ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10304 OLD SAN ANTONIO ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) 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 low density (MF-2) district on the property described in Zoning Case No. C14-2020-0116, on file at the Housing and Planning Department, as follows:

> Being 13.93 acres of land situated in the Stephen F. Slaughter survey, Abstract No. 20, Travis County, Texas, said 13.93 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 10304 Old San Antonio 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 _____, 2020.

PASSED AND APPROVED

§
§
_____, 2020 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

DRAFT

LSI LANDESIGN SERVICES, INC.

10090 W Highway 29 | Liberty Hill, Texas 78642

TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 13.93 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE STEPHEN F. SLAUGHTER SURVEY, ABSTRACT NO. 20, IN TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 3.00 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A GENERAL WARRANTY DEED TO FRANK A. MILLER, AS RECORDED IN DOCUMENT NO. 2008198300, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), ALL OF A CALLED 4.95 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN A GENERAL WARRANTY DEED TO BERNADETTE MILLER RAINOSEK, AS RECORDED IN DOCUMENT NO. 2008198301, OF SAID O.P.R.T.C.T., ALL OF A CALLED 4.95 ACRE TRACT OF LAND DESCRIBED AS TRACT 3 IN A GENERAL WARRANTY DEED TO WALTER JOHN MILLER, AS RECORDED IN DOCUMENT NO. 2008198302, OF SAID O.P.R.T.C.T., AND BEING ALL OF A CALLED 1.02 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN A GENERAL WARRANTY DEED TO FRANK A. MILLER, AS RECORDED IN DOCUMENT NO. 2008198303, OF SAID O.P.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar found in the Westerly line of Old San Antonio Road (R.O.W. Varies, Document No. 201600191, said O.P.R.T.C.T., for the East corner of said Tract 1, and the Southwest corner of a called 6.394 acre tract of land described in a Special Warranty Deed (Parkland) to the City of Austin, recorded in Document No. 2014162898, of said O.P.R.T.C.T., from which a 1/2-inch pipe found in the South line of said 6.394 acre tract, bears North 47°36'19" East a distance of 49.64 feet;

THENCE with said Westerly line of Old San Antonio Road and the East line of said Tract 1, said Tract 2, and said Tract 3, the following ten (10) courses and distances:

1. **South 26°22'17" West** a distance of **72.47** feet, to a 1/2-inch rebar with cap stamped "HOLT CARSON" found,

2. **South 06°05'42" West** a distance of **108.99** feet, to a 1/2-inch rebar with cap stamped "HOLT CARSON" found disturbed,

Exhibit A

3. **South 11°17'30" East,** passing at 137.60 feet to the common corner of said Tract 1 and said Tract 2, from which a 1/2-inch rebar with cap stamped "HOLT CARSON" found laid over bears North 67°41'20" East a distance of 3.06 feet, and continuing for a total distance of **203.45** feet, to a 1/2-inch rebar with cap stamped "HOLT CARSON" found,

4. **South 10°59'48" East** a distance of **59.86** feet, to a 1/2-inch rebar with cap stamped "HOLT CARSON" found, from which a 5/8-inch rebar with cap stamped "RL SURVEYING RPLS 4337" found, bears South 83°35'48" East a distance of 52.31 feet,

5. **South 01°37'27" East** a distance of **50.17** feet, to a 1/2-inch rebar with cap stamped "HOLT CARSON" found,

6. **South 04°32'54" West** passing at 169.32 feet a 1/2-inch rebar with cap stamped "HOLT CARSON" found for the common corner of said Tract 2 and said Tract 3, continuing for a total distance of **249.88** feet, to a 1/2-inch rebar with cap stamped "HOLT CARSON" found,

7. **South 08°30'17" West** a distance of **50.07** feet, to a 1/2-inch rebar with cap stamped "HOLT CARSON" found,

8. **South 11°50'16" West** a distance of **50.11** feet, to a 1/2-inch rebar with cap stamped "HOLT CARSON" found,

9. **South 21°50'12" West** a distance of **49.85** feet, to a 1/2-inch rebar with cap stamped "HOLT CARSON" found, and

10. **South 29°13'42" West** a distance of **50.06** feet, to a nail found for the Southeast corner of said Tract 3, and the Northeast corner of a called 2.764 acre tract of land described in a Deed of Trust in Volume 4987, Page 1285, of the Deed Records of Travis County, Texas (D.R.T.C.T.);

