

**ORDINANCE NO. 20200730-027**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12182 JOLLYVILLE ROAD FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single-family residence standard lot (SF-2) district to multifamily residence medium density (MF-3) district on the property described in Zoning Case No. C14-2020-0046, on file at the Planning and Zoning Department, as follows:

0.7779 acre of land, more or less, situated in the City of Austin, Travis County, Texas, and being part of the J.D. Goode Survey No. 30, Abstract No. 307, said 0.7779 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

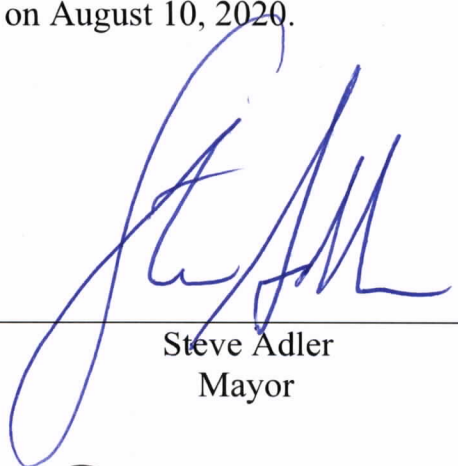
locally known as 12182 Jollyville Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.


**PART 2. PART 5.** This ordinance takes effect on August 10, 2020.

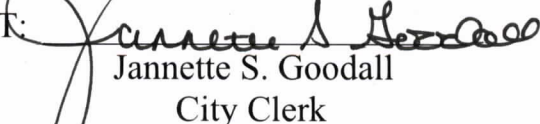
**PASSED AND APPROVED**

\_\_\_\_\_, July 30, 2020

§  
§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

APPROVED:   
Anne L. Morgan  
City Attorney

ATTEST:   
Jannette S. Goodall  
City Clerk

0.7779 ACRE OF LAND, MORE OR LESS, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING A PART OF THE J.D. GOODE SURVEY, NO. 30, ABSTRACT NO. 307, ADD FURTHER BEING ALL OF THAT CERTAIN 0.78 ACRE OF LAND CONVEYED TO PARTICK BUD FRIEDLI AND MARY FRIEDLI BY WARRANTY DEED BEING REFERRED TO AS "TRACT 2", RECORDED IN DOCUMENT NUMBER 2016127229, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at a 1/2" Pipe on the south R.O.W. of Jollyville Road, (Highway 183), at the N.E. corner of Lot 8, Barrington Oaks, Section 12, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 82, Page 108, of the plat records of Travis County, Texas;

**THENCE** S49°48'00"E along the South line of Jollyville Road for a distance of 196.98 feet to a 1/2" Iron Rod set labeled "Waterloo RPLS 4324" at the N.W. corner of that certain 0.78 acre tract of land situated in the City of Austin, Travis County, Texas, same being at the N.W. corner of said 0.78 acre tract of land out of the J.D. Goode Survey No. 30, Abstract No. 307, for the NW corner and **POINT OF BEGINNING** of this 0.7779 acre tract;

**THENCE** S49°52'02"E, continuing along the south R.O.W. of Jollyville Road for a distance of 158.97 feet to a 1/2" Iron Rod found in concrete at the N.W. corner of Lot 1, Block A, Shadow Oaks, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 84, Page 149C, Plat Records, Travis County, Texas, for the N.E. corner hereof;

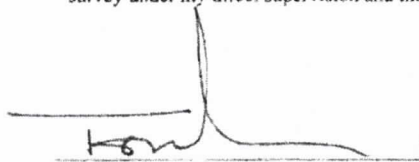
**THENCE** the following four (4) courses and distances along the north line of Block A and the south line of this 0.7779 acre tract:

- (1) S58°41'00"W for a distance of 120.77 feet to a 1/2" iron rod found at the common N.W. corner of Lot 2 and the N.E. corner of Lot 3, Block A; for a corner hereof;
- (2) S58°44'25"W for a distance of 62.94 feet to a 1/2" iron rod found at the N.E. corner of Lot 3 and the N.W. corner of Lot 4, for a corner hereof;
- (3) S69°13'32"W for a distance of 70.03 feet to a 1/2" Iron Rod found at the common N.W. corner of Lot 4 and the N.E. corner of Lot 5, Block A;
- (4) S68°07'50"W for a distance of 9.96 feet to a 1/2" Pipe found at the most southerly, S.E. corner of Lot 1, Block A, Anna Oaks, a subdivision in Travis County, Texas for the S.E. corner hereof;

