

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4000 CLAWSON ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) 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 (SF-3) district to multifamily residence low density (MF-2) district on the property described in Zoning Case No. C14-2021-0154, on file at the Housing and Planning Department, as follows:

A 1.074 acre tract of land out of the I. Decker Survey, Abstract No. 8, in Travis County, Texas being all of a called 1.07 acre tract as recorded in Volume 12160, Page 865, Real Property Records of Travis County, Texas, being a portion of Block 44, Theodore Low Heights, as recorded in Volume 445, Page 581, Deed Records of Travis County, Texas said 1.074 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 4000 Clawson Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

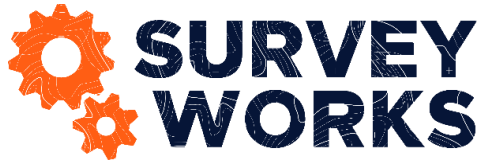
PART 2. This ordinance takes effect on _____, 2021.

PASSED AND APPROVED

_____, 2021 § _____
§ _____
§ _____

Steve Adler
Mayor

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



FIELD NOTE DESCRIPTION

A 1.074 acre tract out of the I. Decker Survey, Abstract No. 8 in Travis County, Texas, being all of a called 1.07 acre tract of land, as recorded in Volume 12160, Page 865, Real Property Records of Travis County, Texas, being a portion of Block 44, Theodore Low Heights, as recorded in Volume 445, Page 581, Deed Records of Travis County, Texas, being more particularly described by metes and bounds as follows;

BEGINNING at an iron rod found (1/2-Inch diameter) with pink cap stamped "Survey Works" in the apparent west right of way line of Clawson Road, being the southern corner of said 1.07 acre tract, and the eastern corner of a called 1.0297 acre tract, as recorded in Document No. 2021010090, Official Property Records of Travis County, Texas, for the southernmost corner of the herein described tract, from which an iron rod found (1/2-Inch diameter) with pink cap stamped "Survey Works" bears S 27°14'41" W a distance of 135.36 feet;

Thence, N 62°24'18" W departing the apparent right of way line of Clawson Road, along the south line of said 1.07 acre tract, common with the north line of said 1.0297 acre tract for a distance of **330.03 feet**, to an iron pipe found (1/2-Inch diameter), for the western corner of said 1.07 acre tract, being the northern corner of said 1.0297 acre tract, and a point in the southeast line of Lot 5, of Johnson resubdivision of part of lots 43,44,45 & 46, Theodore Low Heights, as recorded in Volume 39, Page 44, Plat Records of Travis County, Texas for the westernmost corner of the herein described tract;

Thence, N 27°23'26" E along the northwest line of said 1.07 acre tract, common with the southeast line of said Lot 5 for a distance of **4.24 feet** to an iron pipe found (1/2-Inch diameter), being the northeast corner of said Lot 5, the southeast corner of Lot 44B, Block A, of 3915 Valley View Condominiums, as recorded in Document No. 2015051087, Official Public Records of Travis County, Texas, for a corner of the herein described tract;

Thence, N 27°23'26" E continuing along the west line of said 1.07 acre tract, common with the east line of said Lot 44C for a distance of **139.72 feet** to an iron pipe found (1/2-Inch diameter), being the northeast corner of said Lot 44C, the southern corner of Lot 4 of said Johnson Resubdivision of part of lots 43,44,45 & 46, Theodore Low Heights, the western corner of Lot 2, of Charles Burks Resubdivision of part of lots 43 & 44 Theo. Low Heights, as recorded in Volume 63, Page 97, Plat Records of Travis County, Texas for the northernmost corner of the herein described tract;

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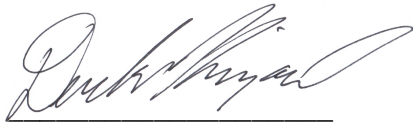
Thence, S 61°40'16" E along the north line of said 1.07 acre tract, common with the south line of said Lot 2 at a distance of 16.78 feet passing an iron rod found (1/2-Inch diameter), continuing for a total distance of **319.63 feet** to a calculated point, being the southwest corner of said Lot 2, for a corner of the herein described tract;

Thence, leaving the south line of said Lot 2, and continuing with the north line said 1.07 acre tract, the following two (2) bearings and distances:

1. **S 61°40'16" E** for a distance of **10.00 feet** to an iron rod found (1/2" diameter) in the apparent west right of way of Clawson Road
2. **S 27°12'47" W** along said right of way for a distance of **139.74 feet** to the **POINT OF BEGINNING**, in all containing 1.074 acres of land, more or less.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Derek Kinsaul, Registered Professional Land Surveyor.

