ORDINANCE NO. 20190620-151

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7508 MCANGUS ROAD FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) 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 multifamily residence medium density (MF-3) district on the property described in Zoning Case No. C14-2019-0057, on file at the Planning and Zoning Department, as follows:

Being a 11.746 acre tract of land out of the Noel M. Bain Survey No. 1, Travis County, Texas, said 11.746 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 7508 McAngus 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 July 1, 2019.

PASSED AND APPROVED

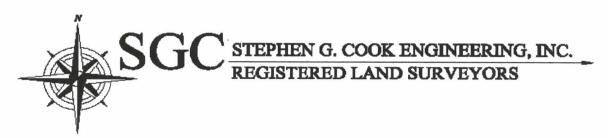
Steve Adler Mayor

APPROVED:

Anne L. Morgan City Attorney

ATTEST:

Jannette S. Goodall City Clerk



METES AND BOUNDS DESCRIPTION January 22, 2019

BEING a 11.746 acre tract of land out of the Noel M. Bain Survey No. 1, Travis County, Texas, out of a 105.374 acre tract described as Tract I recorded in Volume 8720, Page 203, Deed Records, Travis County, Texas out of a 46.476 acre tract described as Tract 11 recorded in Volume 12983, Page 702, Official Public Records, Travis County, Texas, said 11.746 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod set in the westerly Right-of-way line of the proposed Ross Road for the southeasterly corner of the herein described tract, said 1/2" iron rod set being North 09°42'26" West, 1044.93 feet from a 1/2" iron rod found for the most southerly corner of said Tract 11;

THENCE North 81°38'00" West, 609.18 feet across said Tract 11 to a 1/2" iron rod set;

THENCE North 76°21'00" West, 970.76 feet across said Tract 11 to a 1/2" iron rod set in the west line of said Tract 11 for the most westerly corner of the herein described tract;

THENCE North 59°12'12" East, 77.37 feet along the northwesterly line of said Tract 11 to a 1/2" iron rod set;

THENCE North 65°31'22" East, 231.62 feet along the northwesterly line of said Tract 11 to a 1/2" iron rod set;

THENCE North 49°18'20" East, 162.26 feet along the northwesterly line of said Tract 11 to a 1/2" iron rod set;

THENCE North 36°34'16" East, 126.05 feet along the northwesterly line of said Tract 11 to a 1/2" iron rod set for the southwesterly corner a 12.745 acre tract conveyed to the City of Austin recorded in Instrument # 2003100667, Travis County, Texas;

THENCE North 71°06'37" East, 177.17 feet along the northwesterly line of said Tract 11 and the southerly line of said 12.745 acre tract to a 1/2" iron rod set;

EXHIBIT "A"

THENCE South 58°36'56" East, 1057.88 feet along the southerly line of said 12.745 acre tract to a 1/2" iron rod set in the westerly Right-of-way line of said proposed Ross Road for the northeasterly corner of the herein described tract;

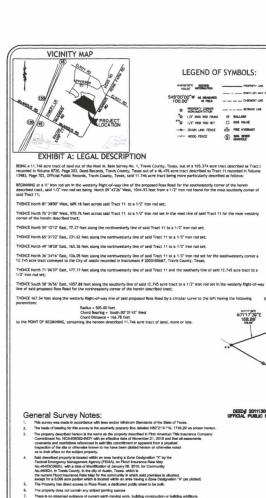
THENCE 167.54 feet along the westerly Right-of-way line of said proposed Ross Road by a circular curve to the left having the following parameters:

Radius = 505.00 feet Chord Bearing = South 00°01'43" West Chord Distance = 166.78 feet

to the POINT OF BEGINNING, containing the hereon described 11.746 acre tract of land, more or less.