THENCE with the common line of said Tract 3, said 2.764 acre tract, a called 5.938 acre tract of land described in a General Warranty Deed to Austin Independent School District in Volume 13330, Page 319, of said D.R.T.C.T., and a called 51.126 acre tract of land described in Cause No. 2241, a Judgment in favor of the Austin Independent School District, recorded in Document No. 2000022808, of said O.P.R.T.C.T., **North 65°13'58" West** passing at 705.99 feet a 1/2-inch pipe found for the common corner of said Tract 3 and said 1.02 acre tract of land, continuing for a total distance of **1,070.74** feet to a corner in the approximate center of Slaughter Creek for the common corner of said 1.02 acre tract and said 51.126 acre tract;

THENCE with the approximate center of Slaughter Creek as located, being the West line of said 1.02 acre tract, said Tract 2, and said Tract 1, the following five (5) courses and distances:

1. **North 83°58'38" East** a distance of **35.34** feet to a corner,

2. **North 74°14'22" East** a distance of **121.26** feet to a corner,

3. **North 53°44'54" East** a distance of **122.51** feet to a nail found,

4. **North 45°00'58" East** a distance of **94.21** feet to a corner, from which a nail found, bears North 46°35'43" West a distance of 0.24 feet,

5. **North 44°05'36" East** passing at 348.72 feet the common corner of Tract 2 and Tract 1, continuing for a total distance of **748.48** feet to the common corner of said Tract 1 and said 6.394 acre tract;

THENCE with the common line of said Tract 1 and said 6.394 acre tract, **South 40°18'46" East,** pass at 58.10 feet a 1-inch pipe, pass at 188.40 feet a 1/2-inch pipe, and continuing for a total distance of **318.00** feet to the **POINT OF BEGINNING** and containing 13.93 acres of land, more or less.

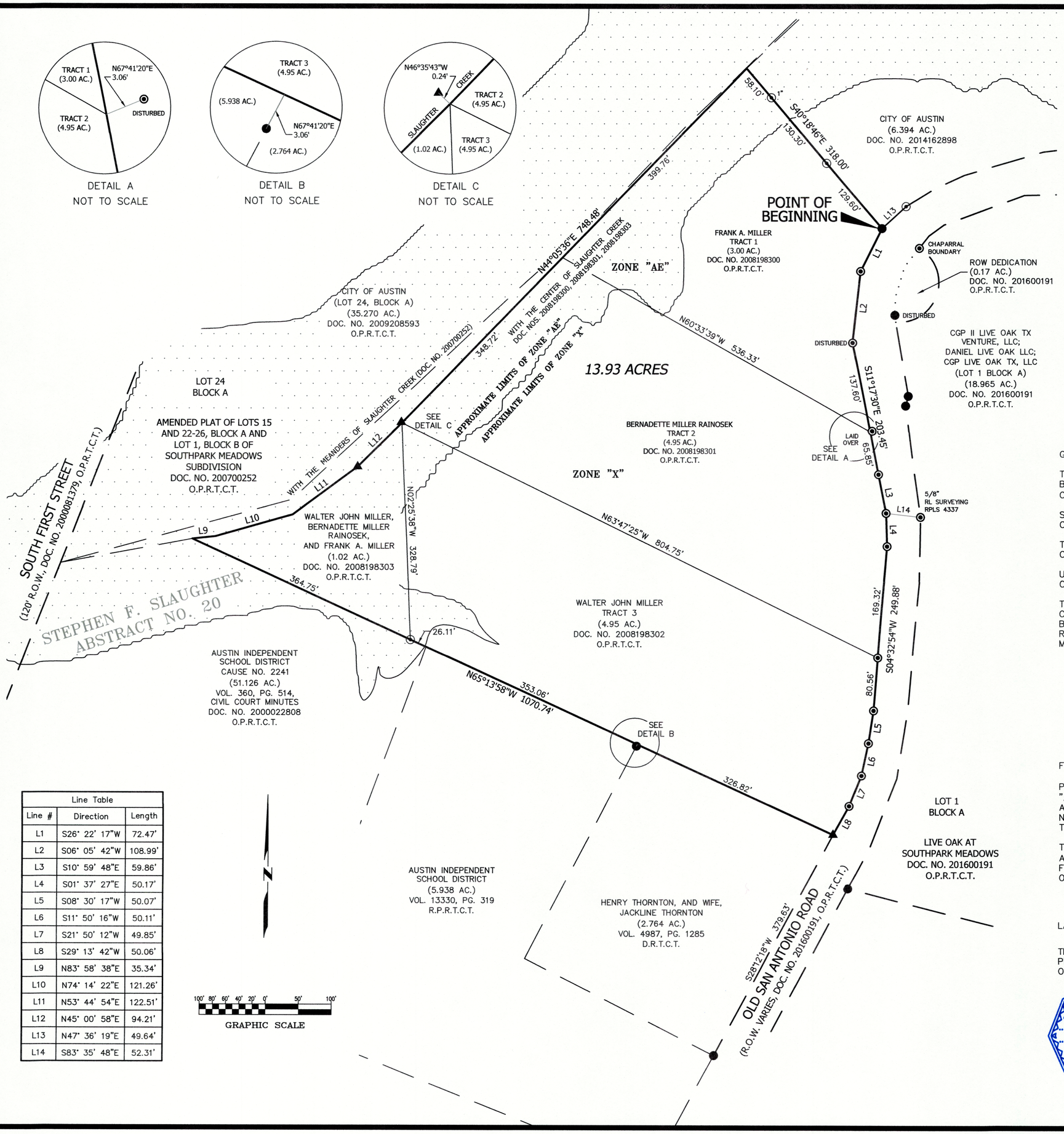
This project is referenced for all and coordinate basis of bearing to the Texas Coordinate System, North American Datum of 1983 (NAD83 - 2011 adjustment), Central Zone (4203).