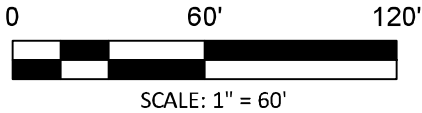
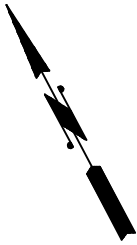


Derek Kinsaul
RPLS No. 6356
Job #21-0260.02
November 11, 2021
Mapsc0 614W
City Grid G19
TCAD # 0406100215



ZONING BOUNDARY EXHIBIT

OF 1.074 ACRES ± OUT OF BLOCK 44,
THEODORE LOW HEIGHTS,
VOLUME 445, PAGE 581 AND THE I. DECKER SURVEY,
ABSTRACT 8, TRAVIS COUNTY, TX



LEGEND

○	1/2" IRON ROD FOUND (PINK CAP STAMPED "SURVEY WORKS 6356")
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
△	CALCULATED POINT
—	PROPERTY LINE
- - -	ADJOINER LINE
ON/OFF	FENCELINE ON/OFF
SUBJECT PROPERTY	
R.O.W. ()	RIGHT OF WAY
R.P.R.T.C.	RECORD INFORMATION
DOC. NO.	TRAVIS COUNTY DOCUMENT NUMBER
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS
VOL. PG.	TRAVIS COUNTY VOLUME AND PAGE
P.R.T.C.	PLAT RECORDS TRAVIS COUNTY

I. DECKER SURVEY
A - 8
TRAVIS COUNTY, TEXAS

LOT 2
CHARLES BURKS
RESUBD. OF PART
OF LOTS 43 & 44 THEO.
LOW HEIGHTS
VOL. 63, PG. 97
P.R.T.C.

(319.79')
(S59°16'30"E)
**S 61°40'16" E
319.63'**

(10.00')
(S59°16'30"E)
**S 61°40'16" E
10.00'**

MEASURED
ACREAGE
1.074 ACRES ±
CALLED 1.07 ACRES
VOL. 12160, PG. 865
R.P.R.T.C.

(330.40')
(N60°00'W)
**N 62°24'18" W
330.03'**

CALLED 1.0297 ACRES
DOC. NO. 2021010090
O.P.R.T.C.

CLAWSON ROAD
(R.O.W. VARIES, PER PLAT)

(N62°47'13"W)
55.07'

POINT OF
BEGINNING

S 27°14'41" W
135.36'

LOT 4
JOHNSON
RESUBDIVISION
OF PART OF
LOTS 43, 44, 45 & 46,
THEODORE LOW
HEIGHTS
VOL. 39, PG. 44
P.R.T.C.

LOT 44C
BLOCK A
RESUBDIVISION OF A
PORTION OF LOT 44,
THEODORE LOW
HEIGHTS
DOC. NO. 200500045
O.P.R.T.C.

LOT 44B
BLOCK A
3915 VALLEY VIEW
CONDOMINIUMS
DOC. NO. 2015051087
O.P.R.T.C.

LOT 5
JOHNSON
RESUBDIVISION
OF PART OF
LOTS 43, 44, 45 & 46,
THEODORE LOW
HEIGHTS
VOL. 39, PG. 44
P.R.T.C.

