

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7012 ELROY ROAD FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT, SINGLE-FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT, MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) DISTRICT FOR TRACTS 1, 2, AND 4 AND FROM MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT TO COMMUNITY COMMERCIAL (GR) DISTRICT FOR TRACT 3.

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, single-family residence small lot (SF-4A) district, multifamily residence low density (MF-2) district and community commercial-conditional overlay (GR-CO) combining district to multifamily residence moderate-high density (MF-4) district for Tracts 1, 2 and 4 and from multifamily residence low density (MF-2) district to community commercial (GR) district for Tract 3 on the property described in Zoning Case No. C14-2019-0056, on file at the Planning and Zoning Department, as follows:

Tract 1:

A 23,332 square foot tract or parcel of land out of and part of the Noel M. Bain Survey No. 1, Abstract Number 61, situated in Travis County, Texas, said 23,332 square feet of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2:

A 388 square foot tract or parcel of land out of and part of the Noel M. Bain Survey No. 1, Abstract Number 61, situated in Travis County, Texas, said 388 square feet of land being more particularly described by metes and bounds in, **Exhibit "B"** incorporated into this ordinance, and

Tract 3:

A 5,572 square foot tract or parcel of land out of and part of the Noel M. Bain Survey No. 1, Abstract Number 61, situated in Travis County, Texas, said 5,572

1 square feet of land being more particularly described by metes and bounds in,
2 **Exhibit “C”** incorporated into this ordinance, and
3

4 Tract 4:

5 A 11.034 acre tract or parcel of land out of and part of the Noel M. Bain Survey
6 No. 1, Abstract Number 61, situated in Travis County, Texas, said 11.034 acres of
7 land being more particularly described by metes and bounds in **Exhibit “D”**
8 incorporated into this ordinance (cumulatively referred to as the “Property”),
9

10 locally known as 7012 Elroy Road in the City of Austin, Travis County, Texas, generally
11 identified in the map attached as **Exhibit “E”**.
12

13 **PART 2.** This ordinance takes effect on _____, 2019.
14

15 **PASSED AND APPROVED**

16
17 §

18 §

19 § _____

20 _____, 2019

21 Steve Adler
22 Mayor

23
24 **APPROVED:** _____ **ATTEST:** _____

25 Anne L. Morgan
26 City Attorney
27

Jannette S. Goodall
City Clerk

C14-2019-0056
Tract 1

**HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS**

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
www.hciaustin.com

FIELD NOTE DESCRIPTION OF 23,332 SQUARE FEET OF LAND OUT OF THE NOEL M. BAIN SURVEY ABSTRACT No. 61 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (13.388 ACRE) TRACT OF LAND DESCRIBED AS "PART 1" AND AS CONVEYED TO SR DEVELOPMENT, INC. BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT No. 2011036233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the curving West right-of-way line of Ross Road for the Northeast corner of that certain (13.388 acre) described as "Part 1" and as conveyed to SR Development, Inc. by Warranty Deed with Vendor's Lien as recorded in Document No. 2011036233 of the Official Public Records of Travis County, Texas, and being the Northeast and **PLACE OF BEGINNING** of the herein described tract of land;

THENCE with the curving West right-of-way line of Ross Road along a curve to the right with a radius of 705.00 ft. for an arc length of 28.30 ft. and which chord bears S 07 deg. 56' 27" W 28.30 ft. to a point for the Southeast corner of this tract of land, and from which a capped iron rod found for a point of tangency in the West right-of-way line of Ross Road bears S 17 deg. 01' 35" W 194.41 ft.;

THENCE leaving the curving West right-of-way line of Ross Road and crossing the interior of said SR Development (13.388 acre) tract with the South line of this tract, N 85 deg. 22' 59" W 815.74 ft. to a point in the West line of said SR Development (13.388 acre) tract and being the Southwest corner of this tract;

THENCE with the West line of said SR Development (13.388 acre) tract N 33 deg. 06' 24" E 33.49 ft. to a point in the South line of Lot 17, Block A, Stoney Ridge Subdivision Phase B Section One, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200500089 of the Official Public Records of Travis County, Texas, for the Northwest corner of said SR Development (13.388 acre) tract, and being the Northwest corner of this tract;

Exhibit A

Page 2 of 2
23,332 SQUARE FEET

THENCE with the common line of said SR Development (13.388 acre) tract and said Block A of Stoncy Ridge Subdivision Phase B Section One, S 85 deg. 17' 54" E 801.40 ft. to the **PLACE OF BEGINNING**, containing 23,332 square feet of land.

