

**ORDINANCE NO. 20210729-169**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6610 SHELTON ROAD FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO PUBLIC (P) 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 public (P) district on the property described in Zoning Case No. C14-2021-0032, on file at the Housing and Planning Department, as follows:

1.639 acres (71,393 square feet) of land out of the James Burleson Survey No. 19, Abstract No. 4 in Travis County, Texas and being out of a called 1.733 acre tract of land described to Ferneau Investments, Inc. by Quitclaim Deed recorded in Document No. 2006171928 of the Official Public Records of Travis County, Texas, save and except a called 0.461 acre tract of land conveyed to the State of Texas by Deed recorded in Document No. 201505804, Official Public Records of Travis County, Texas, said 1.639 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

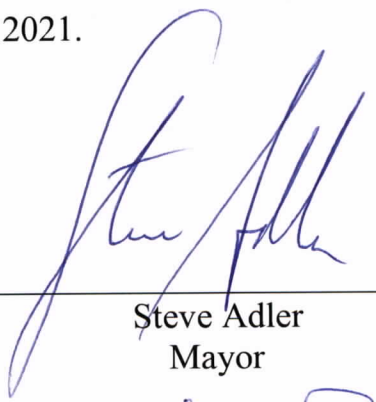
locally known as 6610 Shelton Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on August 9, 2021.

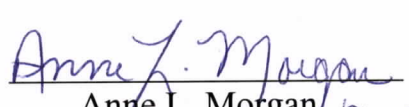
**PASSED AND APPROVED**

\_\_\_\_\_, July 29, 2021


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§  
§

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

**APPROVED:**

  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

**LEGAL DESCRIPTION FOR PARCEL 4931.01**

**LEGAL DESCRIPTION FOR 1.639 ACRES (71,393 SQUARE FEET) OF LAND OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4 IN TRAVIS COUNTY, TEXAS AND BEING OUT OF THAT CALLED 1.733 ACRE TRACT OF LAND DESCRIBED TO FERNEAU INVESTMENTS, INC., BY QUITCLAIM DEED RECORDED IN DOCUMENT NO. 2006171928 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.461 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN DOCUMENT NO. 2015205804 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 1.639 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a rebar with cap stamped "TxDOT" found at the intersection of the easterly right-of-way line of U.S. Hwy. 183 (right-of-way varies) and the northerly right-of-way line of Shelton Road (right-of-way varies) on the southerly line of said 1.733 acre tract, at the southeast corner of said 0.461 acre tract, for the southwest corner of the tract herein described having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (2011) Epoch 2010, U.S. Feet, Combined Scale Factor 0.999924875) grid coordinate values of **N=10,069,238.66 E=3,136,623.03**.

**THENCE**, departing the northerly right-of-way line of Shelton Road and crossing said 1.733 acre tract with the easterly right-of-way line of U.S. Hwy. 183, same being the easterly line of said 0.461 acre tract, **N27°53'48"E**, at a distance of 404.40 feet pass a rebar with cap stamped "TxDOT" found, continuing for a total distance of 410.71 feet to a TxDOT (Type II) brass disk found on the curving southerly right-of-way line of Capital Metropolitan Transportation Authority Railroad, same being the northerly line of said 1.733 acre tract, the northeast corner of said 0.461 acre tract and an angle point in the easterly right-of-way line of U.S. Hwy. 183, for the northwest corner of the tract herein described, from which a TxDOT (Type II) brass disk found at the northwest corner of said 0.461 acre tract and an angle point in the easterly right-of-way line of U.S. Hwy. 183 bears a **N83°30'09"W**, a chord distance of 52.70 feet;

**THENCE**, along said curving southerly right-of-way line of Capital Metropolitan Transportation Authority Railroad and northerly line of said 1.733 acre tract with a curve to the left having a radius of 7689.44 feet, a central angle of 00°54'05", an arc distance of 120.98 feet and a chord bearing **S83°58'09"E**, a distance of 120.98 feet to a ½" rebar with cap stamped "COA Public Works" set at the northeast corner of said 1.733 acre tract, same being the northwest corner of a called 10.933 acre tract of land conveyed to the City of Austin by Deed Without Warranty recorded in Document No. 2010093425 of the Official Public Records of Travis County, Texas, for the northeast corner of the tract herein described;

