ORDINANCE NO. ____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5613 PATTON RANCH ROAD IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE LIMITED DENSITY-NEIGHBORHOOD PLAN (MF-1-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING 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 multifamily residence limited density-neighborhood plan (MF-1-NP) combining district to multifamily residence moderate-high density-neighborhood plan (MF-4-NP) combining district on the property described in Zoning Case No. C14-2020-0130, on file at the Housing and Planning Department, as follows:

14.805 acres of land out of the Thomas Anderson League Survey No. 17, Abstract No. 2, situated in the City of Austin, Travis County, Texas, being a portion of the certain 93.342 acre tract of land conveyed to St. Andrews Episcopal School by Deed of Record in 2012152060 of Official Public Records of Travis County, Texas, said 14.805 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 5613 Patton Ranch Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 2. The Property is subject to Ordinance No. 20081211-098 that established zoning for the East Oak Hill Neighborhood Plan.
PART 3. This ordinance takes effect on _______________, 2021.

PASSED AND APPROVED

§

§

§

__________________________, 2021

Steve Adler
Mayor

APPROVED: ____________________________ ATTEST: ____________________________

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk
14.805 ACRE
ST. ANDREWS SCHOOL
MILLER TRACT - LOT 5 ZONING

FN. NO. 20-161(ABB) OCTOBER 28, 2020 JOB NO. 222012193

DESCRIPTION


BEGINNING, at a 1/2 inch iron rod found in the easterly right-of-way line of Patton Ranch Road (70’ R.O.W.), being the common westerly corner of that certain tract of land conveyed to Austin Independent School District by deed of record in Volume 4629, Page 1434 of the Deed Records of Travis County, Texas and said St. Andrews Episcopal School tract, being the southwesterly corner of said Lot 5 and hereof;

THENCE, leaving said common corner, along the easterly line of Patton Ranch Road, being the westerly line of said St. Andrews Episcopal School tract, said Lot 5 and hereof, the following three (3) courses and distances:

1) N12°22'28"E, a distance of 239.14 feet to a 1/2 inch iron rod with "BURY" cap found at the point of curvature of a tangent curve to the right;

2) Along said tangent curve to the right, having a radius of 1165.00 feet, a central angle of 14°36'36", an arc length of 297.07 feet, and a chord which bears N19°40'46"E, a distance of 296.26 feet to a 1/2 inch iron rod with "BURY" cap found;

3) N26°59'04"E, a distance of 1065.03 feet to a 1/2 inch iron rod with "BURY" cap found at the common corner of said Lot 4 of said St. Andrews Tract Preliminary Plan and said Lot 5, for the northwesterly corner hereof;

THENCE, S63°00'56"E, leaving the easterly line of Patton Ranch Road, along the southerly line of said Lot 4, being the northerly line of said Lot 5, over and across said St. Andrews Episcopal School tract, for the northerly line hereof, a distance of 692.47 feet to a calculated point for the northeasterly corner hereof, from which a 1/2 inch iron rod with "BURY" cap found at the common easterly corner of said Lots 4 and 5 bears S63°00'56"E, a distance of 589.44 feet;

Exhibit A
THENCE, leaving the southerly line of said Lot 4, continuing over and across said St. Andrews Episcopal School tract and said Lot 5, for the easterly line hereof, the following three (3) courses and distances:

1) S48°25'05"W, a distance of 125.96 feet to a calculated point;

2) S44°25'13"W, a distance of 436.62 feet to a calculated point;

3) S46°45'15"W, a distance of 1101.70 feet to a calculated point in the northerly line of said Austin Independent School District tract, being the southerly line of said St. Andrews Episcopal School tract and said Lot 5, for the southeasterly corner hereof;

THENCE, N86°40'44"W, along the northerly line of said Austin Independent School District tract, being the southerly line of said St. Andrews Episcopal School tract, said Lot 5 and hereof, a distance of 49.11 feet to the POINT OF BEGINNING, containing an area of 14.805 acre (644,935 square feet) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723

JOHN T. BILNOSKI Date
R.P.L.S. NO. 4998
STATE OF TEXAS
TBPLS # 10194230
john.bilnoski@stantec.com
LOT 4, BLOCK "A"
ST. ANDREWS TRACT PRELIMINARY PLAN
CITY OF AUSTIN PLAN # C8-2015-0042
ST. ANDREWS EPISCOPAL SCHOOL
DOC. NO. 2012152060

14.805 ACRES
(644,935 SQ. FT.)
LOT 5 ZONING DESCRIPTION

LOT 5, BLOCK "A"
ST. ANDREWS TRACT
PRELIMINARY PLAN
CITY OF AUSTIN PLAN
# C8-2015-0042
ST. ANDREWS
EPISCOPAL SCHOOL
DOC. NO. 2012152060

AUSTIN INDEPENDENT
SCHOOL DISTRICT
24,457 SQ. FT.
VOLUME 4629, PAGE 1434

Stantec
1905 Aldrich Street, Suite 300
Austin, TX 78773
TBPE # F-6324 TBPLS # 10194230
www.stantec.com
BEARING BASIS NOTE:
The basis of bearing of the survey shown hereon is Texas State Plane Coordinate System, Central Zone, NAD 83(97), utilizing Western Data Systems Continually Operating Reference Station (CORS) network.

LEGEND

- 1/2" iron rod found
- 1/2" iron rod with bury cap found
- Calculated point

P.O.B. POINT OF BEGINNING

CURVE TABLE

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<td>1165.00'</td>
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<td>N19°40'46&quot;E</td>
<td>296.26'</td>
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LINE TABLE

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<td>N12°22'28&quot;E</td>
<td>239.14'</td>
</tr>
<tr>
<td>L2</td>
<td>S48°25'05&quot;W</td>
<td>125.96'</td>
</tr>
<tr>
<td>L3</td>
<td>N86°40'44&quot;W</td>
<td>49.11'</td>
</tr>
</tbody>
</table>

Date: October 2020

Client/Project:
ST. ANDREWS EPISCOPAL MILLER TRACT

Figure No.
Sheet 2 of 2
Title
LOT 5 ZONING DESCRIPTION
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#: C14-2020-0130

Exhibit B

Created: 11/17/2020