PREPARED: June 5, 2019



Holt Carson
Registered Professional Land Surveyor No. 5166



see accompanying exhibit sketch: C 1037124

REFERENCES:

TCAD Parcel No. 03 3436 15 01
City of Austin Grid: P13

SCALE: 1" = 100'

Stoney Ridge Subdivision Phase B Section One
Document No. 200500089

Block A

1 PLACE OF BEGINNING

2

3

4

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17

18

City of Austin
(600 Acres)
Doc 2003184123
N33°06'24"E
33.49'

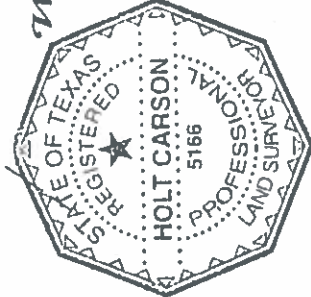
S85°17'54"E 801.40'

N85°22'59"W 815.74'

23,332 SQUARE FEET

NOEL M. BAIN SURVEY
ABSTRACT NO. 61

SR Development, Inc.
(13.388 Acres) "Part 1"
Warranty Deed with Vendor's Lien
Document No. 2011036233



PREPARED: June 5, 2019

BY:

Holt Carson

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
www.hciaustin.com
Firm Registration 10050700

EXHIBIT MAP TO ACCOMPANY FIELD NOTE DESCRIPTION OF

23,332 SQUARE FEET OF LAND OUT OF THE NOEL M. BAIN SURVEY
ABSTRACT No. 61 IN TRAVIS COUNTY, TEXAS, BEING A PORTION
OF THAT CERTAIN 113.388 ACRE TRACT OF LAND DESCRIBED AS
"PART 1" AND AS CONVEYED TO SR DEVELOPMENT, INC. BY
WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN
DOCUMENT No. 2011036233 OF THE OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS.

Legend

- ⊙ 1/2" Iron Rod Found
- ⊙ Capped Iron Rod Found
- ⊙ Chiseled X Found

C 1037124

C14-2019-0056
Tract 2

HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
www.hciaustin.com

FIELD NOTE DESCRIPTION OF 388 SQUARE FEET OF LAND OUT OF THE NOEL M. BAIN SURVEY ABSTRACT No. 61 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (13.388 ACRE) TRACT OF LAND DESCRIBED AS "PART 1" AND AS CONVEYED TO SR DEVELOPMENT, INC. BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT No. 2011036233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a capped iron rod found for a point of curvature in the West right-of-way line of Ross Road and in the East line of that certain (13.388 acre) tract of land described as "Part 1" and as conveyed to SR Development, Inc. by Warranty Deed with Vendor's Lien as recorded in Document No. 2011036233 of the Official Public Records of Travis County, Texas, and from which a capped iron rod found for a point of curvature in the West right-of-way line of Ross Road and in the East line of said SR Development (13.388 acre) tract bears N 24 deg. 51' 49" E 521.66 ft.;

THENCE with the curving West right-of-way line of Ross Road along a curve to the right with a radius of 435.00 ft. for an arc length of 28.81 ft. and which chord bears S 26 deg. 43' 55" W 28.81 ft. to a point for the Northeast corner and **PLACE OF BEGINNING** of the herein described tract of land;

THENCE continuing with the curving West right-of-way line of Ross Road along said curve to the right with a radius of 435.00 ft. for an arc length of 7.62 ft. and which chord bears S 29 deg. 07' 53" W 7.62 ft. to a point for the Southeast corner of this tract of land, and from which a capped iron rod found for a point of tangency in the West right-of-way line of Ross Road bears S 46 deg. 55' 38" W 258.63 ft. (chord bearing and distance);

THENCE leaving the curving West right-of-way line of Ross Road and entering the interior of said SR Development (13.388 acre) tract with the South line of this tract, N 61 deg. 49' 13" W 85.96 ft. to a point for the West corner of this tract;

Exhibit B

end of Page 1

Page 2 of 2
388 SQUARE FEET

THENCE continuing across the interior of said SR Development (13.388 acre) tract with the North line of this tract, the following two (2) courses;

- 1) S 75 deg. 36' 41" E 9.19 ft.;
- 2) S 65 deg. 50' 41" E 77.35 ft. to the **PLACE OF BEGINNING**, containing 388 square feet of land.