**THENCE** the following two (2) courses and distances along a west and north line of Lot 1:

- (1) N30°30'48" W for a distance of 125.44 feet to a 1/2" Iron Rod set with cap labeled "Waterloo RPLS 4324" for the N.W. corner hereof
- (2) N55°44'49"E for a distance of 210.32 feet to the **POINT OF BEGINNING**, containing 0.7779 acre 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

10/17/19  
Date

Exhibit A

OWNER:  
PATRICK BUD FRIEDL AND MARY FRIEDL  
ADDRESS:  
12182 JOLLYVILLE RD

Waterloo Surveyors Inc.  
**SURVEY PLAT**  
Topographic & Tree

J15948B

**LEGAL DESCRIPTION:**  
0.7779 ACRE OF LAND, MORE OR LESS, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING A PART OF THE J.D. GOODE SURVEY, NO. 30, ABSTRACT NO. 307, AND FURTHER BEING ALL OF THAT CERTAIN 0.78 ACRE OF LAND CONVEYED TO PATRICK BUD FRIEDL AND MARY FRIEDL BY WARRANTY DEED, REFERRED TO AS "TRACT 2", RECORDED IN DOCUMENT NUMBER 2016127229, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

**THE PROPERTY SURVEYED IS SUBJECT TO:**  
BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 8150, PAGE 297, DEED RECORDS, TRAVIS COUNTY, TEXAS; AND AS SHOWN HEREON.

**LEGEND**

FOUND 1/2" IRON PIPE FIP  
FOUND 1/2" IRON ROD FIR  
FOUND 1/2" IRON ROD W/CAP FIRC  
SET MAG NAIL IN CONC SMN  
SET 1/2" IRON ROD W/CAP SIRC  
LABELED "WATERLOO RPLS 4324"  
WOOD FENCE  
UTILITY POLE & ELECTRIC LINE  
WATER METER  
CLEANOUT  
ELECTRIC MANHOLE  
FIRE HYDRANT  
WATER VALVE  
SEPTIC SEWER LID  
ELECTRIC DROP POLE  
WATER WELL  
(RECORD)  
TREE SYMBOL  
W/DRIP LINE

**BENCHMARK BM:**

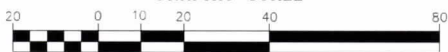
**BM#1**  
Triangle cut in concrete curb,  
Elevation 956.79' NAVD88