Stephen G. Cook, Registered Professional Land Surveyor No. 5293 SGCE # 999-778-481







BEING a 11.746 acre tract of land out of the Hoel M. Bain Survey No. 1, Travis County, Texas, out of a 103.374 acre tract described as Tract I recorded in Volume 8720, Page 203, Deed Records, Travis County, Texas out of a 44-78 acre tract described as Tract I recorded in Volume 1398, Page 203, Official Hobits Records, Travis County, Texas, said 11.746 acre tract being more particularly described as follows:

LEGEND OF SYMBOLS:

HAS'00'00'E RECORD PROPERTY LINE

\$45°00'00"W AS MEASURED ____ EASONONT UNE

*O 1/2" FROM ROD FOLKED & BALLARD

**O 1/2" FROM ROD SET GAS WALME

--- WOOD FENCE S SAN SENSER

O PROPERTY COPIES --- SETBACK LINE

____ - ___ ROHT-OF-MAY CO

BEGINNING at a %" iron rod set in the westerly Right-of-way line of the proposed Ross Road for the southeasterly corner of the hereif described tract, said 1/2" iron rod set being. North 09" 4226" West, 1044.93 (set from a 1/2" iron rod found for the most southerly co-said Tract 111.

THENCE North 76'21'00' West, 970.76 feet across said Tract 11 to a 1/2" iron rod set in the west line of said Tract 11 for the most westerly

THENCE North 49" 1870" East, 162.26 feet along the northwesterly line of said Tract 11 to a 1/2" iron rod set:

THENCE North 3613-f161 East, 126.05 feet along the northwesterly line of said Tract 11 to a 1/2" fron rod set for the southwesterly corner a 12.745 acre tract conveyed to the City of Austin recorded in Instrument # 2003100667, Travis County, Texas;

THENCE North 71°06'37' East, 177.17 feet along the northwesterly line of said Tract 11 and the southerly line of said 12.745 acre tract to a 1/2" iron rod set;

THENCE 167.54 feet along the westerty Right-of-way line of said proposed Ross Road by a circular curve to the left having the following

- There is no observed evidence of current earth moving work, building construction or building additions.
- There are proposed changes in street right of way lines, according to the Texas Department of Transportation. There is no observed weldence of recent sesset or allowest construction or regards. There is no observed weldence of allow uses as a solid week during our or sanitary incredit.
- Utility Note: Observed Evidence of utilities has been shown pursuant to Section 5 Paragraph E (IV) of the ALTA / NSPS Minimum Standard Datali Requirements

LIST OF POSSIBLE ENCROACHMENTS

The following list of encroachments is only the opinion of this surveyor

ZONING INFORMATION

Zoning Source:
TRAVIS CENTRAL APPRAISAL DISTRICT Zoning date of report December 19, 2016. and per Table 1, Zoning Guide Austin Texas, September 2016, Page 4
Austin TX Title 25 § 25-2-491 - PERMITTED, CONDITIONAL, AND PROHIBITED USES. Zoning District: P (Permitted); SF2 (Single Family Standard Lot)

Existing Requirements & Conditions	Existing conditions
Setbacks: N.A.	As shown
Front: N.A.	As abown
Side: N.A.	As shown
Side: N.A.	As shown
Rear; N.A.	11.748 Acres/ 511668.62 Square Feet.
Minimum Lot Size: Ref. Zoning	As shown
Building Footpint, N/A	
Required Width: Ref. Zoning	
Building Height: 35 feet Austin TX Title 25 Chapter 25-2-49:	2
Density: Ref. Zoning	
Parking: No Observed evidence of a parking construction	

SCHEDULE B - EXCEPTIONS FROM COVERAGE

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this h. Easement: Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap,

a. Any comments, conditions or restrictions indicating a perference, limitation or discrimination based on race, color, religion, sex. handlogs, fermilistic status, or restrictions of rigine method deleted to the setted sock convents, conditions or restrictions violent ed USC 504° [c].

Restrictive coverages recorded to Victime 10797, page 302 of the Real Property Records of Trant County, Texas.

In Rigins of Partics of Presentation, CHRIST ADMINISTRATION (PARTICIPATION OF THE PROPERTY OF

e. Rights of tenants, as tenants only, under unrecorded leases or rental agreements.

f. All leases, grants, exceptions or reservations of coal, lightle, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations.

Beatment:
 Beil Pipe Line Corporation
 Recorded: January 14, 1295 in Volume 130, Page 238, of the Deed Records, of Travis County, Tessa.
 Planpoie: Policie easement and right of way
 sa affected by that certain sasignment to Plintlips Pipe Line Company, a Delaware corporation, by instrumer
 Volumen 1358, Page 246 of the Deed Records of Travis County, Tessa. (effects remaining tract)

N36'34'16"E 126.05

Store Cook

Shell Pipe Line Corporation
April 04, 1929 in Volume 434, Page 332, of the Deed Records, of Travis County, Texas.
Pipeline exament and right of way (non applicable) Shell Pipe Line Corporation September 29, 1929 in Volume 628, Page 550, of the Deed Records, of Travis

County, Tensas.

