

ORDINANCE NO. 20190620-169

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

square feet of land being more particularly described by metes and bounds in, **Exhibit "C"** incorporated into this ordinance, and

Tract 4:

A 11.034 acre 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 11.034 acres of land being more particularly described by metes and bounds in **Exhibit "D"** incorporated into this ordinance (cumulatively referred to as the "Property"),

locally known as 7012 Elroy Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "E"**.

PART 2. This ordinance takes effect on July 1, 2019.

PASSED AND APPROVED

June 20, 2019

§
§
§

Steve Adler
Mayor

APPROVED:

Anne L. Morgan
City Attorney

ATTEST:

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

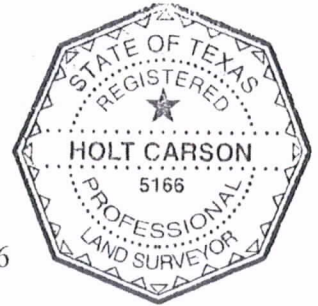
Page 2 of 2
23,332 SQUARE FEET

THENCE with the common line of said SR Development (13.388 acre) tract and said Block A of Stoney 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

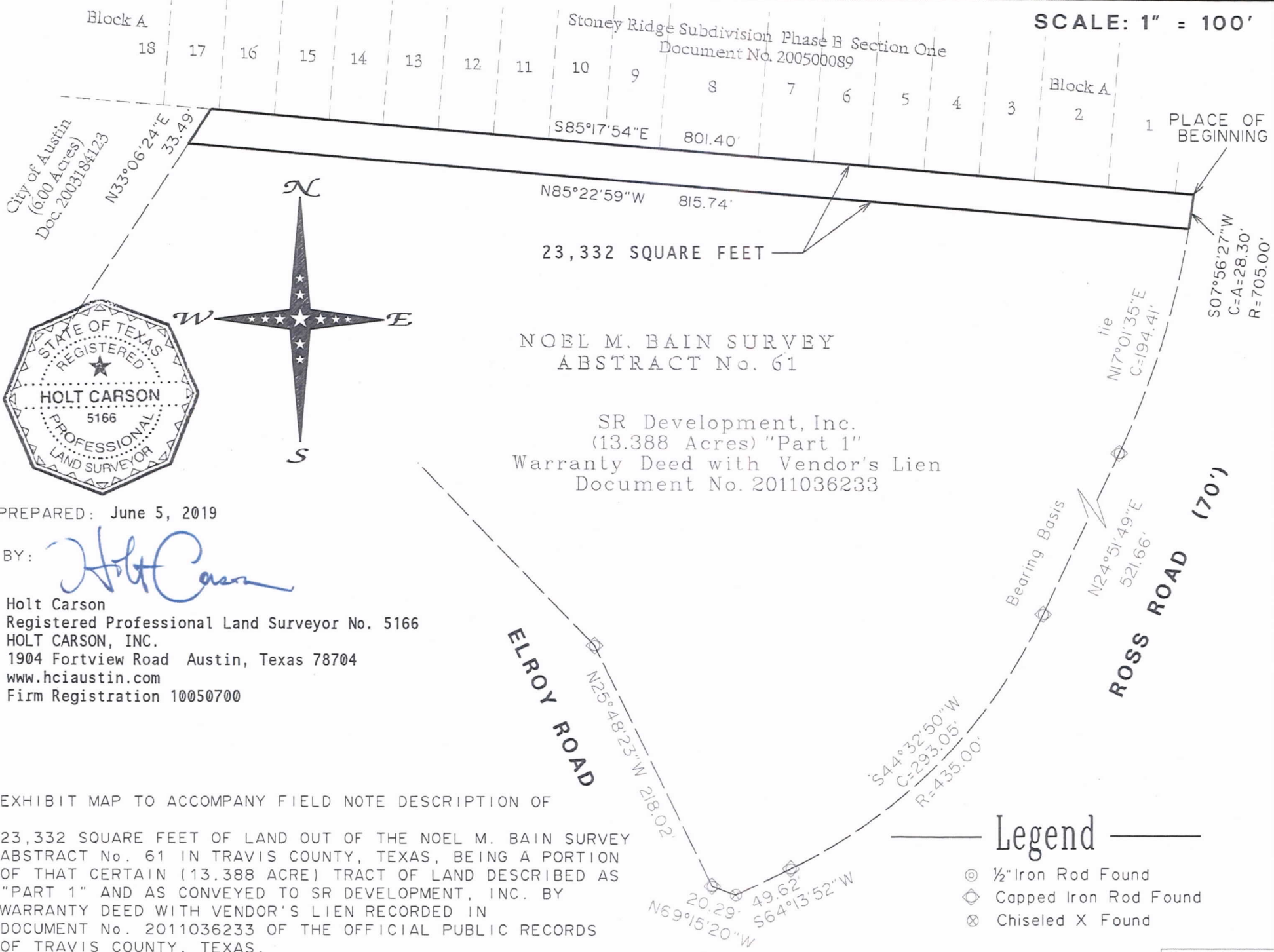


see accompanying exhibit sketch: C 1037124

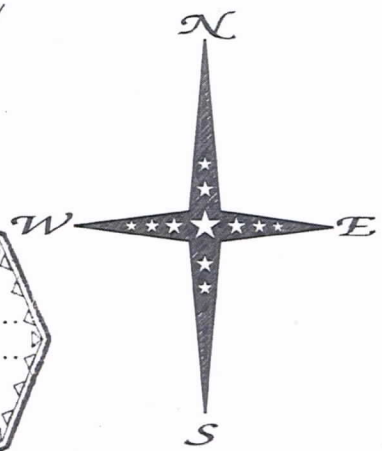
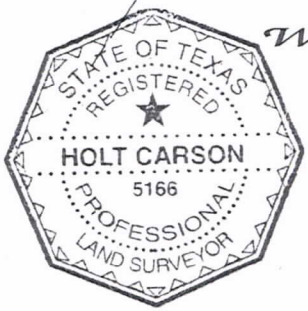
REFERENCES:

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

SCALE: 1" = 100'



City of Austin
(600 Acres)
Doc. 2003184123



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 (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.

Legend

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

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

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

S75°36'41"E
9.19'

S65°50'41"E
77.35'

N61°49'13"W
85.96'

Point of
Reference

Bearing Basis
