

ORDINANCE NO. 20200604-032

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 6306 MCNEIL DRIVE AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) 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 multifamily residence medium density (MF-3) district on the property described in Zoning Case No. C14-2020-0027.SH, on file at the Planning and Zoning Department, as follows:

A tract of land containing 4.4573 acres (194,161 square feet), being out of the William J. Baker Survey No. 10, Abstract No. 2695 and the Theohilus Wahrenberger Survey, Abstract No. 831, Williamson County, Texas and being all of a called 4.56 acre tract conveyed to Adey/Vandling, Ltd., in Document No. 2005229104 of the Official Public Records of Travis County, Texas, said 4.4573 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

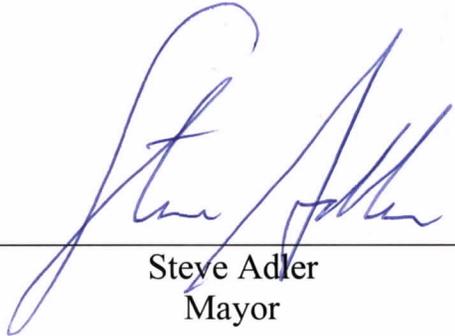
locally known as 6306 McNeil Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

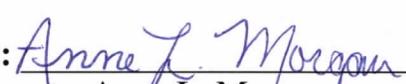
PART 2. This ordinance takes effect on June 15, 2020.

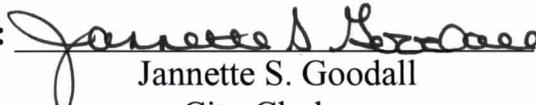
PASSED AND APPROVED

June 4, 2020

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Steve Adler
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

ATTEST: 
Jannette S. Goodall
City Clerk

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.4573 ACRES (194,161 SQUARE FEET), BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 10, ABSTRACT NO. 2695 AND THE THEOHILUS WAHRENBERGER SURVEY, ABSTRACT NO. 831, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.56 ACRE TRACT CONVEYED TO ADEY/VANDLING, LTD. IN DOCUMENT NO. 2005229104 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 4.4573 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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Austin, TX 78709
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BEGINNING, at a 1/2-inch iron rod found in the north right-of-way line of McNeil Drive (right-of-way varies), being the southwest corner of Lot 5, The Adey Subdivision – Section One, a subdivision recorded in Volume 89, Page 396-398 of the Plat Records of Travis County, Texas (P.R.T.C.T.), conveyed to Virg S. Rabb and Nancy Rabb in Volume 12051, Page 878 (O.P.R.T.C.T.), and being the southeast corner of said Adey/Vandling tract, and being the southeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found for the beginning of a transition from the north right-of-way line of said McNeil Drive to the west right-of-way line of Corpus Christi Drive (70' right-of-way) dedicated in Volume 89, Page 396-398 (P.R.T.C.T.), and being the southeast corner of said Lot 5 bears, N64°35'27"E, a distance of 131.60 feet;

THENCE, leaving the west line of said Lot 5, with the north right-of-way line of said McNeil Drive, being the south line of said Adey/Vandling tract, **S64°34'26"W**, a distance of **408.30** feet to a 1-inch iron pipe found for the southwest corner hereof, being the southwest corner of said Adey/Vandling tract, and being the southeast corner of a called 4.99 acres tract (Parcel 1) conveyed to Thomas E. Mitchell and Martha M. Mitchell in Volume 11835, Page 1520 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), from which a 3/4-inch iron rod found in the north right-of-way line of said McNeil Drive, being the southwest corner of said Mitchell tract, and being the southeast corner of Lot 4, Shaminaw Section One, a subdivision recorded in Volume 46, Page 15 (P.R.T.C.T.), conveyed to GMJJ Properties, LLC in Document No. 2018148101 (O.P.R.T.C.T.) bears, S63°49'43"W, a distance of 363.12 feet;

THENCE, leaving the north right-of-way line of said McNeil Drive, with the common line of said Adey/Vandling tract and said Mitchell tract, **N21°39'58"W**, a distance of **476.57** feet to a 1/2-inch iron rod found for the northwest corner hereof, being the northwest corner of said Adey/Vandling tract, and being the most southerly southwest corner of Lot 31, Water Quality Easement and Drainage Easement, Block "1" Bancroft Woods Subdivision, a subdivision recorded in Volume 92, Page 339-342 (P.R.T.C.T.), conveyed to Kelly Lamphear-Dash in Document No. 2008026026 (O.P.R.T.C.T.), from which a 1-inch iron rod found for the northeast corner of said Mitchell tract, being an interior ell-corner in the south line of said Lot 31 bears, N21°39'58"W, a distance of 126.22 feet;

THENCE, leaving the east line of said Mitchell tract, with the north line of said Adey/Vandling tract, in part with the south line of said Lot 31, in part with the south line of Lot 36 of said Block "1", conveyed to David Gregory Gadbois and Marcia Roland Gadbois in Document No. 2008050947 (O.P.R.T.C.T.), in part with the south line of Lot 37 of said Block "1", conveyed to Kelly Lynn Nordin in Document No. 2018127599 (O.P.R.T.C.T.), in part with the south line of Lot 38 of said Block "1", conveyed to Jon Pokoney and Natalie Duovitskaya in Document No. 2015194959 (O.P.R.T.C.T.), in part with the south line of Lot 39 of said Block "1", conveyed to Jarrett Goodell in Document No. 2008050947 (O.P.R.T.C.T.), **N64°35'16"E**, a distance of **408.37** feet to a 1/2-inch iron rod found for the northeast corner hereof, being the northeast corner of said Adey/Vandling tract, and being the northwest corner of Lot 4 of said The Adey

