

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 4.913 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 4.913 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"**.

**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 20°14'32" East, 122.84 feet;

THENCE North 20°14'32" West, along the common boundary line of said Lot 1 and said Lot 2, 358.55 feet to a 1/2" iron rod with plastic surveyor's cap stamped "KHA" set at the north corner of said Lot 2, for an interior corner of said Lot 1 and an interior corner of this tract;

THENCE South 72°12'02" West, continuing along the common boundary line of said Lot 1 and said Lot 2, 268.70 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 (60' 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 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) (NAD'83). 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.



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EXHIBIT A
TRACT 1 - 4.913 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

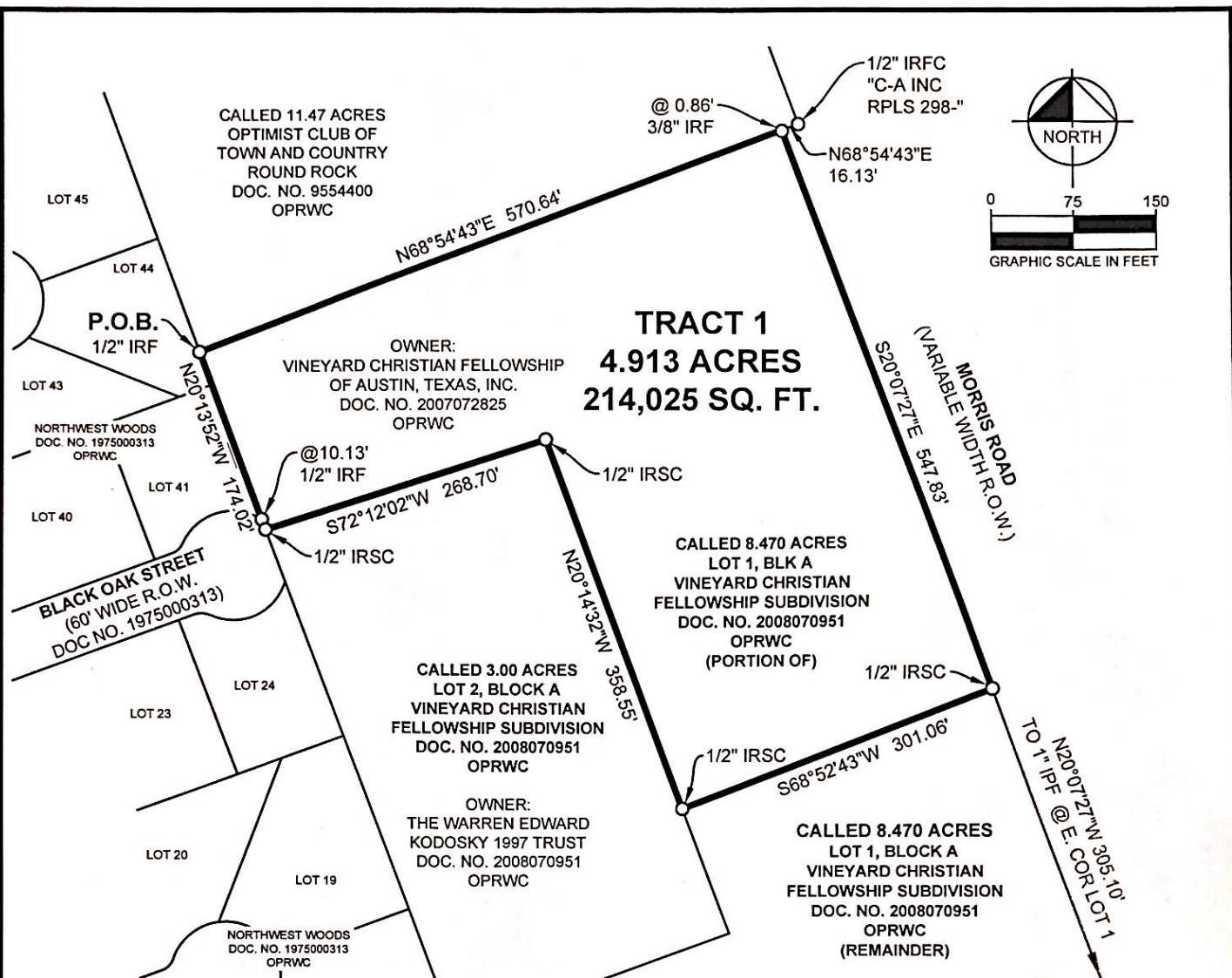
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	NLS	ZKP	9/18/2020	069273503	1 OF 2



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

OPRWC = 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) (NAD'83), 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.