N24°51'49"E

S26°43'55"W
C-A=28.81'

ROSS ROAD (70')

PLACE OF BEGINNING

C-A=7.62'
S29°07'53"W
R=435.00'

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

C 1037124

C14-2019-0056

C14-2019-0056
Tract 3

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

- ⊙ ½" Iron Rod Found
- ⬢ Capped Iron Rod Found
- ⊗ Chiseled X Found

5,572 SQUARE FEET

N25°29'16"E
52.94'

S62°52'52"E
156.78'

N77°16'03"W
88.88'

N76°47'10"W
70.00'

S61°49'13"E
56.21'

58.87'
N75°34'41"W

tie
N84°55'29"W
92.80'

Point of
Reference

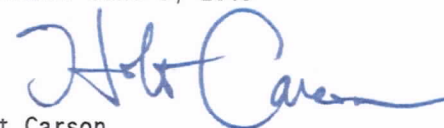
PLACE OF BEGINNING

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:

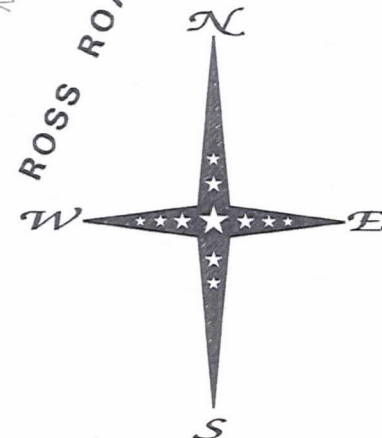


Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
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Firm Registration 10050700

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.

ROSS ROAD (170')



ELROY ROAD



C 1037124

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

SKETCH TO ACCOMPANY FIELD NOTES

TRACT 4



SCALE: 1" = 200'

LEGEND

- CAPPED 1/2" IRON ROD FOUND
- △ CALCULATED POINT

O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

Line Table

Line #	Length	Direction
L1	77.35	N65°50'41"W
L2	9.19	N75°36'41"W
L3	56.21	N61°49'13"W
L4	243.22	N62°52'52"W
L5	88.21	S60°08'49"W
L6	126.63	S62°03'25"E
L7	521.75	S24°51'40"W
L8	33.49	N33°06'24"E

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	565.69	1097.87	N47°26'04"W	559.46	289.28	29°31'21"
C2	194.84	705.00	S17°00'30"W	194.22	98.05	15°50'06"
C3	28.81	435.00	S26°43'55"W	28.81	14.41	3°47'41"

LOT 1, BLOCK A
DEL VALLE SCHOOL TRACT
VOL. 100, PG. 165

LMJM INVESTMENTS,
LLC.
(5.026 ACRES)
DOCUMENT NO.
2012002194
O.P.R.T.C.TX.