PREPARED: June 5, 2019

Holt Carson

Holt Carson
Registered Professional Land Surveyor No. 5166



see accompanying exhibit sketch: C 1037124

REFERENCES:

TCAD Parcel No. 03 3436 15 01

City of Austin Grid: P13

SCALE: 1" = 50'

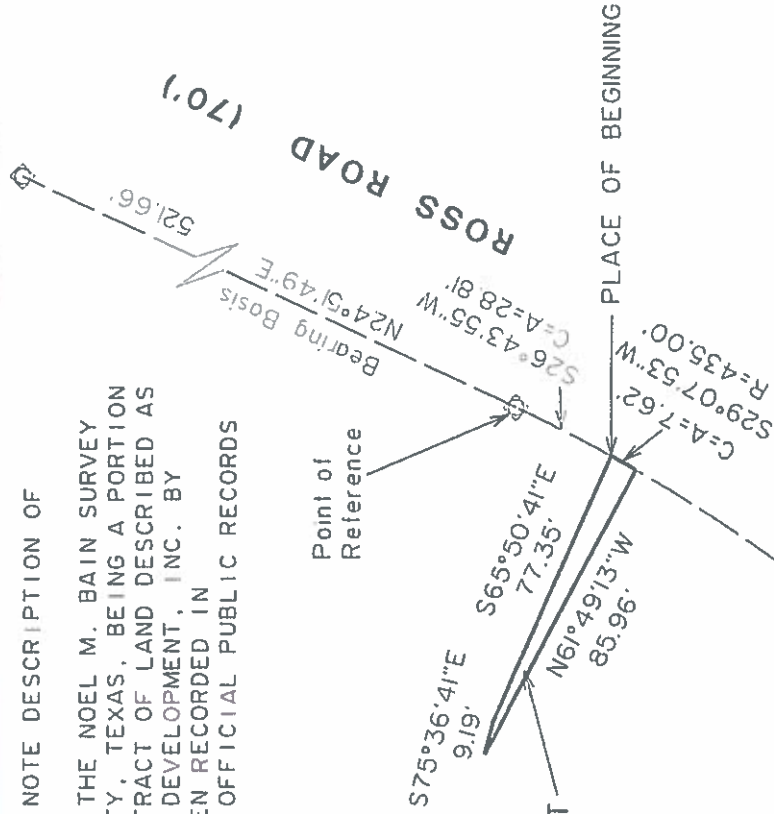
EXHIBIT MAP TO ACCOMPANY FIELD NOTE DESCRIPTION OF

388 SQUARE FEET OF LAND OUT OF THE NOEL M. BAIN SURVEY ABSTRACT No. 61 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (13.388 ACRE) TRACT OF LAND DESCRIBED AS "PART 1" AND AS CONVEYED TO SR DEVELOPMENT, INC. BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT No. 2011036233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOEL M. BAIN SURVEY
ABSTRACT No. 61

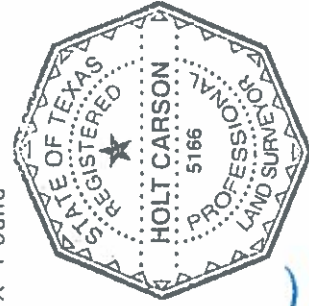
SR Development, Inc.
(13.388 Acres) "Part 1"
Warranty Deed with Vendor's Lien
Document No. 2011036233

388 SQUARE FEET



Legend

- 1/2" Iron Rod Found
- Capped Iron Rod Found
- Chiseled X Found



PREPARED: June 5, 2019

BY:

Holt Carson

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
www.hciaustin.com
Firm Registration 10050700

ELROY ROAD

ROSS ROAD (170')