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 BEING A PORTION OF LOT 1, BLOCK A
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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 Bachelier, 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, 189.88 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) (NAD'83). 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.



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TRACT 2 - 3.246 ACRES
BEING A PORTION OF LOT 1, BLOCK A
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M.M. HORNSBY SURVEY, ABSTRACT NO. 280
CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS

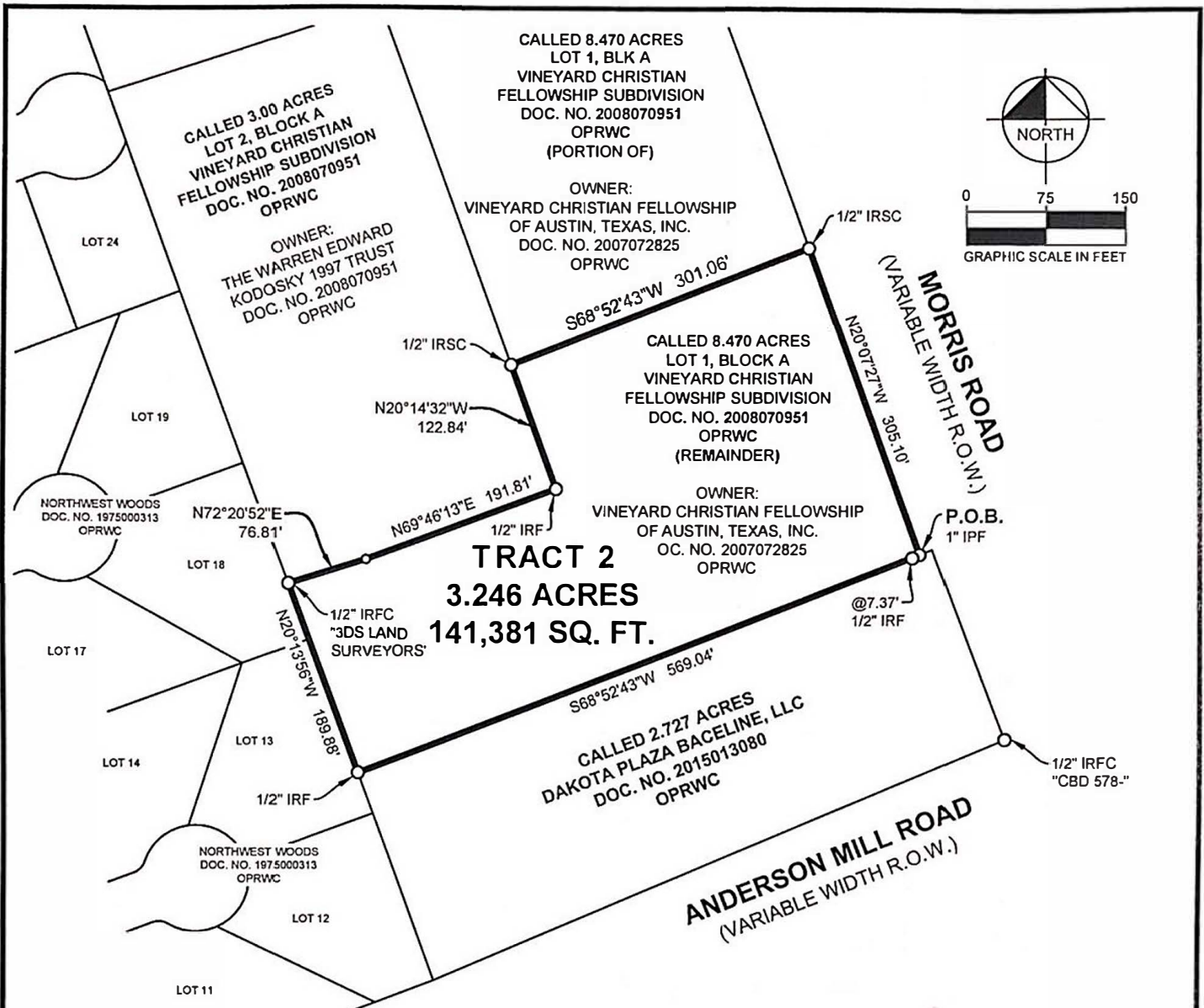
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WILLIAMSON COUNTY