Pipeline easement and right of way (non applicable)
As affected by that certain assignment to Phillips Pipe Lise Company, a Delaware corporation, by instrument recorded
August 07, 1933, in Volume 1399, Page 118, of the Deed Records of Travis County, Texas.

1. Eastment: Land Pipe Life Company, 1 Trais corporation?

Trais Company, 1 Trais Company,

N. Easement:

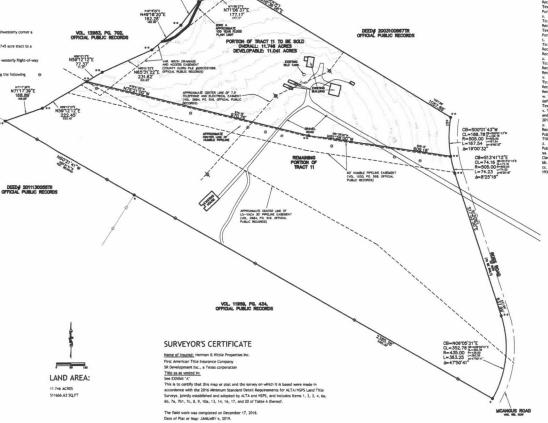
Bell Pipe Line Corporation, a Maryland corporation
Recorded:

April 09, 1923 in Volume 1156, Paper 4, of the Deed Records, of Travis County y Texas.

As a Record of Travis County y Texas.

As a Record of Travis County, Texas. As a Record of the Travis County of Travis County y Texas.

As a Record of Travis County, Texas. As a Record of Travis County, Texas. As a Record of Travis County, Texas. As a Record of Travis County, Texas. As a Record of Travis County, Texas. As a Record of Travis County, Texas. As a Record of Travis County, Texas. As a Record of Travis County, Texas. As a Record of Travis County, Texas. As a Record of Travis County, Texas. As a Record of Travis County, Texas. As a Record of Travis County, Texas. As a Record of Travis County, Texas. As a Record of Travis County, Texas. As a Record of Travis County, Texas. As a Record of Travis County, Texas. As a Record of Travis County, Texas. As a Record of Travis County, Texas. As a Record of Travis County, Texas. As a Record of Travis County Record of Travis County, Texas. As a Record of Travis County Record of Travis County, Texas. As a Record of Travis County Record of Travis County, Texas. As a Record of Travis County Record of Travis County, Texas. As a Record of Travis County Record of Travis County, Texas. As a Record of Travis County Record of Travis County, Texas. As a Record of Travis County Record of Travis Record of Travi



Lo-Vaca Gathering Co. November 05, 1963 in Volume 2684, Page 516, of the Deed Records, of Travis Recorded: County, Texas. Pipeline easement and right-of-way (as plotted) Lo-Vaca Gathering Co. November 05, 1963 in Volume 2684, Page 566, of the Deed Records, of Travis Lone Star Gas Company, a corporation
March 19, 1965 in Volume 2933, Page 32, of the Deed Records, of Travis County, Texas. peline easement and right-of-way (non applicable) by instrument recorded January 17, 1972, in Volume 4237, Page 468 of the City of Austin January 12, 1966 in Volume 3071, Page 450, of the Deed Records, of Travis County, Texas. Easement and right of way for electric lines and systems, and telephone lines City of Austin
Alay 12, 1980 in Volume 6997, Page 1003, of the Deed Records, of Travis County, Texas.
Easement and right of way for electric lines and systems, and telephone lines (as pictted Moore's Crossing Municipal Utility District
February 17, 1988 in Volume 10586, Page 524, of the Official Public Records, of Travis County, Wastewater Line Easement (non applicable) Moore's Crossing Municipal Utility District
February 17, 1988 in Volume 10586, Page 536, of the Official Public Records, of Travis County, Drainage Easement (non applicable) Communication

Consing Municipal Utility District

February 17, 1988 in Volume 10386, Page 544, of the Official Public Records, of Travis County,

L. Easement:
To: City of Austin
Recorded: March 17, 2010 in County Clerk's Pile No. 2010036661, of the Official Public
Records, of Travis County, Texas. Purpose: Water Easement (effects remaining tract)
6. Easement:

LEasement: City of Austin County Clerks File No. 2002151211, of the Official Public clerorded: August 15, 2002 in County Clerks File No. 2002151211, of the Official Public clerords, of Travis County, Texas. Purpose: Electric Utility Essement (effects remaining tract)

Essement:

Recorded: In Volume 8730, rags 2xx, sum number 10.

