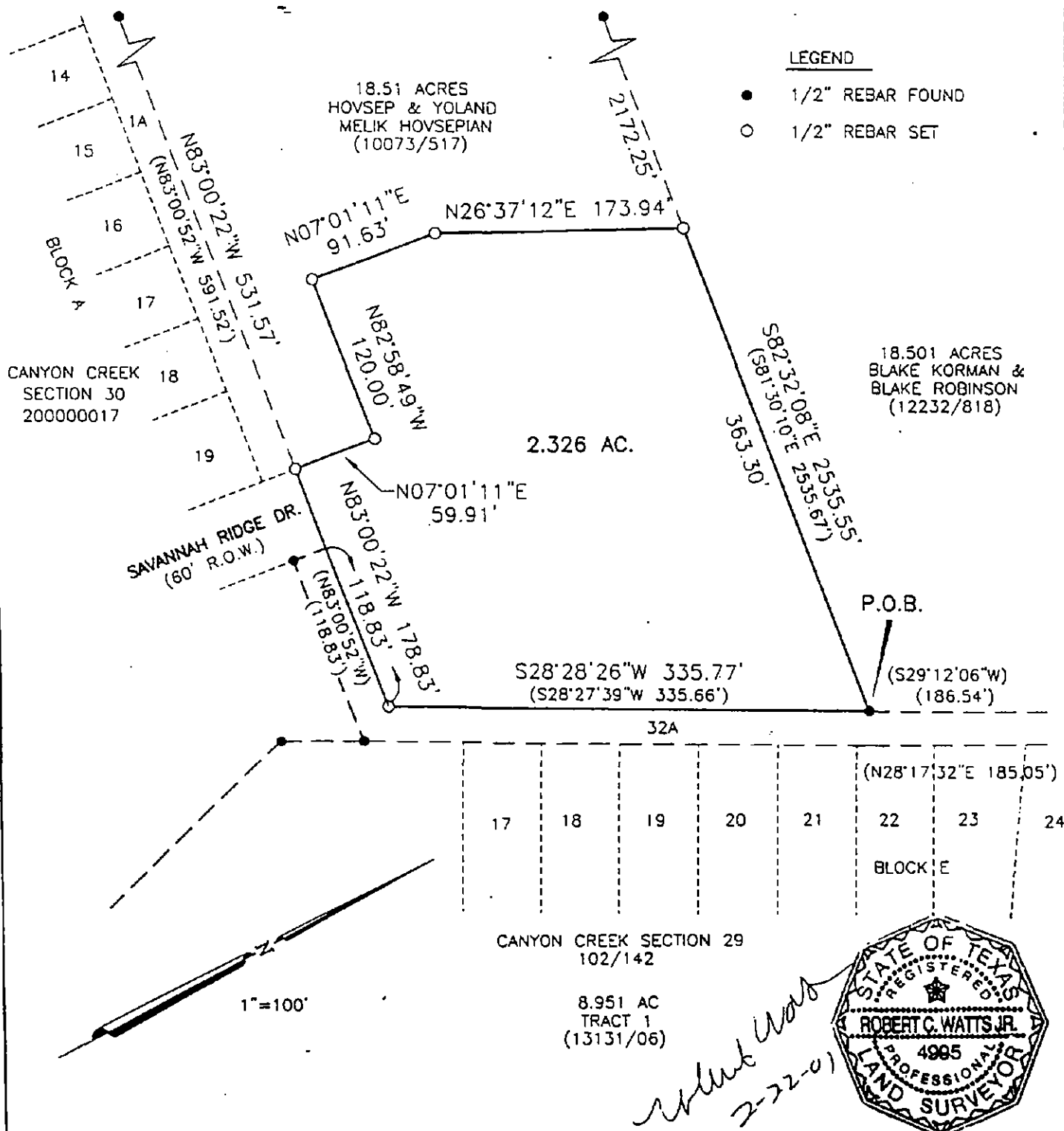
4. North  $26^{\circ}37'12''$  East, a distance of 173.94 feet to a  $\frac{1}{2}$ " rebar with cap set in the north line of the 18.51 acre tract, being also the south line of the 18.501 acre tract, from which a  $\frac{1}{2}$ " rebar found at the northwest corner of the 18.51 acre tract bears North  $82^{\circ}32'08''$  West a distance of 2172.25 feet;

THENCE South  $82^{\circ}32'08''$  East, with the north line of the 18.51 acre tract, being also the south line of the 18.501 acre tract, a distance of 363.30 feet to the POINT OF BEGINNING, containing 2.326 acres of land, more or less.

Surveyed on the ground June, 2000. Bearing Basis is Grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 143-014S4.

Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995

SKETCH TO ACCOMPANY A DESCRIPTION OF 2.326 ACRES IN THE A.E. LIVINGSTON SURVEY, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 18.51 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO HOVSEP MELIK-HOVSEPIAN AND YOLAND HOVSEPIAN, DATED JANUARY 26, 1987, OF RECORD IN VOLUME 10073, PAGE 517, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.





## EXHIBIT A

4.529 ACRES  
PORTION OF LA MIRAJ, LTD. TRACT  
THE MORGAN GROUP

FN. NO. 01-179(SMC)  
MARCH 30, 2001  
BPI JOB NO. 1002-05.92

## DESCRIPTION

OF A 4.529 ACRE TRACT OF LAND OUT OF AND PART OF THE A. E. LIVINGSTON SURVEY NO. 455, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 18.51 ACRES TRACT OF LAND CONVEYED TO LA MIRAJ, LTD. BY DEED OF RECORD IN VOLUME 11492, PAGE 197 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.529 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found in the westerly line of Lot 32A, Block "E" Canyon Creek Section 29, a subdivision of record in Volume 102, Page 142 of the Plat Records of Travis County, Texas, being the southeasterly corner of said 18.51 acre tract and the northeasterly corner of that certain 18.501 acre tract conveyed to Blake A. Korman and Blake Robinson by deed of record in Volume 12232, Page 818 of said Real Property Records, for the southeasterly corner hereof;

**THENCE**, N81°50'49"W, leaving the westerly line of said Lot 32A, along the common line of said 18.51 acre tract and said 18.501 acre tract, being the southerly line hereof, a distance of 619.80 feet to the southwesterly corner hereof;

**THENCE**, leaving the common line of said 18.51 acre tract and said 18.501 acre tract, over and across said 18.51 acre tract, along the westerly line hereof, the following two (2) courses and distances:

- 1) N48°20'42"E, a distance of 65.35 feet to an angle point;
- 2) N18°13'09"E, a distance of 271.34 feet to a point in the southerly line of that certain 9.95 acre tract of land conveyed to Eco Resources by deed of record in Volume 11904, Page 2097 of said Real Property Records, same being the northerly line of said 18.51 acre tract, for the northwesterly corner hereof;

**THENCE**, S82°10'03"E, along the common line of said 9.95 acre tract and said 18.51 acre tract, being the northerly line hereof, a distance of 648.21 feet to a 1/2 inch iron rod found in the westerly line of Lot 15, Block "I" Canyon Creek Section 19B, a subdivision of record in Volume 93, Page 138 of said Plat Records, being the southeasterly corner of said 9.95 acre tract and the northeasterly corner of said 18.51 acre tract, for the northeasterly corner hereof;

FN 01-179 (SMC)  
MARCH 30, 2001  
PAGE 2 of 2

THENCE, along the westerly line of said Lot 15 and said Lot 32A, being the easterly line of said .18.51 acre tract and the easterly line hereof, the following three (3) courses and distances:

- 1) S27°57'59"W, a distance of 80.67 feet to a 1/2 inch iron rod found for an angle point;
- 2) S29°12'06"W, a distance of 213.74 feet to the center of a 12 inch cedar tree for an angle point;
- 3) S25°11'35"W, a distance of 47.42 feet to the POINT OF BEGINNING, containing an area of 4.529 acres (197,282 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JREIBER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELD NOTE DESCRIPTION.

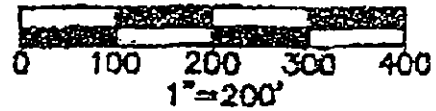
BURY & PARTNERS, INC.  
ENGINEERS-SURVEYORS  
3345 BEE CAVE ROAD  
SUITE 200  
AUSTIN, TEXAS 78746

*Mark J. Jreiber* 3/30/01  
MARK J. JREIBER, R.P.L.S. DATE  
NO. 5257  
STATE OF TEXAS





VICINITY MAP  
N.T.S.



LEGEND

- 1/2" IRON ROD FOUND  
P.O.B. POINT OF BEGINNING

HARRY MONTANDON  
18.73 ACRES  
VOL. 2251, PG. 10

9.85 ACRES  
ECO RESOURCES, INC.  
VOL. 11804, PG. 2097

S82°10'03"E 648.21'

18.51 ACRES  
LA MIRAJ, LTD.  
VOL. 11492, PG. 197

4.528 ACRES  
(197,282 SQ. FT.)

A. E. LIVINGSTON  
NO. 453

18.501 ACRES  
BLAKE A. KORMAN AND  
BLAKE ROBINSON  
VOL. 12232, PG. 81B

N81°50'49"W 818.80'