C 1037124

HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
www.hciaustin.com

FIELD NOTE DESCRIPTION OF 5,572 SQUARE FEET OF LAND OUT OF THE NOEL M. BAIN SURVEY ABSTRACT No. 61 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (13.388 ACRE) TRACT OF LAND DESCRIBED AS "PART 1" AND AS CONVEYED TO SR DEVELOPMENT, INC. BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT No. 2011036233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a capped iron rod found for a point of curvature in the West right-of-way line of Ross Road and in the East line of that certain (13.388 acre) tract of land described as "Part 1" and as conveyed to SR Development, Inc. by Warranty Deed with Vendor's Lien as recorded in Document No. 2011036233 of the Official Public Records of Travis County, Texas, and from which a capped iron rod found for a point of curvature in the West right-of-way line of Ross Road and in the East line of said SR Development (13.388 acre) tract bears N 24 deg. 51' 49" E 521.66 ft., and also from which a capped iron rod found for a point of tangency in the West right-of-way line of Ross Road bears S 44 deg. 32' 50" W 293.05 ft. (chord bearing and distance);

THENCE leaving the West right-of-way line of Ross Road and entering the interior of said SR Development (13.388 acre) tract, N 84 deg. 55' 29" W 92.80 ft. to a point for the East corner and **PLACE OF BEGINNING** of the herein described tract of land;

THENCE continuing across the interior of said SR Development (13.388 acre) tract with the South line of this tract, the following three (3) courses;

- 1) N 75 deg. 34' 41" W 58.87 ft.;
- 2) N 76 deg. 47' 10" W 70.00 ft.;
- 3) N 77 deg. 16' 03" W 88.88 ft. to a point for the Southwest corner of this tract;

THENCE continuing across the interior of said SR Development (13.388 acre) tract with the West line of this tract, N 25 deg. 29' 16" E 52.94 ft. to a point for the Northwest corner of this tract;

Exhibit C

Page 2 of 2
5,572 SQUARE FEET

THENCE continuing across the interior of said SR Development (13.388 acre) tract with the North line of this tract, the following two (2) courses;

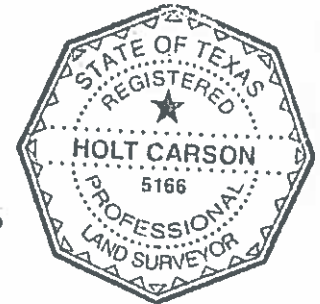
- 1) S 62 deg. 52' 52" E 156.78 ft.;
- 2) S 61 deg. 49' 13" E 56.21 ft. to the **PLACE OF BEGINNING**, containing 5,572 square feet of land.

PREPARED: June 5, 2019



Holt Carson

Registered Professional Land Surveyor No. 5166



see accompanying exhibit sketch: C 1037124

REFERENCES:

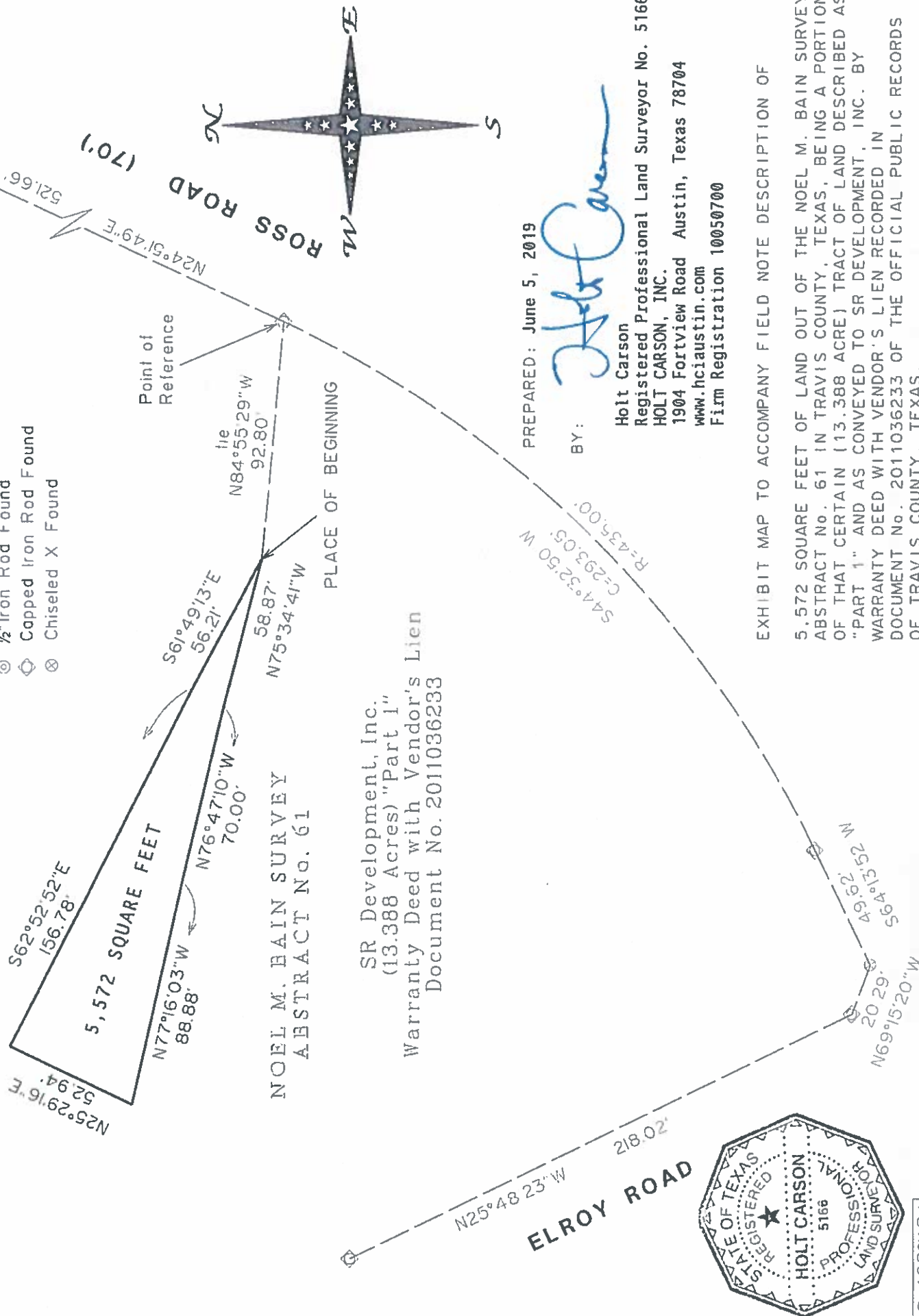
TCAD Parcel No. 03 3436 15 01

City of Austin Grid: P13

SCALE: 1" = 50'

Legend

- ⊙ 1/2" Iron Rod Found
- ⊕ Capped Iron Rod Found
- ⊗ Chiseled X Found



PREPARED: June 5, 2019

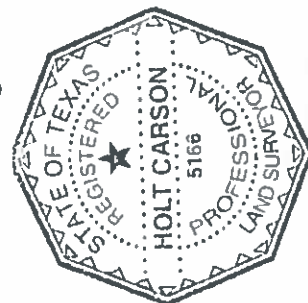
BY:

Holt Carson

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
www.hciaustin.com
Firm Registration 10050700

EXHIBIT MAP TO ACCOMPANY FIELD NOTE DESCRIPTION OF

5,572 SQUARE FEET OF LAND OUT OF THE NOEL M. BAIN SURVEY ABSTRACT No. 61 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (13.388 ACRE) TRACT OF LAND DESCRIBED AS "PART 1" AND AS CONVEYED TO SR DEVELOPMENT, INC. BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT No. 2011036233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



C 1037124

11.034 ACRES
NOEL M. BAIN SURVEY NUMBER 1, ABSTRACT NUMBER 61
TRAVIS COUNTY, TX

FIELD NOTES

BEING ALL OF THAT CERTAIN 11.034 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE NOEL M. BAIN SURVEY NUMBER 1, ABSTRACT NUMBER 61, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 13.388 ACRE TRACT OF LAND (PART 1), CONVEYED TO SR DEVELOPMENT, INC., DESCRIBED IN DOCUMENT NUMBER 2011036233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 11.034 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found on the southeast line of said 13.388 acre tract, being on the northwest right-of-way line of Ross Road (70' R.O.W.), same being at the beginning of a curve to the right and the **POINT OF BEGINNING** of the herein described tract,

THENCE, with the southeast line of said 13.388 acre tract, the northwest line of said Ross Road and along said curve to the right, having a radius of 435.00 feet, an arc length of 28.81 feet, and whose chord bears S26°43'55"W, a distance of 28.81 feet to a calculated point at the southeast corner of the herein described tract,

