

**ORDINANCE NO. 20180830-040**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3503 OAK CREEK DRIVE FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) 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 townhouse and condominium residence (SF-6) district on the property described in Zoning Case No. C14-2018-0048, on file at the Planning and Zoning Department, as follows:

1.214 acres (approximately 52,894 square feet) in the William Hornsby Survey No. 22, Abstract No. 344 in Travis County, Texas, being all of a 1.214 acre tract conveyed to Rodney Chervenka and wife, Marian Chervenka in a General Warranty Deed with Vendors Lien dated July 17, 1998, and recorded in Volume 13309, Page 1547, of the Real Property Records of Travis County, Texas, said 1.214 acres being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 3503 Oak Creek Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on September 10, 2018.

**PASSED AND APPROVED**

\_\_\_\_\_, August 30, 2018

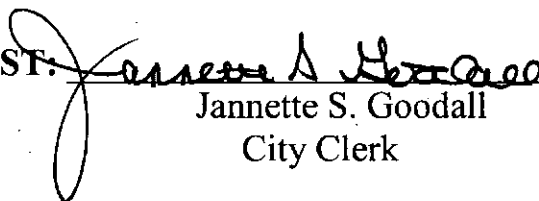
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§  
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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

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



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**1.214 ACRES ZONING DESCRIPTION  
CITY OF AUSTIN, TRAVIS COUNTY**

A DESCRIPTION OF 1.214 ACRES (APPROXIMATELY 52,894 SQ. FT.) IN THE WILLIAM HORNSBY SURVEY NO. 22, ABSTRACT NO. 344 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 1.214 ACRE TRACT CONVEYED TO RODNEY CHERVENKA AND WIFE, MARIAN CHERVENKA IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 17, 1998 AND RECORDED IN VOLUME 13309, PAGE 1547, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.214 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/4" rebar found in the southerly right-of-way line of Oak Creek Drive (Right-of-Way width varies), for the northeast corner of Lot 1, Block B, Northwood Section Six, a subdivision of record in Volume 80, Pages 339-340, of the Plat Records of Travis County, Texas, and for the northwest corner of said 1.214 acre tract;

**THENCE**, with the southerly right-of-way line of said Oak Creek Drive, for the northerly line of said 1.214 acre tract, the following seven (7) courses and distances:

1. North 75°10'54" East, a distance of 31.97 feet to a nail in pipe found at the point of curvature of a non-tangent curve to the right;
2. with said non-tangent curve to the right, having a radius of 71.62 feet, a delta angle of 42°11'23", an arc length of 52.74 feet, and a chord which bears South 83°30'51" East, a distance of 51.55 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 60°10'51" East, a distance of 29.98 feet to a calculated point at the point of curvature of a non-tangent curve to the right;
4. with said non-tangent curve to the right, having a radius of 309.35 feet, a delta angle of 16°39'30", an arc length of 89.94 feet, and a chord which bears South 54°04'51" East, a distance of 89.62 feet to a calculated point;
5. South 45°44'51" East, a distance of 59.48 feet to a calculated point at the point of curvature of a non-tangent curve to the left;
6. with said non-tangent curve to the left, having a radius of 315.56 feet, a delta angle of 19°59'22", an arc length of 110.09 feet, and a chord which bears South

Exhibit A

55°44'51" East, a distance of 109.53 feet to a calculated point, from which a 3/4" pipe found bears, North 28°17'19" East, a distance of 0.80 feet;

7. South 67°20'56" East, a distance of 27.95 feet to a 1/4" rebar found for the northwest corner of that called 5.85 acre tract conveyed to Saint Francis Episcopal Church of Austin by General Warranty Deed dated June 14, 2013, and recorded in Document No. 2013110277 of the Official Public Records of Travis County, Texas, and for the northeast corner of said 1.214 acre tract;

**THENCE**, South 27°18'30" West, with the west line of said 5.85 acre tract, for the east line of said 1.214 acre tract, a distance of 145.04 feet to a 1/4" rebar found for the northeast corner of Lot 8, Block B, of said Northwood Section Six, and for the southeast corner of said 1.214 acre tract;


**THENCE**, North 59°00'34" West, with the north lines of Lots 8 and 7, Block B, of said Northwood Section Six, for a portion of the south line of said 1.214 acre tract, a distance of 205.02 feet to a 1/4" rebar found;