**BM#2**  
Found spindle w/washer,  
Elevation 956.37' NAVD88

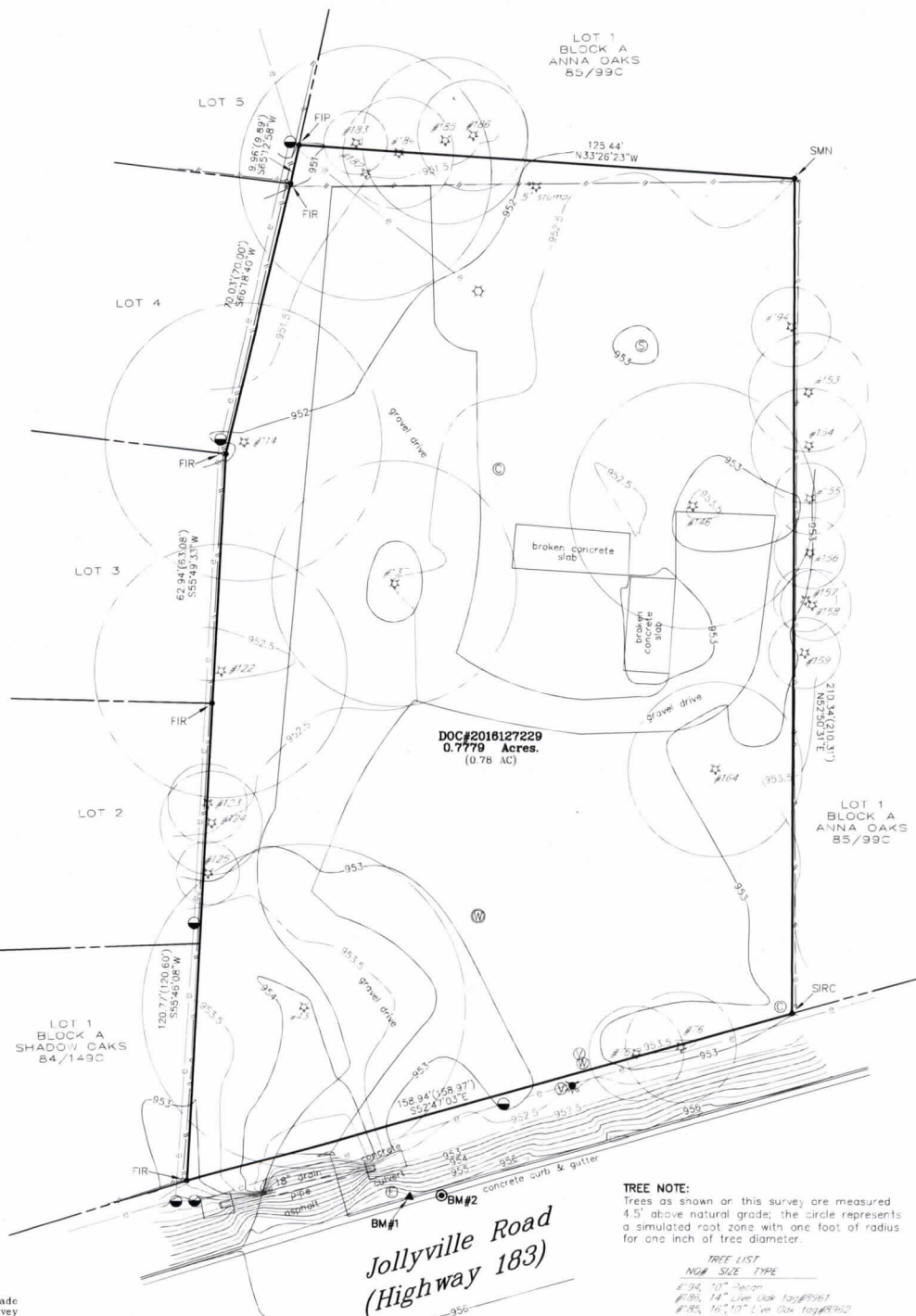
**BEARING BASE:**

THE TEXAS COORDINATE SYSTEM OF 1983(NAD83)  
CENTRAL TEXAS ZONE, BASED ON LOCAL NETWORK  
GPS OBSERVATIONS.

**GRAPHIC SCALE**



( IN FEET )  
1 INCH = 20 FT.



**TREE NOTE:**  
Trees as shown on this survey are measured 4.5' above natural grade; the circle represents a simulated root zone with one foot of radius for one inch of tree diameter.

**TREE LIST**

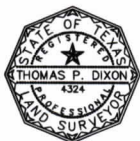
NO.	SIZE	TYPE
#194	10"	Pecan
#190	14"	Live Oak
#195	16"	Live Oak
#191	12"	Live Oak
#183	8"	hackberry
#182	20"	Live Oak
#164	20"	Live Oak
#159	9"	Elm
#158	9"	Elm
#157	8"	Elm
#156	20"	Elm
#154	11"	Elm
#153	10"	Elm
#146	31"	Live Oak
#137	31"	Live Oak
#125	8"	Pecan
#124	13"	hackberry
#123	10"	hackberry
#122	30"	Live Oak
#114	35"	Live Oak
#106	14"	Elm
#105	13"	Pecan
#103	41"	Live Oak

State of Texas:  
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B & 6 Condition II Survey. And I certify that the property shown hereon is NOT within a special flood hazard area as identified by the Federal Insurance Admin. Department of HUD Flood hazard boundary map revised as per Map No. 48453C0245u. Zone: X. Dated: JANUARY 6, 2016.

Survey Dated this the 13TH day of FEBRUARY, 2020.