**THENCE**, departing southerly right-of-way line of Capital Metropolitan Transportation Authority Railroad and along the common line of said 1.733 acre tract and said 10.933 acre tract **S09°21'14"W**, a distance of 274.75 feet to a rebar with cap stamped "Halff & Assoc." found at the southwest corner of said 10.933 acre tract, same being the northwest corner of a called 3.09 acre tract of land conveyed to Sunyong Chung and Phillippe Klinefelter by Warranty Deed recorded in Document No. 2013204914 of the Official



Public Records of Travis County, Texas and an angle point in the easterly line of said 1.733 acre tract, for an angle point in the easterly line of the tract herein described, from which a ½" iron rod found at the southeast corner of said 10.933 acre tract, same being the northeast corner of said 3.09 acre tract bears S86°30'45"E, a distance of 878.51 feet;

THENCE, along the common line of said 3.09 acre and said 1.733 acre tract, **S17°45'23"W**, a distance of **119.71** feet to a rebar with illegible cap found on the northerly right-of-way line of Shelton Road, at the southwest corner of said 3.09 acre tract and the southeast corner of said 1.733 acre tract, for the southeast corner of the tract herein described, from which a ½" rebar found at the Point of Curvature of a curve to the left at the southeasterly corner of said 3.09 acre tract bears S81°28'33"E, a distance of 810.68 feet;

THENCE, along the northerly right-of-way line of Shelton Road, same being the southerly line of said 1.733 acre tract, **N81°26'09"W**, a distance of **233.91** feet to the **POINT OF BEGINNING** containing **1.639** acres (71,393 Square Feet) of land, more or less.

This legal description was prepared by Mary P. Hawkins, R.P.L.S. No. 4433 from a survey made on the ground in November, 2015, April and May, 2017. Bearings are based on the Texas State Plane Coordinate System NAD 83 (2011) Epoch 2010, Central Zone derived from meaned multiple VRS GPS observations. The controlling monuments for this project are a mag nail with washer stamped "COA Public Works" set having grid coordinate values of N=10,069,203.12, E=3,136,612.55 and a mag nail with washer stamped "COA Public Works" set having grid coordinate values of N=10,59,062.54, E=3,137,719.71. The distances shown are surface values. The combined scale factor is 0.999924875.



*Mary P. Hawkins* 5/17/17  
Mary P. Hawkins, R.P.L.S. No. 4433  
Quality Management Division  
Department of Public Works  
City of Austin

#### REFERENCES

TCAD Parcel No. 02-0221-0201  
Austin Grid M-22



SCALE 1" = 80'

# CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY RAILROAD

CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY  
VOL. 13187, PG. 3118

U.S. HWY. 183  
(RIGHT-OF-WAY VARIES)

STATE OF TEXAS  
DOC. NO. 200520804  
(PARCEL 117)

N27°46'22"E 408.73'  
N27°53'48"E 410.71'  
404.40'  
(402.47')

DRAINAGE EASEMENT  
DUC. NO. 201520805  
0.404 ACRE  
(PARCEL 117E)

CHANNEL EASEMENT  
VOL. 2733, PG. 478

1.639 ACRES  
(71,393 SQ.FT.)  
OUT OF CALLED 1.733 ACRES  
FERNEAU INVESTMENTS INC.  
DOC. NO. 2006171928  
TCAD NO. 0202210201

WITH CAP  
(TXDOT)

P.O.B.  
N=10,069,238.66  
E=3,136,623.03  
GRID

N81°26'09"W 233.91'  
N81°28'33"W 233.70'

WITH CAP (ILLEGIBLE)

SHELTON ROAD  
(RIGHT-OF-WAY VARIES)

WITH CAP (HALF & ASSOC.)

(S86°31'58"E 878.81')  
S86°30'45"E 878.51'

SUNYONG CHUNG & PHILIPPE KLINEFELTER  
DOC. NO. 2013204914  
3.09 ACRES  
TCAD NO. 0202210207

S81°28'33"E 810.68'  
S81°29'12"E 810.87'

JAMES BURLISON SURVEY NO. 19  
ABSTRACT NO. 4

CITY OF AUSTIN  
DOC. NO. 2010093425  
10.933 ACRES  
TCAD NO. 0202210224

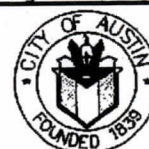
DELWAL LANE  
(40' RIGHT-OF-WAY)