Marvin Dearbonne Jr.
13 Feb 2019


ROSEL M. BAIN SURVEY NO. 1,
ABSTRACT NO. 61

TRACT 4
11.034 ACRES
SR DEVELOPMENT INC.
(PART 1)
(13.388 ACRES)
DOCUMENT NO.
2011036233
O.P.R.T.C.TX.

SR DEVELOPMENT INC.
(PART 2)
(20.403 ACRES)
DOCUMENT NO. 2011036233
O.P.R.T.C.TX.

**POINT OF
BEGINNING**

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83



Carlson, Brigrance & Doering, Inc.

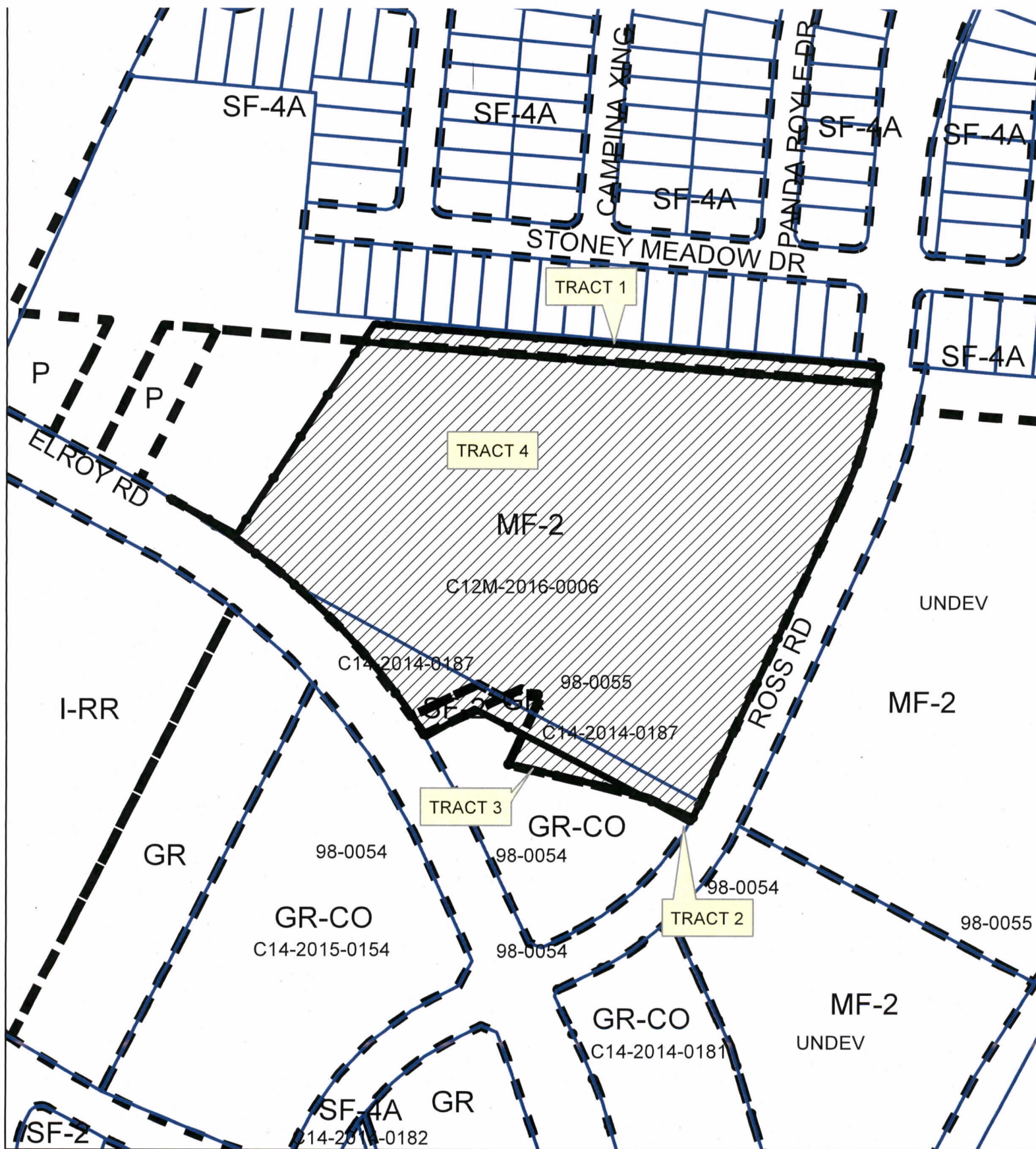
FIRM ID #P3791 REG. # 10024900

Civil Engineering Surveying

5501 West William Cannon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH:-J:\AUTOCAD 2004 LAND PROJECTS\4754\SURVEY\FN - ZONING TRACT 4.dwg



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

N



1" = 200'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY