

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5610 ROOSEVELT AVENUE IN THE BRENTWOOD/HIGHLAND COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-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 family residence-neighborhood plan (SF-3-NP) combining district to multifamily residence medium density-neighborhood plan (MF-3-NP) combining district on the property described in Zoning Case No. C14-2021-0018, on file at the Housing and Planning Department, as follows:

Being 0.329 acre of land, more or less, out of the George W. Spear Survey No. 7, situated in the City of Austin, Travis County, Texas, being all that tract of land Lot 11, Block 15, Broadacres, an addition to Travis County, Texas, according the map or plat thereof recorded in Volume 3, Page 135, Plat Records of Travis County, Texas, save and except the east 10 feet conveyed to the City of Austin for right-of-way purposes by instrument recorded in Volume 700, Page 104, Deed Records of Travis County, Texas, said 0.329 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 5610 Roosevelt Avenue 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. 040513-33A that established zoning for the Brentwood Neighborhood Plan.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_, 2021      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Jannette S. Goodall  
City Attorney                      City Clerk

**EXHIBIT "A"**

BEING 0.329 OF AN ACRE OF LAND, MORE OR LESS, OUT OF THE GEORGE W. SPEAR SURVEY NO. 7, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT TRACT CALLED "LOT ELEVEN (11), BLOCK FIFTEEN (15), BROADACRES, AN ADDITION TO TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN BOOK 3, PAGE 135, PLAT RECORDS, TRAVIS COUNTY, TEXAS; LESS AND EXCEPT THE EAST TEN FEET (E 10') THEREOF CONVEYED TO THE CITY OF AUSTIN, FOR RIGHT-OF-WAY PURPOSES BY INSTRUMENT RECORDED IN VOLUME 700, PAGE 104, DEED RECORDS OF TRAVIS COUNTY, TEXAS" CONVEYED TO MCCARLEYS LLC BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020151114, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.329 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron rebar found in common line of said Lot 11 and Lot 10 of said subdivision, said point being the north corner of said City of Austin tract in the existing northwest right-of-way line of Roosevelt Avenue, for the east corner hereof;

**THENCE** S 30°25'20" W, following said existing right-of-way line, same being northwest line of said City of Austin tract, a distance of 77.89 feet to a 1/2" iron rebar found in the common line of said Lot 11 and Lot 12 of said subdivision, for the south corner hereof;

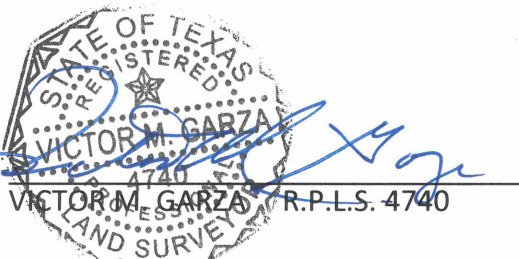
**THENCE** N 59°43'00" W (Bearing Basis), leaving said existing right-of-way line, with the common line of said Lots 11 and 12, a distance of 184.31 feet to a 1/2" iron rebar found at the north corner of said Lot 12, the west corner of said Lot 11, same being the east corner of Lot 3 and the south corner of Lot 2 of said subdivision, for the west corner hereof;

**THENCE** N 30°24'36" E, with the common line of said Lot 11 and said Lot 2, a distance of 77.67 feet to a 1/2" iron rebar found at the east corner of said Lot 2, the north corner of said Lot 11, same being the west corner of said Lot 10 and the south corner of Lot 1 of said subdivision, for the north corner hereof;

**THENCE** S 59°47'14" E, with the common line of said Lot 11 and said Lot 10, a distance of 184.32 feet to the **PLACE OF BEGINNING** and containing 0.329 acre of land more or less.

**BEARING BASIS: COMMON LOT LINE OF LOT 11 AND LOT 12, BLOCK 15, BROADACRES AS RECORDED IN BOOK 3, PAGE 135, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.**

**THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.**



1/15/2021  
DATE

**B & G Surveying, LLC**  
1404 W. North Loop Blvd.  
Austin, Texas 78756  
Phone (512) 458-6969  
www.bandgsurvey.com  
Firm Reg. No. 100363-00  
B0106421\_LEGAL



LOT 3

LOT 2

LOT 1

(N 30° E 77.8')

N 30°24'36" E 77.67'

C.M.

T818

T817

T815  
T814

LOT 12

LOT 11\*  
BLOCK 15

LOT 10

T813

T816

S 59°47'14" E 184.32'  
(S 59°43' E 194.1')

## TREE LEGEND

| TAG NO. | TREE DESCRIPTION   |
|---------|--------------------|
| T810    | 12" MAGNOLIA       |
| T811    | 8" HACKBERRY       |
| T812    | 9" HACKBERRY       |
| T813    | 15" PEAR           |
| T814    | 23" M.S. HACKBERRY |
| T815    | 14" HACKBERRY      |
| T816    | 11" HACKBERRY      |
| T817    | 10" PECAN          |
| T818    | 22" ELM            |
| T4727   | 13" MAGNOLIA       |
| T4728   | 33" PINE           |

M.S.=MULTI-STEMMED

This tree location survey certifies the size and location of the trees depicted hereon. B&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.

(BEARING BASIS)

N 59°43'00" W 184.31' (194.1')

CHICKEN COOP  
OVER GROUND

CONC. PATIO

ONE STORY  
BRICK & FRAME  
RESIDENCE

FFE=

99.57'

FFG=

98.95'

COVD.  
CONC.

CONC. WALK

LIGHT POLE

CONC. DRIVE

0.8' off

C.M.

DOWN GUY  
GAS VALVE  
DOWN GUYWATER  
METERTEMPORARY BENCHMARK: COTTON SPINDLE SET  
IN POWER POLE-ASSUMED ELEVATION = 100.00'S 30°25'20" W 77.89'  
(N 30° E 77.8')

## ROOSEVELT AVENUE

50' R.O.W. (40') &amp; 10' PER 700/104

\* Less and Except the East Ten feet(10') thereof conveyed to the City of Austin, Texas for Right of Way purposes by instrument recorded in Volume 700, Page 104, Deed Records of Travis County, Texas

20' 0 20'

## LEGEND

|        |                                 |
|--------|---------------------------------|
| ●      | 1/2" REBAR FOUND                |
| □      | 1/2" CAPPED REBAR SET           |
| ○      | 1/2" IRON PIPE FOUND            |
| △      | 60D NAIL FOUND                  |
| ▲      | 60D NAIL SET                    |
| ■      | CAPPED REBAR FOUND              |
| ⊗      | "X" SET IN CONCRETE             |
| ⊗      | "X" FOUND IN CONCRETE           |
| ○      | COTTON SPINDLE SET              |
| ○      | PUNCH HOLE FOUND                |
| —      | BREAK IN SCALE                  |
| —      | CHAIN LINK FENCE                |
| —      | WOOD FENCE                      |
| —      | METAL FENCE                     |
| ( )    | PER PLAT                        |
| B.L.   | BUILDING LINE                   |
| P.U.E. | PUBLIC UTILITY EASEMENT         |
| C.M.   | CONTROL MONUMENT                |
| R.O.W. | RIGHT OF WAY                    |
| OH     | OVERHEAD UTILITY LINE           |
| ○      | POWER POLE                      |
| AC     | AIR CONDITIONER                 |
| x100.0 | SPOT ELEVATION                  |
| FFE    | FINISHED FLOOR HOUSE ELEVATION  |
| FFG    | FINISHED FLOOR GARAGE ELEVATION |

## Notes:

1) Subject to restrictions and easement rights recorded in 489/607, Deed Records.



FIDELITY NATIONAL TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON. BUILDING DIMENSIONS ARE APPROXIMATE.

STREET ADDRESS: 5610 ROOSEVELT AVENUE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS  
LOT: 11\* BLOCK: 15 SUBDIVISION: BROADACRES VOL/CAB 3 PG/SLD 135 PLAT RECORDS  
REFERENCE NAME: GEORGE W. RODENBUSCH G.F. #: 20060014RISE