Public records, of Trivid County, Tessa.

Title to said interest has not been investigated subsequent to the date of the altoresaid instrument.

Title to said interest has not been investigated subsequent to the date of the altoresaid instrument.

Title to said interest has not been investigated in sucrument recorded in Volume 12972, Page 1075, of the Official

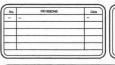
sa. Memoratadim of Notice of Orisinge Pers as set from they instrument recorded September 15, 1017, under County

Central File No. 2015/33541 of the Official Public Records of Tarest County, Texas.

bb. Inclusion within Aleonot's Change Pers as set from the Central County, Texas.

C. Any Claim Dist of Pittle is subject to title of their created under the Persistable Apricultural Commodities Act,

(1930 T U.S.C. SEPPIs, et seq.) or the Padent and Stockyrich Act (T U.S.C. STIST et sec,) or under similar state laws.





ALTA/NSPS LAND TITLE SURVEY

SEE EXHIBIT A MCANGUS ROAD, TRAVIS COUNTY, TX 78617

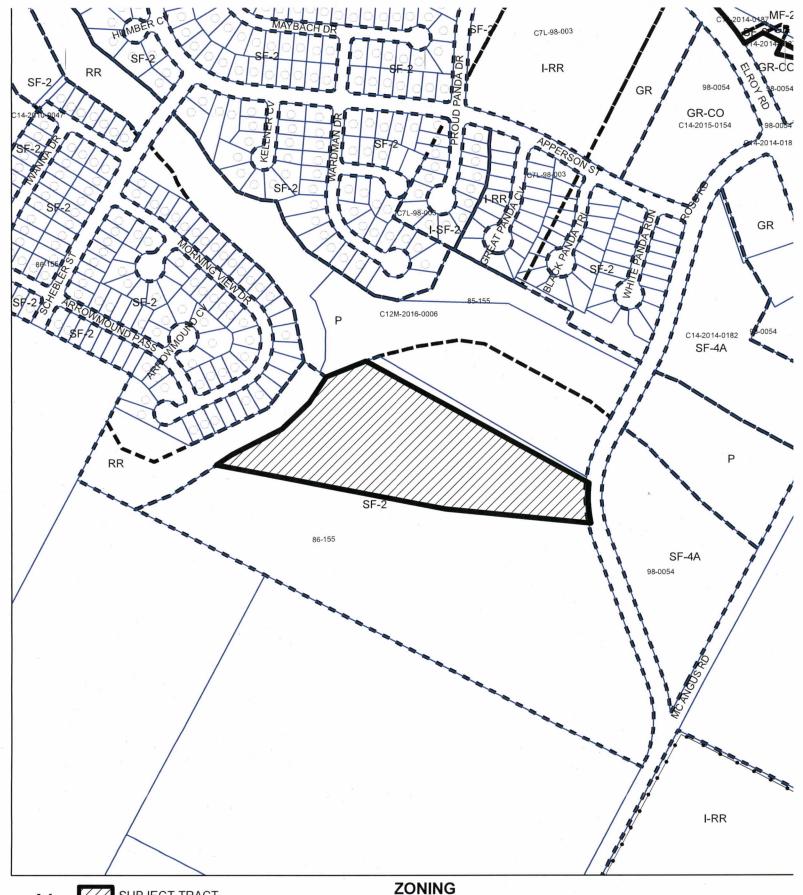


12000 STARCREST, SUITE 107 SAN ANTONIO, TEXAS 78247-4117 210/481-2533 * FAX: 210/481-2150 WWW.SGCE.NET

STEPHEN G. COOK ENGINEERING, INC. REGISTERED LAND SURVEYOR TBPE FIRM # F-184 TBPLS # 10005400



Sheet No. 1 of 1







ZONING CASE#: C14-2019-0057 PENDING CASE

ZONING BOUNDARY

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.



Created: 3/14/2019