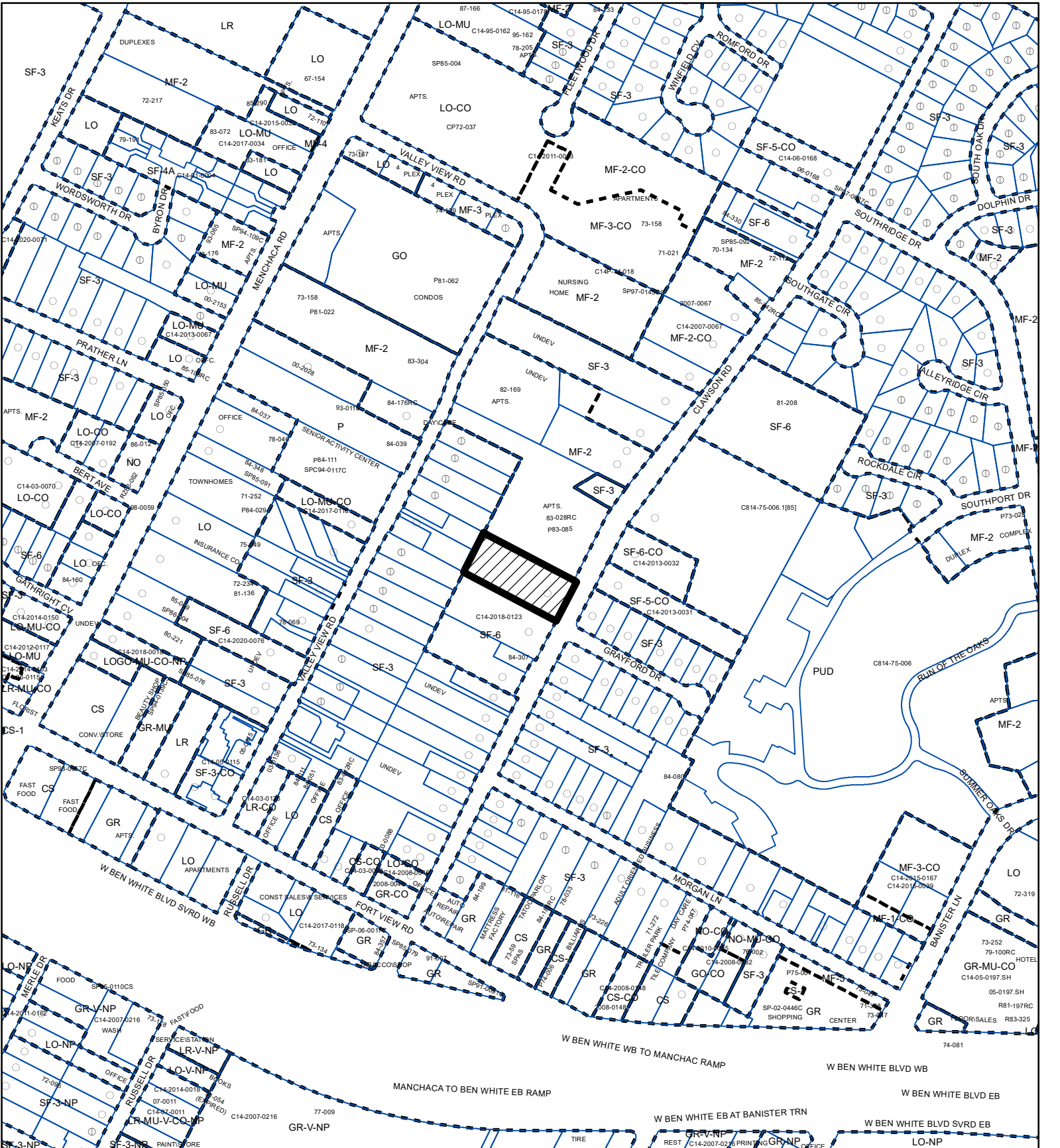
SURVEYED FOR:
HEARTWOOD REG HOLDINGS LLC
PROJECT NO. 21-0260.02
4000 CLAWSON RD,
AUSTIN, TX



INFO@SURVEYWORKSAUSTIN.COM
SURVEYWORKSAUSTIN.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

DATUM & BEARING BASIS


TEXAS STATE PLANE COORDINATE SYSTEM,
GRID NORTH, CENTRAL ZONE (4203), NAD 83.
ELEVATION DATA NAVD 88, GEOID 12B.
DISTANCES IN US SURVEY FEET (GRID).





ZONING


ZONING CASE#: C14-2021-0154

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: 9/16/2021