THENCE, over and across said 13.388 acre tract of land, the following five (5) courses and distances, numbered 1 through 5,

1. N65°50'41"W, a distance of 77.35 feet to a calculated point,
2. N75°36'41"W, a distance of 9.19 feet to a calculated point,
3. N61°49'13"W, a distance of 56.21 feet to a calculated point,
4. N62°52'52"W, a distance of 243.22 feet to a calculated point, and
5. S60°08'49"W, a distance of 88.21 feet to a calculated point on the southwest boundary line of said 13.388 acre tract, being a point on the northeast right-of-way line of Elroy Road (R.O.W. Varies), for a south corner of the herein described tract of land, and being at the beginning of a curve to the left,

THENCE, with the southwest line of said 13.388 acre tract, the northeast line of said Elroy Road and along said curve to the left, having a radius of 1097.87 feet, an arc length of 565.69 feet, and whose chord bears N47°26'04"W, a distance of 559.46 feet to a 1/2 inch iron rod found at the west corner of said 13.388 acre tract, being in the southwest line of a called 6.00 acre tract of land conveyed to the City of Austin in Document Number 2003184123 (O.P.R.T.C.TX.), for the west corner of the herein described tract,

THENCE, with the common boundary line of said 13.388 acre tract and said 6.00 acre tract, the following two (2) courses and distances, numbered 1 and 2,

- 1) S62°03'25"E, a distance of 126.63 feet to a 1/2 inch iron rod found, and
- 2) N33°06'24"E, a distance of 362.90 feet to a calculated point on the northwest line of said 13.388 acre tract, being on the southeast line of said 6.00 acre tract and being the northwest corner of the herein described tract, from which a 1/2 inch iron rod found at the northwest corner of said 13.388 acre tract, being the northeast corner of said 6.00 acre tract of land, and being on the south boundary line of Lot 17, Block A of Stoney Ridge Subdivision, Phase B, Section 1, a subdivision recorded in Document Number 200500089 (O.P.R.T.C.TX.) bears N33°06'24"E, a distance of 33.49 feet,

THENCE, S85°22'59"E, over and across said 13.388 acre tract of land, a distance of 815.74 feet to a calculated point in the southeast line of said 13.388 acre tract, being in the west right-of-way line of said Ross Road, for the northeast corner of the herein described tract, and being at the beginning of a curve to the right,

Exhibit D

TRACT 4

11.034 ACRES
NOEL M. BAIN SURVEY NUMBER 1, ABSTRACT NUMBER 61
TRAVIS COUNTY, TX

THENCE, with the common boundary line of said 13.388 acre tract and said Ross Road, the following two (2) courses and distances, numbered 1 and 2,

- 1) Along said curve to the right, having a radius of 705.00 feet, an arc length of 194.84 feet, and a chord that bears S17°00'30"W, a distance of 194.22 feet to a 1/2 inch iron rod found, and
- 2) S24°51'40"W, a distance of 521.75 feet to the POINT OF BEGINNING and containing 11.034 acres of land.

Prepared by:

Marvin Dearbonne 13 FEB 2019

MARVIN DEARBONNE, R.P.L.S. NO. 5697

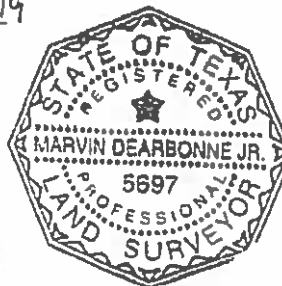
Carlson, Brigrance and Doering, Inc.

