ORDINANCE NO. ______________

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13208 MORRIS ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT ON TRACT 1 AND LIMITED OFFICE-MIXED USE (LO-MU) COMBINING DISTRICT ON TRACT 2.

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 Tract 1 and limited office-mixed use (LO-MU) combining district on Tract 2 on the property described in Zoning Case No. C14-2020-0111, on file at the Housing and Planning Department, as follows:

Tract 1:
Being 1.4913 acres (214,025 square feet) of land, situated in the M.M. Hornsby Survey, Abstract No. 280, City of Austin, Williamson County, being a portion of Lot 1, Block A of the Vineyard Christian Fellowship subdivision, as shown on Plat recorded in Document No. 2008070951 of the Official Public Records of Williamson County, Texas, said 1.4913 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance, and

Tract 2:
Being 3.246 acres (141,381 square feet) of land, situated in the M.M. Hornsby Survey, Abstract No. 280, City of Austin, Williamson County, being a portion of Lot 1, Block A, of the Vineyard Christian Fellowship subdivision, as shown on Plat recorded in Document No. 2008070951 of the Official Public Records of Williamson County, Texas, said 3.246 acres of land being more particularly described by metes and bounds in Exhibit “B” incorporated into this ordinance (cumulatively referred to as the “Property”),

locally known as 13208 Morris Road in the City of Austin, Williamson County, Texas, generally identified in the map attached as Exhibit “C”.

Draft 1/5/2021 Page 1 of 2 COA Law Department
PART 2. This ordinance takes effect on ______________, 2021.

PASSED AND APPROVED

§

________________________, 2021

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§

Steve Adler
Mayor

APPROVED: _____________________________
Anne L. Morgan
City Attorney

ATTEST: _______________________________
Jannette S. Goodall
City Clerk
METES AND BOUNDS DESCRIPTION OF:
TRACT 1 - 4.913 ACRES

BEING a 4.913 acre (214,025 square feet) tract of land, called Tract 1, situated in the M. M. Hornsby Survey, Abstract No. 280, City of Austin, Williamson County, Texas; and being a portion of Lot 1, Block A of the Vineyard Christian Fellowship Subdivision, as shown on Plat recorded in Document No. 2008070951 of the Official Public Records of Williamson County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the northeast boundary line of Lot 44 of the Northwest Woods Subdivision, as shown on Plat recorded in Document No. 1975000313 of the Official Public Records of Williamson County, Texas; at the south corner of a called 11.47 acre tract of land described to the Optimist Club of Town and County Round Rock as shown on Instrument recorded in Document No. 9554400 of the Official Public Records of Williamson County, Texas; for a west corner of said Lot 1 and the west corner of this tract;

THENCE North 68°54'43" East, along the common boundary line of said 11.47 acre tract and said Lot 1, 570.64 feet to a point in the southwesterly right-of-way line of Morris Road (Variable Width ROW), for the north corner of said Lot 1 and the north corner of this tract; whence a 1/2" iron rod with surveyor's cap stamped "C-A INC RPLS 298" found for reference bears North 68°54'43" East, 16.13 feet;

THENCE South 20°07'27" East, along the southwesterly right-of-way line of said Morris Road and the northeast boundary line of said Lot 1, at 0.86 feet passing a 3/8" iron rod found for a line marker, in all a distance of 547.83 feet to a 1/2" iron rod with plastic surveyor's cap stamped "KHA" set for the east corner of this tract; whence a 1/2" iron rod found at the east corner of said Lot 2 bears South 20°14'32" East, 122.84 feet;

THENCE South 68°52'43" West, departing the westerly right-of-way line of said Morris Road, over and across said Lot 1, 301.06 feet to a 1/2" iron rod with plastic surveyor's cap stamped "KHA" set in the northeast boundary line of Lot 2, Block A of said Vineyard Christian Fellowship Subdivision and a southwest boundary line of said Lot 1, for the easterly south corner of this tract; whence a 1/2" iron rod found at the east corner of said Lot 2 bears South 72°12'02" West, 288.70 feet to a 1/2" iron rod with plastic surveyor's cap stamped "KHA" set in a cul-de-sac right-of-way line of Black Oak Street (50' ROW Width) as shown on said Northwest Woods Subdivision and at the west corner of said Lot 2, for the westerly south corner of said Lot 1 and the westerly south corner of this tract;

THENCE North 20°13'52" West, along the common boundary line of said Lot 1 and said Northwest Woods Subdivision, at 10.13 feet passing a 1/2" iron rod found at the east corner of said Lot 41 of said Northwest Woods Subdivision for a line marker, in all a distance of 174.02 feet to the POINT OF BEGINNING and containing 4.913 acres of land in Williamson County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System GRID, Central Zone (FIPS 4203) (NAD83). All distances are on the Surface and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

ZACHARY KEITH PETRUS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6789
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-307-4356
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Exhibit A
TRACT 1
4.913 ACRES
214,025 SQ. FT.

OWNER:
VINEYARD CHRISTIAN FELLOWSHIP
OF AUSTIN, TEXAS, INC.
DOC. NO. 2387072625
OPRCW

GRAVAM ROAD
(60' DIRE W.R.O.W.)

