

ORDINANCE NO. 20200423-064

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4011 CONVICT HILL ROAD FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single-family residence standard lot (SF-2) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-2019-0155, on file at the Planning and Zoning Department, as follows:

Being 2.986 acres of land, out of the Thomas Anderson League Survey Number 17, Abstract 2, in Travis County, Texas, said 2.986 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 4011 Convict Hill Road in the City of Austin, Travis County, Texas, 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:

- A. Development of the Property is limited to 15 dwelling units.
- B. An 8-foot tall solid fence shall be provided along the common property line with any adjacent property with a residential use prior to the issuance of a certificate of occupancy.

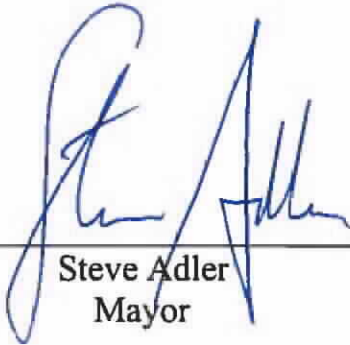
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on May 4, 2020.

PASSED AND APPROVED

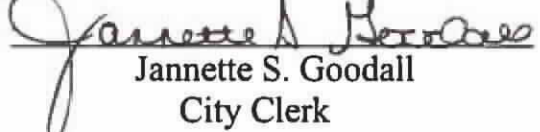
April 23, 2020

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Steve Adler
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

ATTEST: 
Jannette S. Goodall
City Clerk

METES AND BOUNDS

Being 2.986 acres of land, more or less, out of the Thomas Anderson League Survey Number 17, Abstract 2, in Travis County, Texas, being out of a called 3.00 acres described in a Warranty Deed recorded in Volume 12808, Page 1408, Official Public Records, Travis County, Texas, said 2.986 acres being more particularly described by metes and bounds as follows:

COMMENCING at a iron pipe found for the northeast corner of said 3.00 acres, same being the northwest corner of the Michelle J. Esquivel et al 2.77 acres (Vol. 12627, Pg. 142) and on the southwest Right-of-Way line of Convict Hill Road (McCarty Lane per deed), same also being the **POINT OF COMMENCEMENT**;

THENCE along the line common to called 3.00 acres and said Esquivel 2.77 acres, South 23 degrees 27 minutes 58 seconds West (called South 29 degrees 57 minutes 04 seconds West), a distance of 3.92 feet (called 3.97 feet) to a 1/2 inch iron rod found for the northeast corner of this 2.986 acres, same being the **POINT OF BEGINNING**;

THENCE along the line common to this 2.986 acres and said Esquivel 2.77 acres, South 27 degrees 13 minutes 18 seconds West (called South 29 degrees 01 minutes 00 seconds West), a distance of 649.18 feet to a point for the southeast corner of this 2.986 acres, from which a fence post bears South 43 degrees 38 minutes 21 seconds West, 0.23 feet, said point being the southwest corner of the Esquivel 2.77 acres and on the northeast line of the William J. Ealey 0.1493 acres (Document Number 2003224545);

THENCE along the line common to this 2.986 acres and said Ealey 0.1493 acres, North 62 degrees 19 minutes 42 seconds West (called North 60 degrees 32 minutes 00 seconds West), a distance of 81.04 feet pass a 1/2 inch iron rod found, 0.54 to the right, for the northwest corner of said Ealey 0.1493 acres, same being the northeast corner of the John W. Barksdale 0.2272 acres (Document Number 2006008064), and continuing for a total distance of 200.10 feet (called 199.97 feet) to a iron pipe found for the southwest corner of this 2.986 acres, same being the northwest corner of the Barksdale 0.2272 acres and the northeast corner of the Swenson Family Trust 3.995 acres (Document Number 2012040376), same also being the southeast corner of the Swenson Family Trust 1.00 acres (Document Number 2012040379);

THENCE along the line common to this 2.986 acres and Swenson Family Trust 1.00 acres, North 27 degrees 13 minutes 18 seconds East (called North 29 degrees 01 minutes 00 seconds East), a distance of 650.90 feet to 1/2 inch iron rod set for the northwest corner of this 2.986 acres, same being the northeast corner of the Swenson Family Trust 3.995 acres (Document Number 2012040376) and on the southwest Right-of-Way line of said Convict Hill Road;

THENCE along the southwest Right-of-Way line of said Convict Hill Road, South 61 degrees 50 minutes 11 seconds East (called South 59 degrees 05 minutes 41 seconds East), a distance of 200.12 feet (called 200.13 feet) to the **POINT OF BEGINNING**, and containing 2.986 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.