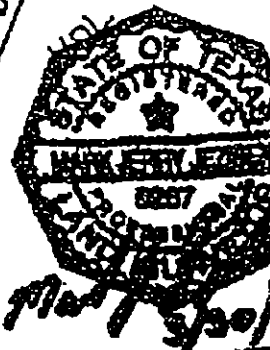
18.51 ACRES  
HOVSEP MELIK-HOVSEPIAN AND  
YOLAND MELIK-HOVSEPIAN FAMILY TRUST  
QUITCLAIM DEED  
VOL. 11484, PG. 220

LINE TABLE

No.	Bearing	Distance
L1	N48°20'43"E	85.35'
L2	N18°13'09"E	271.34'
L3	S27°57'59"W	80.87'
L4	S28°13'08"W	213.74'
L5	S25°11'55"W	47.42'

12" CEDAR  
P.O.B.  
32A DRAINAGE EASEMENT  
VOL. 102, PG. 142

AIRE LIBRE DRIVE



**Bury+Partners**  
Consulting Engineers and Surveyors  
14000 N. MICHIGAN AVE. SUITE 200  
DALLAS, TEXAS 75244-1000

SKETCH TO ACCOMPANY DESCRIPTION  
OF 4.528 ACRES OF LAND OUT OF THE A.E. LIVINGSTON  
SURVEY, ABSTRACT No. 453, SITUATED IN TRAVIS COUNTY,  
TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF  
LAND OF RECORD IN VOL. 11492, PG. 197 OF THE REAL  
PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

**THE MORGAN  
GROUP**

Waterloo Surveyors Inc.

Office: 512-481-9602  
Fax: 512-330-1621

Thomas P. Dixon  
R.P.L.S. 4324  
J9834TR

EXHIBIT "A"

January 21, 2004

FIELD NOTES

FIELD NOTES FOR 1.496 ACRES OF LAND OUT OF THE A.E. LIVINGSTON SURVEY, ABSTRACT NO. 478, IN TRAVIS COUNTY, TEXAS, SAME BEING OUT OF LOT 2, BLOCK A, SCS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200300260, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING OUT OF THAT CERTAIN 16.184 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2003046753, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at an iron rod at the N.W. end of Savanna Ridge Drive at the S.E. corner of said 16.184 acre tract, same being on the south line of Lot 2, Block A, SCS Subdivision, for the S.E. corner hereof; from which point an iron rod found at the S.E. corner of Lot 2 bears S81°55'32"E at a distance of 178.93 feet;

THENCE N81°57'09"W along the common south line of said 16.184 acre tract and the south line of Lot 2 for a distance of 289.25 feet to an iron rod found at the S.W. corner of Lot 2 for the S.W. corner hereof;

THENCE N08°29'50"E crossing said 16.184 acre tract along the west line of Lot 2 for a distance of 317.08 feet to an iron rod found on the north line of said 16.184 acre tract, same being the N.W. corner of Lot 2 for the N.W. corner hereof;

THENCE S81°30'10"E along the north line of said 16.184 acre tract, at 35.89 feet passing a spindle found at an el corner of Lot 2 and continuing in all 225.17 feet to a spindle found at the N.W. corner of a wastewater easement recorded in Document No. 2002120041, Official Public Records, Travis County, Texas, same being at the N.E. corner of said 16.184 acre tract for the N.E. corner hereof;

THENCE the following four (4) courses and distances along the east line of said 16.184 acre tract:

1. S27°37'08"W for a distance of 173.95 feet to an iron rod found;
2. S08°03'28"W for a distance of 91.70 feet to an iron rod found;
3. S81°58'04"E for a distance of 119.92 feet to an iron rod found;
4. S08°04'43"W for a distance of 59.72 feet to the POINT OF BEGINNING, containing 1.496 acres of land.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.

  
Thomas P. Dixon R.P.L.S. 4324



0.154 Acre  
Wastewater Line  
Easement  
Dec No  
2002120041

108.76'  
S 27°37'08" W

N  $\overline{10^{\circ}54'55''}$  E 273 41'

1: 8:30'10" W  
1947.16  
1947 16' to the  
NW corner of Lot 1

LEGAL DESCRIPTION:  
1.196 ACRES OF LAND OUT OF THE A.E. LIVINGSTON  
SURVEY, ABSTRACT NO. 475, IN TRAVIS COUNTY, TEXAS,  
SAME BEING OUT OF LOT 2, BLOCK A, SCS SUBDIVISION,  
A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO  
THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO.  
200300260, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME  
BEING OUT OF THAT CERTAIN 16.184 ACRES OF LAND  
RECORDED IN DOCUMENT NO. 2003046753, OFFICIAL PUBLIC  
RECORDS, TRAVIS COUNTY, TEXAS