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on October 15, 2020.

STATE OF TEXAS
REGISTERED
RAY D. WEGER
4711
PROFESSIONAL
LAND SURVEYOR

Ray D. Weger
Registered Professional Land Surveyor
State of Texas No. 4711

Job Number: 20-058
Attachments: CAD Drawing: L:\20058 – JCE Old SA Road\CAD\DWGs\20058-BNDY.dwg



Line Table		
Line #	Direction	Length
L1	S26° 22' 17"W	72.47'
L2	S06° 05' 42"W	108.99'
L3	S10° 59' 48"E	59.86'
L4	S01° 37' 27"E	50.17'
L5	S08° 30' 17"W	50.07'
L6	S11° 50' 16"W	50.11'
L7	S21° 50' 12"W	49.85'
L8	S29° 13' 42"W	50.06'
L9	N83° 58' 38"E	35.34'
L10	N74° 14' 22"E	121.26'
L11	N53° 44' 54"E	122.51'
L12	N45° 00' 58"E	94.21'
L13	N47° 36' 19"E	49.64'
L14	S83° 35' 48"E	52.31'

LEGEND

- ● 1/2-INCH REBAR FOUND (OR AS NOTED)
- ◉ 1/2-INCH REBAR WITH CAP STAMPED "HOLT CARSON" FOUND (OR AS NOTED)
- ▲ NAIL FOUND (OR AS NOTED)
- ⊙ 1/2-INCH PIPE FOUND (OR AS NOTED)
- △ CALCULATED POINT
- O.R.T.C.T. OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- (TYP.) TYPICAL
- FLOOD HAZARD ZONE "AE"

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 – 2011 ADJUSTMENT), CENTRAL ZONE (4203).

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

UTILITIES AND IMPROVEMENTS WERE NOT LOCATED FOR THE PURPOSE OF THIS SURVEY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, CHANGES IN LOT LINES, OR ENCUMBRANCES WHICH MAY AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE:

PORTIONS OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" AND "AE" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0595K, DATED JANUARY 22, 2020 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LAND BOUNDARY CERTIFICATION

THIS MAP WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION. THE FIELD WORK WAS COMPLETED ON OCTOBER 7, 2020.

STATE OF TEXAS REGISTERED RAY D. WEGER 4711 PROFESSIONAL LAND SURVEYOR

RAY D. WEGER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4711

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

13.926 ACRES, BEING ALL OF TRACT 1 DOC. NO. 2008198300, TRACT 2 DOC. NO. 2008198301, TRACT 3 DOC. NO. 2008198302, AND A CALLED 1.02 ACRE TRACT IN DOC. NO. 2008198303, O.P.R.T.C.T., SITUATED IN STEPHEN F. SLAUGHTER ABSTRACT NO. 20, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