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EXHIBIT B
TRACT 2 - 3.246 ACRES
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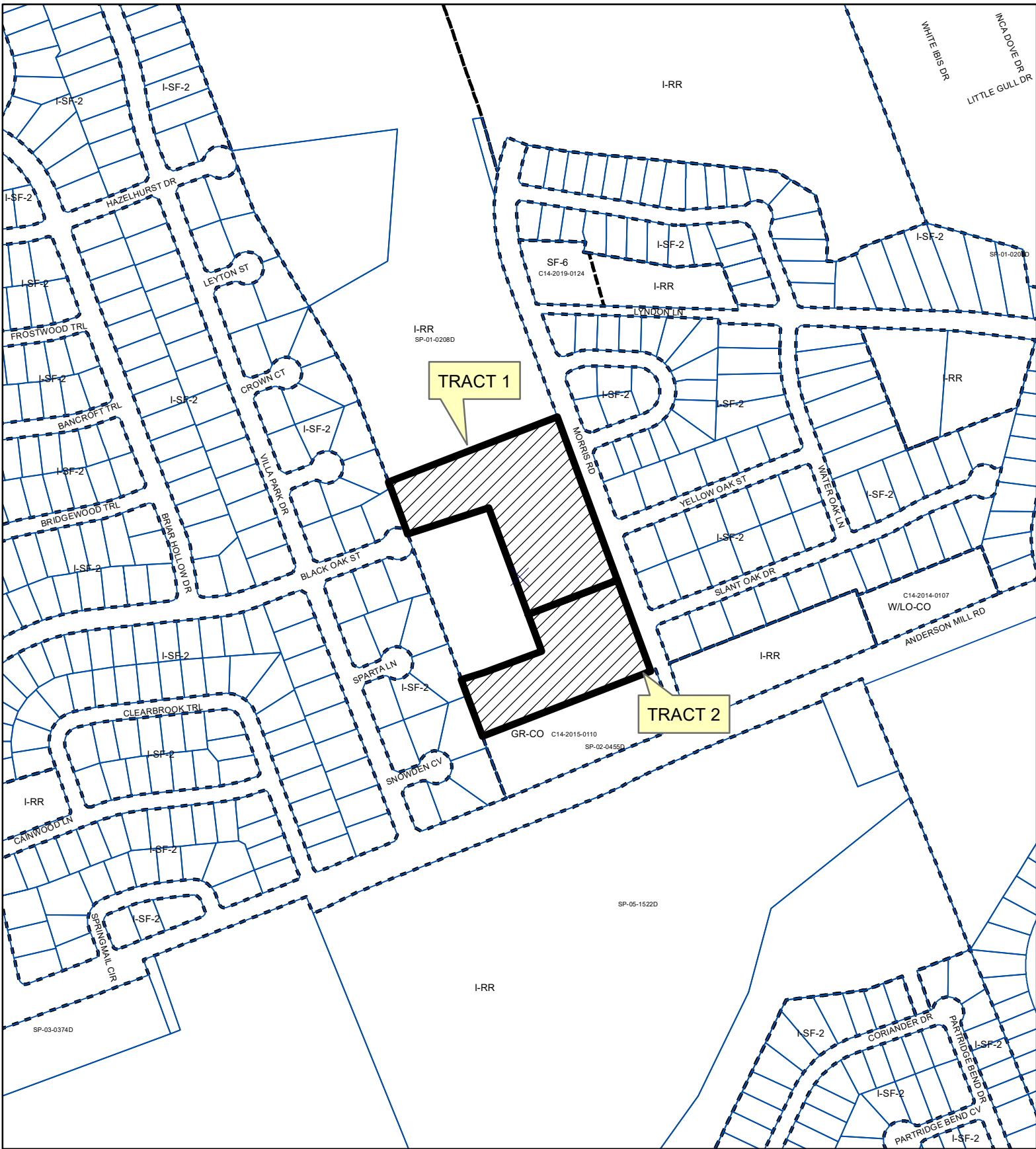
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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2020-0111

Exhibit C

1" = 400'

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: 10/28/2020