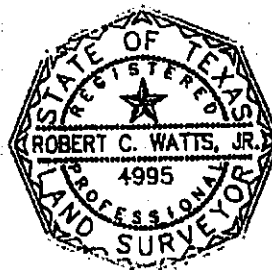
**THENCE**, North 41°58'04" West, with the north lines of Lots 7, 6, and 2, Block B, of said Northwood Section Six, for the remaining portion of the south line of said 1.214 acre tract, a distance of 162.99 feet to a 1/2" rebar with "Chaparral" cap set for the common corner of Lots 1 and 2, Block B, of said Northwood Section Six, and for the west corner of said 1.214 acre tract;

**THENCE**, North 08°09'00" East, with the east line of said Lot 1, Block B, of said Northwood Section Six, for the west line of said 1.214 acre tract, a distance of 82.01 feet to the **POINT OF BEGINNING**, containing 1.214 acres of land, more or less.

Surveyed on the ground April 26, 2018. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 040-120 BASE\_EX1

  
Robert C. Watts, Jr.                      Date  
Registered Professional Land Surveyor  
State of Texas No. 4995  
T.B.P.L.S. Firm No. 10124500

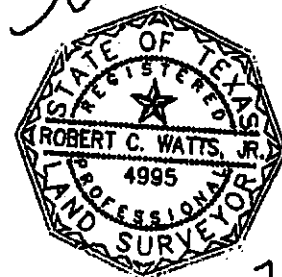


SKETCH TO ACCOMPANY A DESCRIPTION OF 1.214 ACRES (APPROXIMATELY 52,894 SQ. FT.) IN THE WILLIAM HORNSBY SURVEY NO. 22, ABSTRACT NO. 344 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 1.214 ACRE TRACT CONVEYED TO RODNEY CHERVENKA AND WIFE, MARIAN CHERVENKA IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 17, 1998 AND RECORDED IN VOLUME 13309, PAGE 1547, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/4" 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ NAIL IN PIPE FOUND
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- ( ) RECORD INFORMATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N75°10'54"E	31.97'
(L1)	(N76°42'00"E)	(31.82')
L2	S60°10'51"E	29.98'
(L2)	(S58°51'00"E)	(30.00')
L3	S67°20'56"E	27.95'
(L3)	(S66°01'05"E)	(27.96')



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	71.62'	42°11'23"	52.74'	S83°30'51"E	51.55'
(C1)	(71.62')	—	—	(S82°11'00"E)	(51.58')
C2	309.35'	16°39'30"	89.94'	S54°04'51"E	89.62'
(C2)	(309.35')	—	—	(S52°45'00"E)	(89.67')
C3	315.56'	19°59'22"	110.09'	S55°44'51"E	109.53'
(C3)	(315.56')	—	—	(S54°25'00"E)	(109.59')

DATE OF SURVEY: 04/26/18  
 PLOT DATE: 04/27/18  
 DRAWING NO.: 040-120-EX1  
 PROJECT NO.: 040-120  
 T.B.P.L.S. FIRM NO. 10124500  
 DRAWN BY: MLT  
 SHEET 1 OF 2

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 040-120 BASE\_EX1

*Chaparra*

WILLIAM HORNSBY  
SURVEY NO. 22  
ABS. 344



HYDROLAB  
SUBDIVISION  
LOT 1  
BLOCK A  
(7.104 ACRES)  
(102/98-99)

OAK CREEK DRIVE  
(64' R.O.W. WIDTH)

LOT 1  
BLOCK B

N08°09'00"E 82.01'  
(N09°24'30"E 82.25')

LOT 2  
BLOCK B

LOT 3  
BLOCK B

LOT 6  
BLOCK B

NORTHWOOD SECTION SIX  
(80/339-340)

1.214 ACRES  
APPROX. 52,894 SQ. FT.

RODNEY CHERVENKA and WIFE,  
MARIAN CHERVENKA  
1.214 ACRES  
(13309/1547)

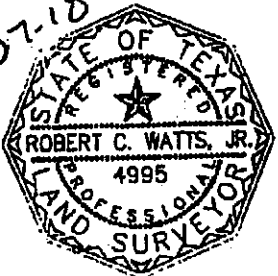
LOT 7  
BLOCK B

LOT 8  
BLOCK B

3/4" PIPE FOUND  
N28°17'19"E 0.80'