5501 West William Cannon

Austin, TX 78749

Ph: 512-280-5160 Fax: 512-280-5165

mdearbonne@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83

TRACT 4

SKETCH TO ACCOMPANY FIELD NOTES



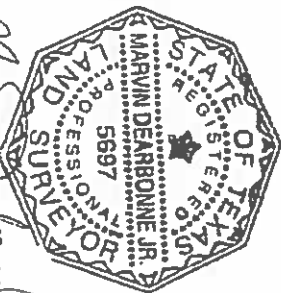
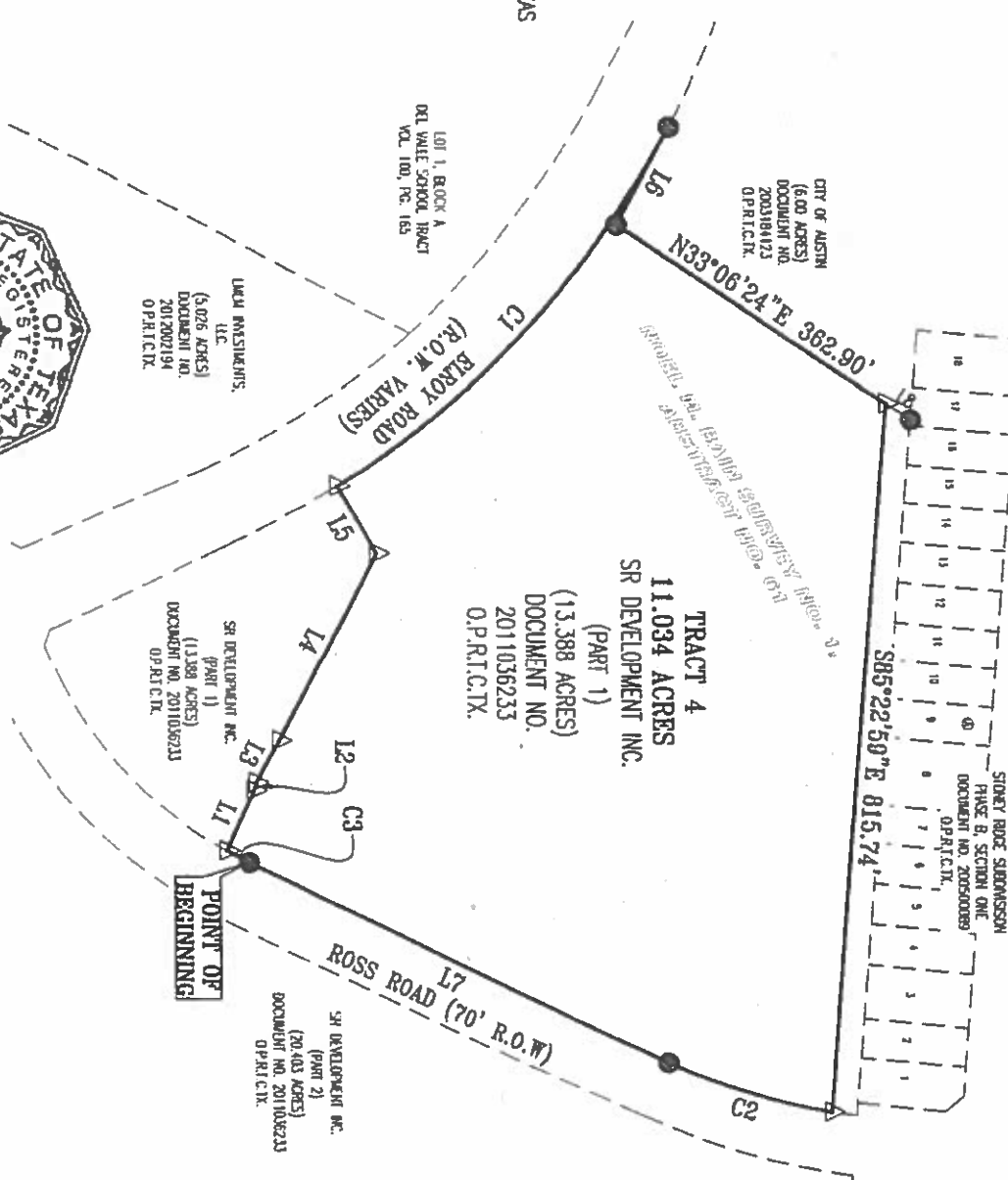
SCALE: 1" = 200'

LEGEND

- CAPPED 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- O.P.R.I.C.T.X. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

Line Table	
Line #	Direction
L1	N65°50'41"W
L2	N75°36'41"W
L3	N61°49'13"W
L4	N62°52'52"W
L5	S60°08'49"W
L6	S62°03'25"E
L7	S24°51'40"W
L8	N33°06'24"E

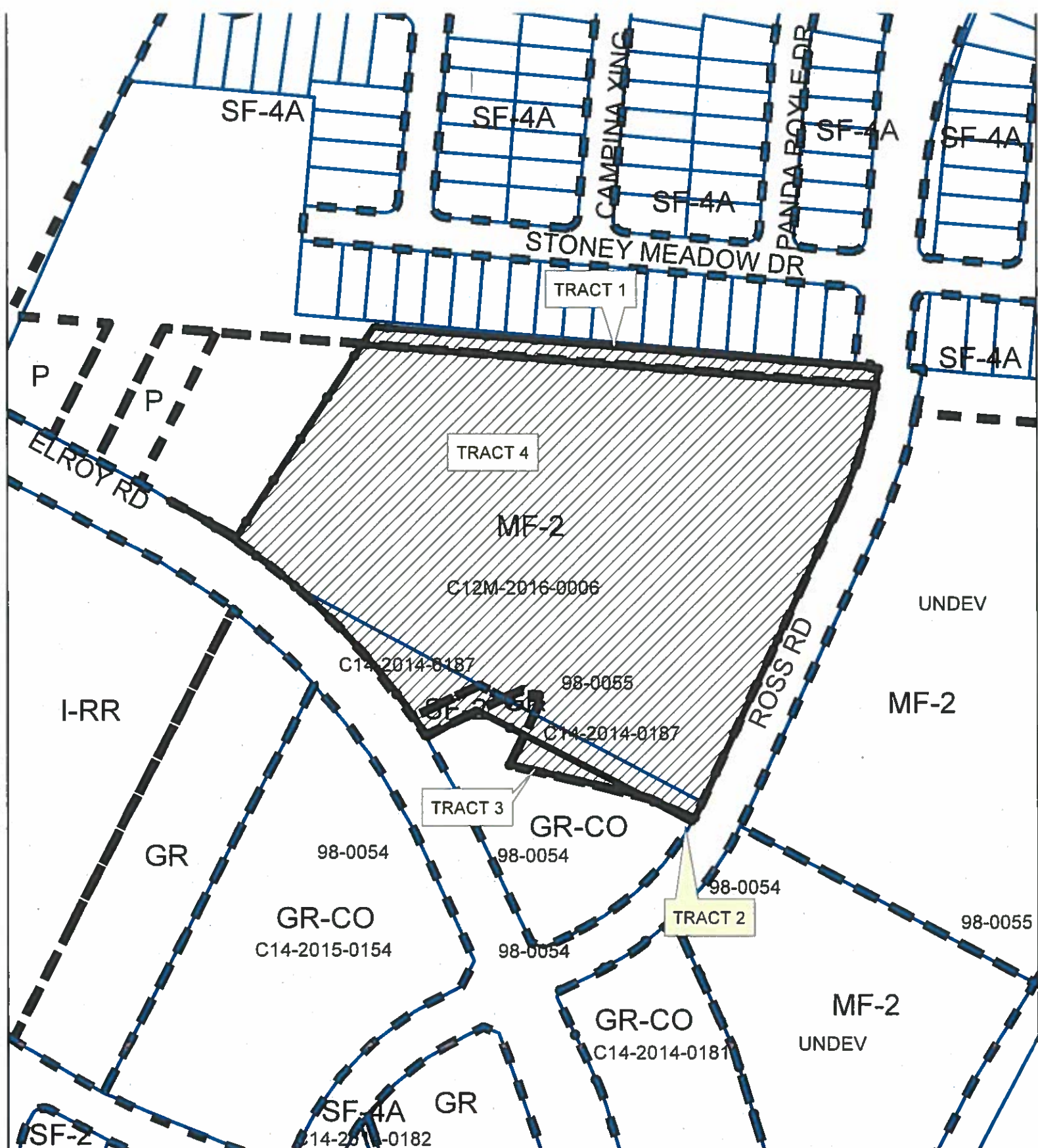
Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	565.69	1097.87	N47°26'04"W	559.46
C2	194.84	705.00	S17°00'30"W	194.22
C3	28.81	435.00	S26°43'55"W	28.81






Marvin Dearbonne Jr.
13 Feb 2019

CBD
Carlson, Briggance & Doering, Inc.
11111 Highway 100, Suite 100
Austin, Texas 78758
Phone: (512) 251-1111
Fax: (512) 251-1111

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
PATH:-J:\AUTOCAD 2004 LAND PROJECTS\4754\SURVEY\FN - ZONING TRACT 4.dwg



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2019-0056

EXHIBIT E

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.



Created: 3/14/2019

1" = 200'