SOUTH

tale 11.47 ACRES
OPTIMIST CLUB OF
TOWN AND COUNTRY
ROUND ROCK
DOC. NO. 3054400
OPRCW

NORTH

0 75 150

GRAPHICAL SCALE IN FEET

1/2" IRFC
"C.A INC
RPLS 298."

N83°54'43"E
16.13'

@ 0.86
3/8" IRF

N68°44'43"E
570.64'

@ 10.13
1/2" IRF

S72°12'02"W
286.70'

1/2" IRSC

1/2" IRSC

1/2" IRSC

1/2" IRSC

LEGEND
P.O.B. = POINT OF BEGINNING
IRSC = 1/2" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND
OPRCW = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY

GEODETIC BASIS STATEMENT: THE Bearings, Distances, Areas
AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE
SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED
BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN
HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS
U.S. SURVEY FEET.

ZACHARY KEITH PETRUS
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FIRM # 1012973
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TRACT 1 - 4.913 ACRES
BEING A PORTION OF LOT 1, BLOCK A
VINEYARD CHRISTIAN FELLOWSHIP SUBDIVISION
M.M. HORNISBY SURVEY, ABSTRACT NO. 280
CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS

PETRUS, ZACH 9/18/2020 2:32 PM KSNAFOY1DATA\PROJECT\SNA_SURVEY\669273503 - MORRIS ROAD CONDOS\DWG\EXHIBITS\MORRIS ROAD - TRACT 1 - 4.913AC ZONING
EXHIBIT.DWG

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METES AND BOUNDS DESCRIPTION OF
TRACT 2 - 3.246 ACRES

BEING a 3.246 acre (141,381 square feet) tract of land, called Tract 2, situated in the M. M. Hornsby Survey, Abstract No. 280, City of Austin, Williamson County, Texas; and being a portion of Lot 1, Block A of the Vineyard Christian Fellowship Subdivision, as shown on Plat recorded in Document No. 2008070951 of the Official Public Records of Williamson County, Texas; and being more particularly described as follows:

BEGINNING at a 1” iron pipe found in the northwest boundary line of a called 2.727 acres tract of land described to Dakota Plaza Baseline, LLC as shown on instrument recorded in Document No. 2015013080 of the Official Public Records of Williamson County, Texas; at an angle corner of the southwest right-of-way line of Morris Road (Variable Width ROW), for the southeast corner of said Lot 1 and the southeast corner of this tract;

THENCE, South 68°52'43" West, along the common boundary line of said Lot 1 and said 2.727 acre tract, at 7.37 feet passing a 1/2" iron rod found for a line marker, in all a distance of 569.04 feet to a 1/2" iron rod found in the northeast boundary line of Lot 13 of the Northwest Woods Subdivision, as shown on Plat recorded in Document No. 1975000313 of the Official Public Records of Williamson County, Texas; for the south corner of said Lot 1 and the south corner of this tract;

THENCE, North 20°13'56" West, along the common boundary line of said Lot 1 and said Northwest Woods Subdivision, 198.88 feet to a 1/2" iron rod with plastic surveyor's cap stamped “3DS LAND SURVEYORS” at the south corner of Lot 2, Block A of said Vineyard Christian Fellowship Subdivision, for a west corner of said Lot 1 and a west corner of this tract;

THENCE, North 72°20'52" East, along the common boundary line of said Lot 1 and said Lot 2, 76.81 feet to a point for an angle corner of said Lot 2 and an angle corner of this tract;

THENCE, North 69°46'13" East, continuing along the common boundary line of said Lot 1 and said Lot 2, 191.81 feet to a 1/2" iron rod found at the east corner of said Lot 2, for an interior corner of said Lot 1 and an interior corner of this tract;

THENCE, North 20°14'32" West, continuing along the common boundary line of said Lot 1 and said Lot 2, 122.84 feet to a 1/2" iron rod with plastic surveyor's cap stamped “KHA” set for a west corner of this tract;

THENCE, North 68°52'43" East, departing the northeast boundary line of said Lot 2, over and across Lot 1, to a 1/2" iron rod with plastic surveyor's cap stamped “KHA” set in the southwesterly right-of-way line of said Morris Road and the northeast boundary line of said Lot 1; for the north corner of this tract;

THENCE, South 20°07'27" East, 305.10 feet along the southwesterly right-of-way line of said Morris Road and the northeast boundary line of said Lot 1 to the POINT OF BEGINNING and containing 3.246 acres of land in Williamson County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System GRID, Central Zone (FIPS 4203) (NAD83). All distances are on the Surface and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.
EXHIBIT B
TRACT 2 - 3.246 ACRES
BEING A PORTION OF LOT 1, BLOCK A
VINEYARD CHRISTIAN FELLOWSHIP SUBDIVISION
M.M. HORNSBY SURVEY, ABSTRACT NO. 280
CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS

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GEOGRAPHIC BASIS STATEMENT: THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREOF ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
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.

ZONING CASE#: C14-2020-0111

Exhibit C

Created: 10/28/2020