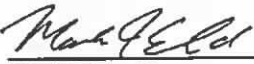
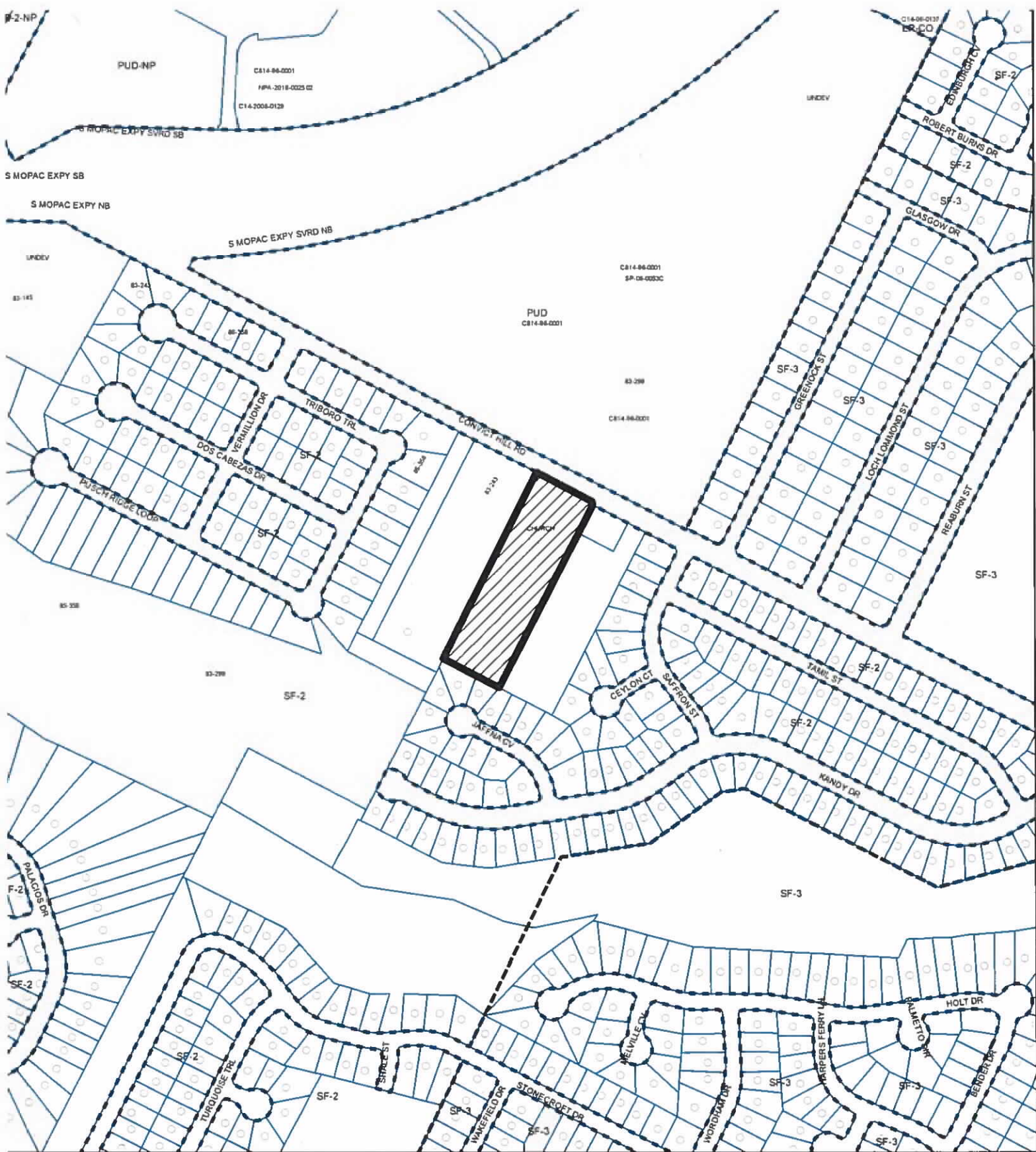




Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
December 11, 2014



EXHIBIT "A"



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING
ZONING CASE#: C14-2019-0155
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: 11/18/2019