B &amp; G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM

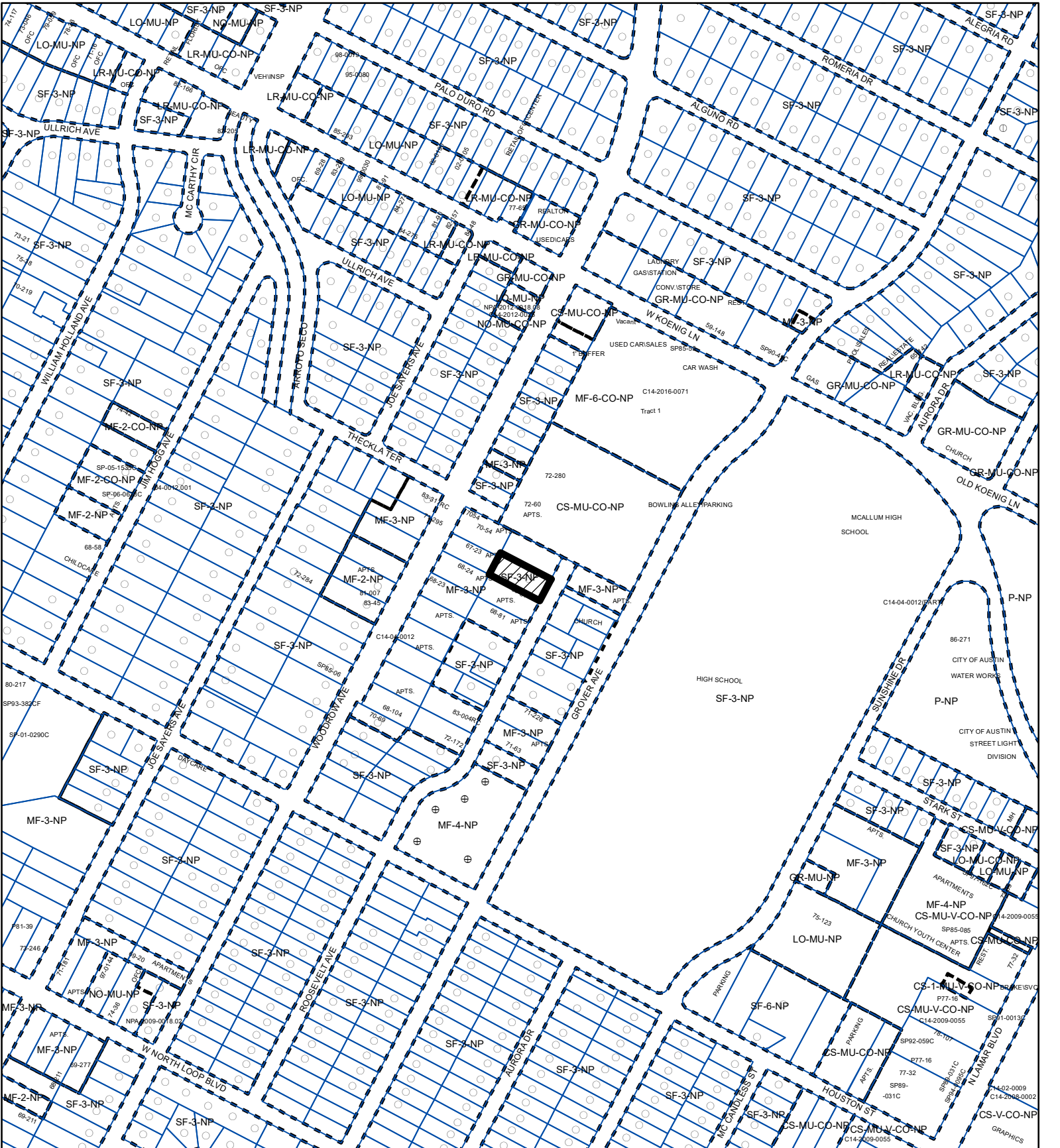
1404 West North Loop Blvd.

Austin, Texas 78756 - Office 512\*458-6969

JOB #: B0607120\_TA  
DATE: 07/08/2020  
SCALE: 1" = 20'

|               |          |            |
|---------------|----------|------------|
| FIELD WORK BY | WILLIAM  | 07/01/2020 |
| CALC'D BY     | JOSE/CAP | 07/08/2020 |
| DRAFTED BY    | CAP      | 07/08/2020 |
| CHECKED BY    | VG/ML    | 07/08/2020 |





N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2021-0018**  
**Exhibit B**

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: 2/12/2021**