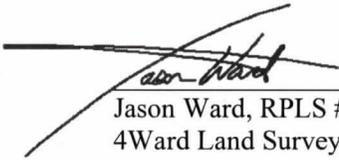
Exhibit A

Subdivision – Section One, conveyed to Dan Murphy Incorporated in Document No. 2012099828 (O.P.R.T.C.T.);

THENCE, leaving the south line of said Lot 39, with the east line of said Adey/Vandling tract, in part with the west line of said Lot 4, in part with the west line of said Lot 5, **S21°39'26"E**, a distance of **476.48** feet to the **POINT OF BEGINNING** and containing 4.4573 Acres (194,161 Square Feet) more or less.

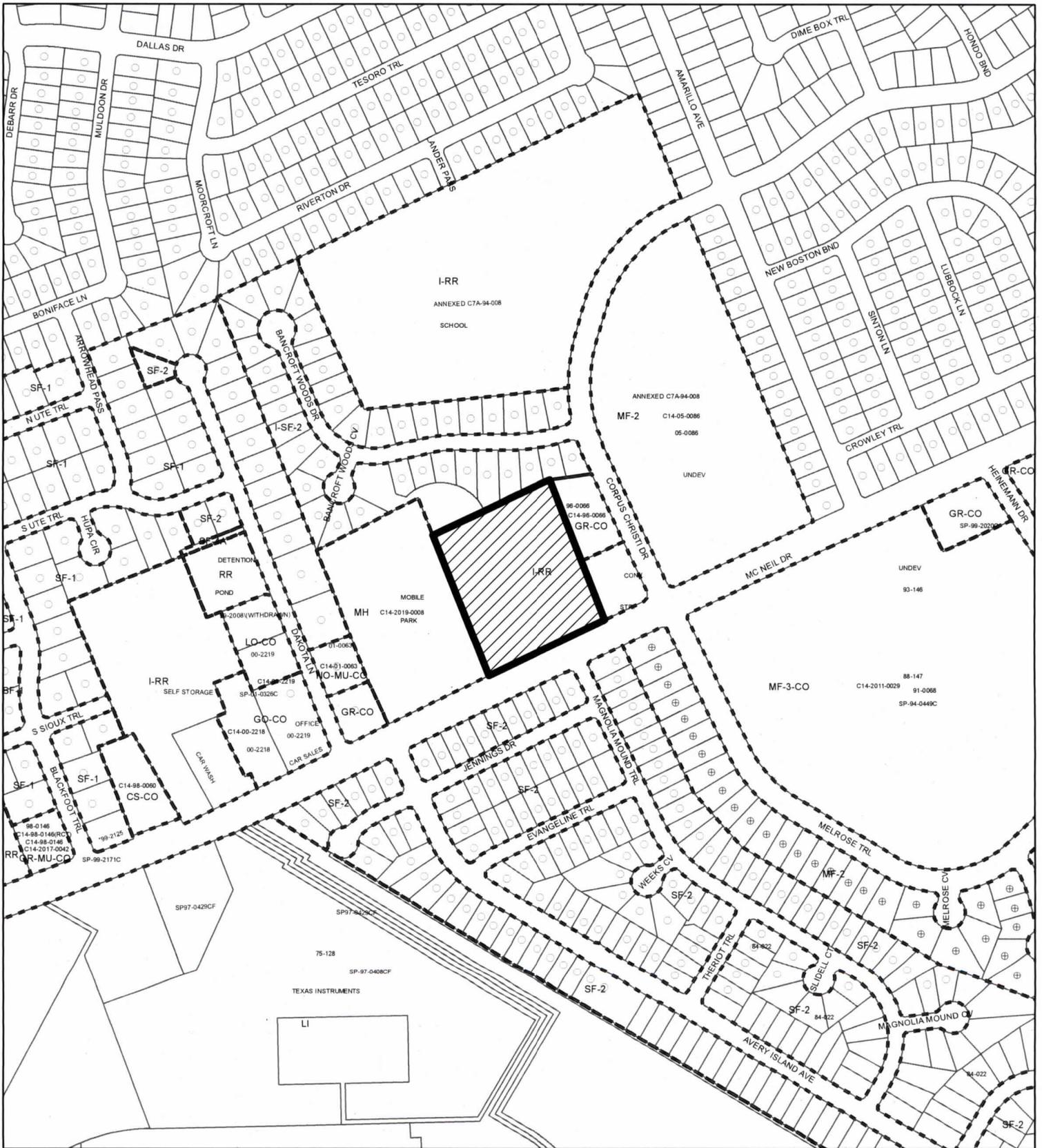
NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, South Central Zone (4204); all distances were adjusted to surface using a combined scale factor of 1.0000113641776. See attached sketch (reference drawing: 01024-ALTA.dwg)


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

5/29/20





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2020-0027

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: 3/4/2020

1" = 400'