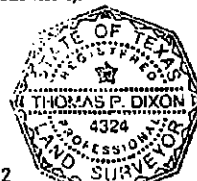
The undersigned does hereby certify that this survey was this day made on the ground on the property legally described hereon and is correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

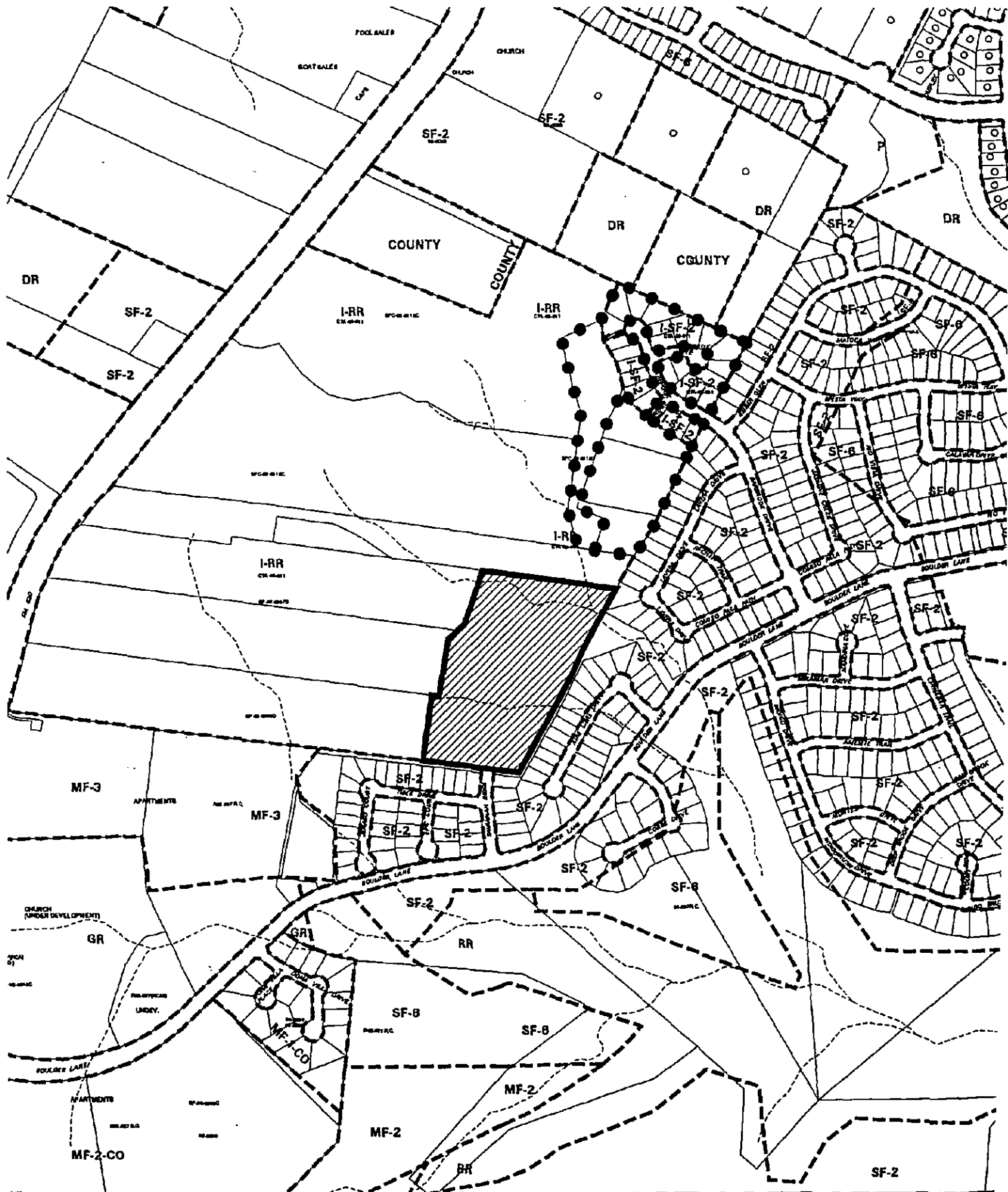
Filed this the 21ST day of JANUARY, 2004

Thomas P. Dixon R.P L.S. 4324

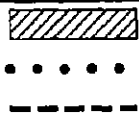
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P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602





SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: S. GAGER



CASE #: C14-04-0035

ADDRESS: 9300-9800 BLK N FM 820

RD  
SUBJECT AREA (acres): 12.520

## ZONING EXHIBIT B

DATE: 04-02

INTLS: SM

CITY GRII  
REFERENCE  
NUMBER  
D36 E36