Thomas P Dixon R.P.L.S. 4324  
WATERLOO SURVEYORS INC.  
P.O. BOX 160176  
AUSTIN, TEXAS 78716-0176  
Phone: 512-481-9602  
www.waterloosurveyors.com  
FIRM# 10124400





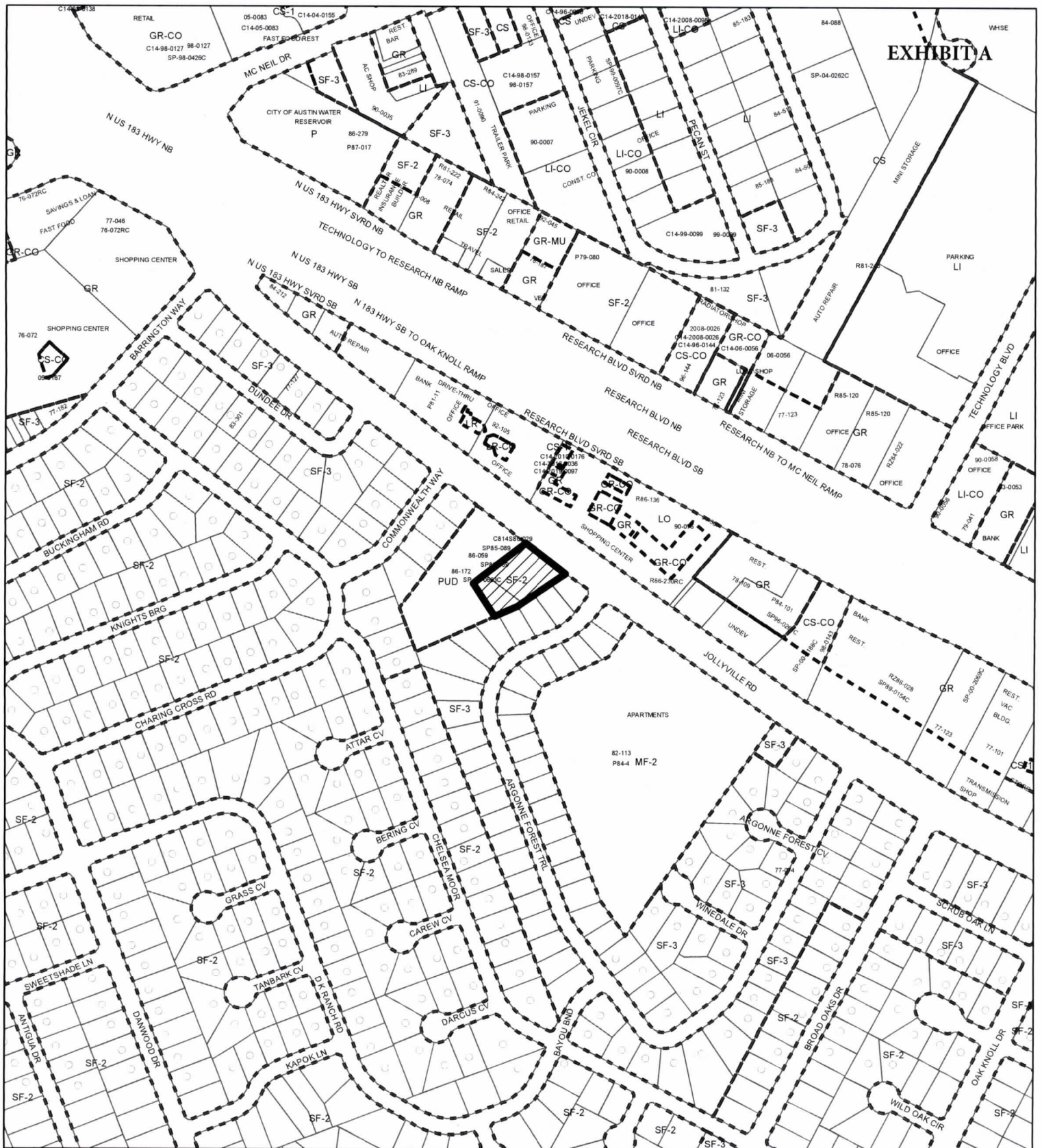


EXHIBIT A

## ZONING

ZONING CASE#: C14-2020-0046

## 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: 4/2/2020



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'