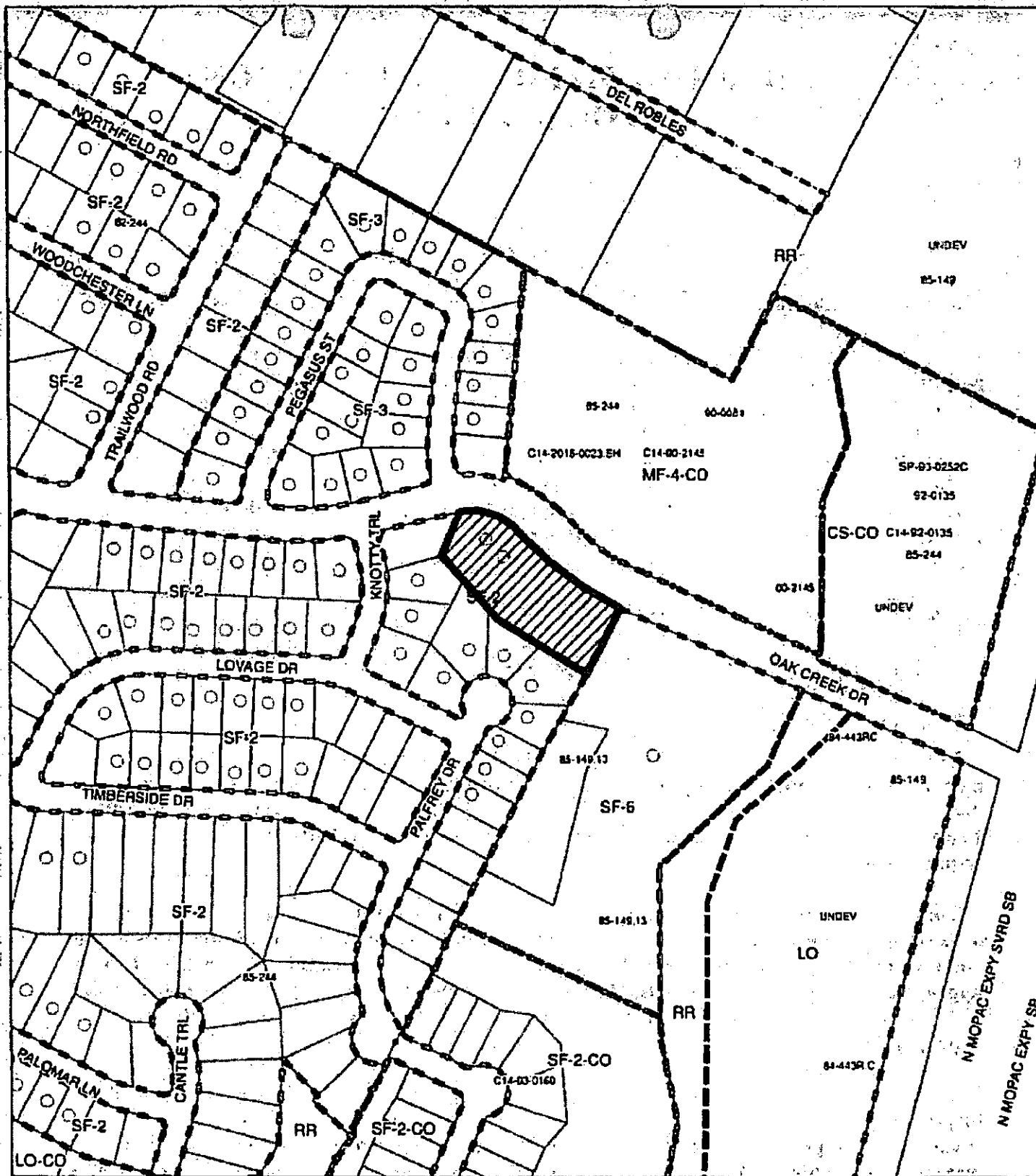
BM 1




ST. FRANCIS EPISCOPAL  
CHURCH OF AUSTIN  
(5.85 ACRES)  
(2013110277)



DATE OF SURVEY: 04/26/18  
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DRAWING NO.: 040-120-EX1  
PROJECT NO.: 040-120  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: MLT  
SHEET 2 OF 2

Chaparra



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING CASE: C14-2018-0048**

**Exhibit B**



1" = 250'

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.