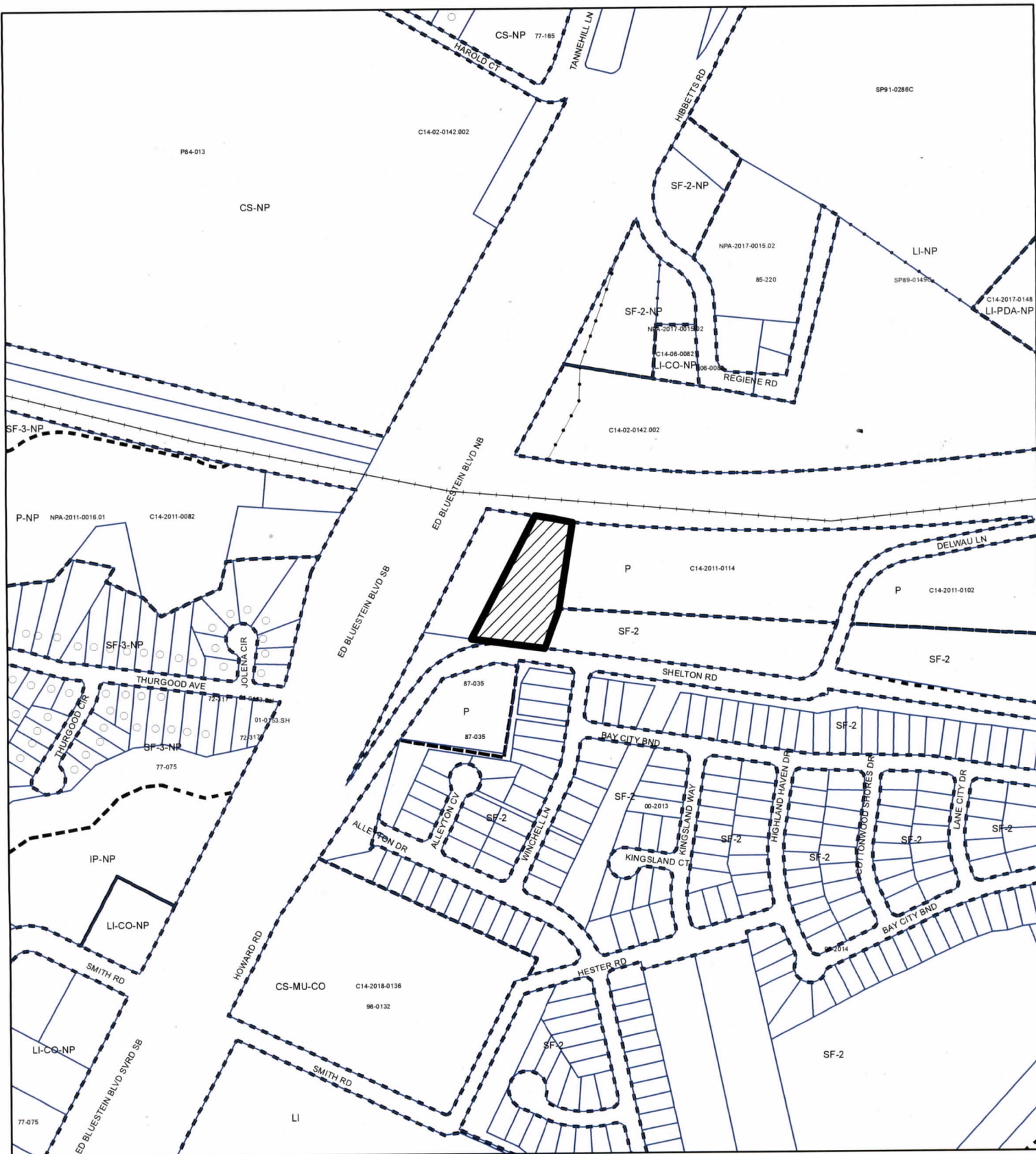
BOGGY CREEK EAST  
LIFT STATION ADDITION  
BK. 75, PG. 218

KNOLLWOOD ON THE COLORADO RIVER  
SECTION ONE  
DOC. NO. 200800244

DEPARTMENT OF PUBLIC WORKS  
QUALITY MANAGEMENT DIVISION  
505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-2661  
FAX (512) 974-7291

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## ZONING

ZONING CASE#: C14-2021-0032

Exhibit B



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 3/16/2021