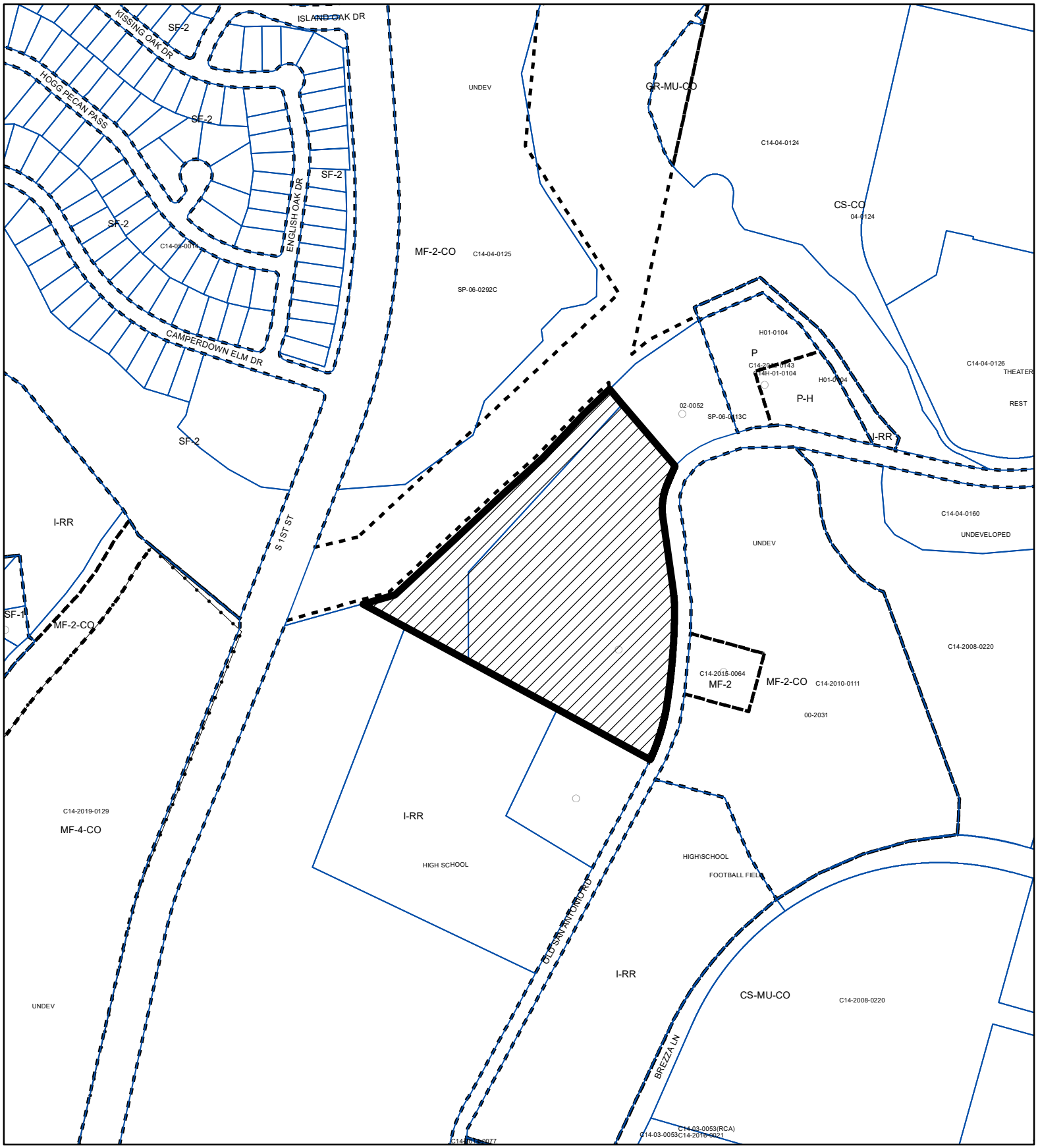
REVISIONS	
DATE	DESCRIPTION

PROJECT NAME: JCE OLD SA ROAD
JOB NUMBER: 20-058
DATE: 10/15/2020 | SCALE: 1"=100'
DRAWING FILE PATH: L:\20058 - JCE OLD SA ROAD\CAD\DWGS\OLD SA RD BASE.DWG
FIELDNOTE FILE PATH: L:\20058 - JCE Old SA Road\Field
RPLS: RDW | TECH:KB/JO | PARTYCHIEF: JE
CHECKED BY: AER | FIELDBOOK:

DRAWING NAME: OLD SA RD BASE

SHEET 1 of 1

DRAWING PATH: L:\20058 - JCE OLD SA ROAD\CAD\DWGS\OLD SA RD BASE.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 10/21/2020 11:26 AM PLOT DATE: 10/21/2020 2:44 PM



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

ZONING CASE#: C14-2020-0116

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: 10/19/2020