

**ORDINANCE NO. 20191003-087**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1127 PEARL RETREAT LANE FROM DEVELOPMENT RESERVE (DR) 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 development reserve (DR) district to multifamily residence low density (MF-2) district on the property described in Zoning Case No. C14-2019-0104, on file at the Planning and Zoning Department, as follows:

A 0.1355 acre tract of land (5,901 square feet), being a portion of Lot 1, Block A, Newington Apartment Homes Subdivision, a subdivision of record in Document No. 201600009 of the Official Public Records of Travis County, Texas, said 0.1355 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1127 Pearl Retreat Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

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


**PASSED AND APPROVED**

\_\_\_\_\_, October 3, 2019

§  
§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

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

**ATTEST:**

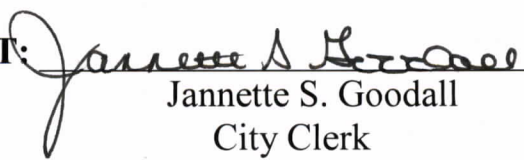
  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

EXHIBIT " — "

Zoning Tract  
Lot 1, Block "A", Newington Apartment Homes Subdivision

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.1355 ACRE (5,901 SQUARE FEET), BEING A PORTION OF LOT 1, BLOCK "A", NEWINGTON APARTMENT HOMES SUBDIVISION, RECORDED IN DOCUMENT NO. 201600009 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID LOT 1 CONVEYED TO NEWINGTON APARTMENT HOMES, LLC, IN DOCUMENT NOS. 2015112896 AND 2016000573 (O.P.R.T.C.T.), SAID 0.1355 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
jward@4wards.com  
[www.4wards.com](http://www.4wards.com)

**BEGINNING**, at a 1/2-inch iron rod found in the east right-of-way line of East Parmer Lane (200' Right-of-way), and being the northwest corner of a called 1.467 acre tract described in City of Austin Zoning Ordinance 20150212-080, and being in the west line of said Lot 1, for the southwest corner and **POINT OF BEGINNING** hereof, from which a calculated point in the east right-of-way line of said East Parmer Lane, and being an angle point in the west line of Lot 10-A of the Resubdivision of Lot 10 of Parmer Place Subdivision, recorded in Document #201300208 (O.P.R.T.C.T.), and being the south corner of said Lot 1 bears, S13°46'34"E, a distance of 509.06 feet, and from which calculated corner, a 1/2-inch iron rod found bears, N52°29'56"E, a distance of 0.77 feet;

**THENCE**, with the east right-of-way line of said East Parmer Lane and the west line of said Lot 1, N13°46'34"W, a distance of 13.39 feet to a 1/2-inch iron rod with "Bury" cap found for the northwest corner hereof, said point being at the southwest corner of a called 94.535 acre tract described in City of Austin Zoning Ordinance 20090402-045, from which a calculated point at the southwest corner of Lot 3, Block "A" of Springs at Tech Ridge Subdivision, recorded in Document No. 201200150 (O.P.R.T.C.T.), said Lot 3 was conveyed to the City of Austin in a Street Deed recorded in Document No. 2014034443 (O.P.R.T.C.T.), and now is known as Pearl Retreat Drive (80' Right-of-way), and being the northwest corner of said Lot 1 bears, N13°46'34"W, a distance of 534.90 feet, and from which calculated corner, a bent 1/2-inch iron rod found bears, N55°08'13"E, a distance of 0.31 feet;

**THENCE**, leaving the east right-of-way line of said East Parmer Lane and the west line of said Lot 1, over and across said Lot 1, with the south line of said 94.535 acre zoning tract, the following three (3) courses and distances:

- 1) S62°22'35"E, a distance of 177.76 feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
- 2) N27°56'14"E, a distance of 10.00 feet to a calculated point for an exterior ell-corner hereof, and
- 3) S62°05'02"E, a distance of 170.54 feet to a 1/2-inch iron rod found for the northeast corner hereof, said point being the northwest corner of said Lot 10-A, and being a corner in the southeast line of said Lot 1;

**THENCE**, leaving the south line of said 94.535 acre zoning tract, with the common line of said Lot 10-A and said Lot 1, S28°01'49"W, a distance of 27.47 feet to a calculated point for the southeast corner hereof, said point being the northeast corner of said 1.467 acre zoning tract, from which a 1/2-inch iron rod found bears, N59°49'28"W, a distance of 0.43 feet;

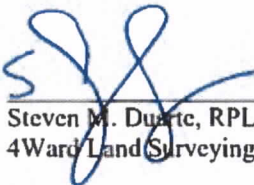
**EXHIBIT "A"**

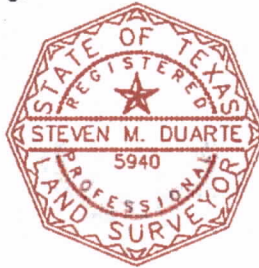
**THENCE**, leaving the common line of said Lot 10-A and said Lot 1, over and across said Lot 1, with the north line of said 1.467 acre zoning tract, the following two (2) courses and distances:

- 1) **N59°49'28"W**, a distance of **173.12** feet to a 1/2-inch iron rod with "Terra Firma" cap found for an angle point hereof, and
- 2) **N62°10'30"W**, a distance of **166.35** feet to the **POINT OF BEGINNING** and containing 0.1355 Acre (5,901 Square Feet) of land, more or less.

**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000096883360. See attached sketch (reference drawing: 00388\_zoning exhibit.dwg)

  
7/24/2019  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC



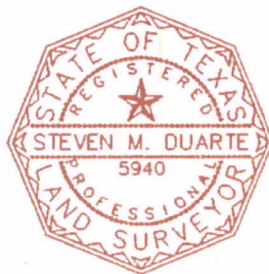


| LEGEND       |  |
|--------------|--|
| ———          | PROPOSED EASEMENT LINE                               |
| ———          | EXISTING PROPERTY LINES                              |
| - - - - -    | EXISTING EASEMENTS                                   |
| ●            | 1/2" IRON ROD FOUND<br>(UNLESS NOTED)                |
| ■            | 1/2" IRON ROD WITH "KFW"<br>CAP FOUND (UNLESS NOTED) |
| △            | CALCULATED POINT                                     |
| ⊙            | TXDOT TYPE II BRASS DISC<br>FOUND                    |
| DOC. #       | DOCUMENT NUMBER                                      |
| P.O.B.       | POINT OF BEGINNING                                   |
| R.O.W.       | RIGHT-OF-WAY   |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS,<br>TRAVIS COUNTY, TEXAS     |
| [[.....]]    | RECORD INFORMATION PER<br>PLAT DOC. #201300208       |
| [.....]      | RECORD INFORMATION PER<br>DEED DOC. #2009145726      |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | DIRECTION   | LENGTH  |
| L1         | N13°46'34"W | 13.39'  |
| L2         | S62°22'35"E | 177.76' |
| L3         | N27°56'14"E | 10.00'  |
| L4         | S62°05'02"E | 170.54' |
| L5         | S28°01'49"W | 27.47'  |
| L6         | N59°49'28"W | 173.12' |
| L7         | N62°10'30"W | 166.35' |

| RECORD LINE TABLE |             |         |
|-------------------|-------------|---------|
| LINE #            | DIRECTION   | LENGTH  |
| [L1]              | N16°24'02"W | 13.46'  |
| [L7]              | N62°10'45"W | 166.43' |

*Signature*  
7/24/2019



**NOTES:**

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000096883360.

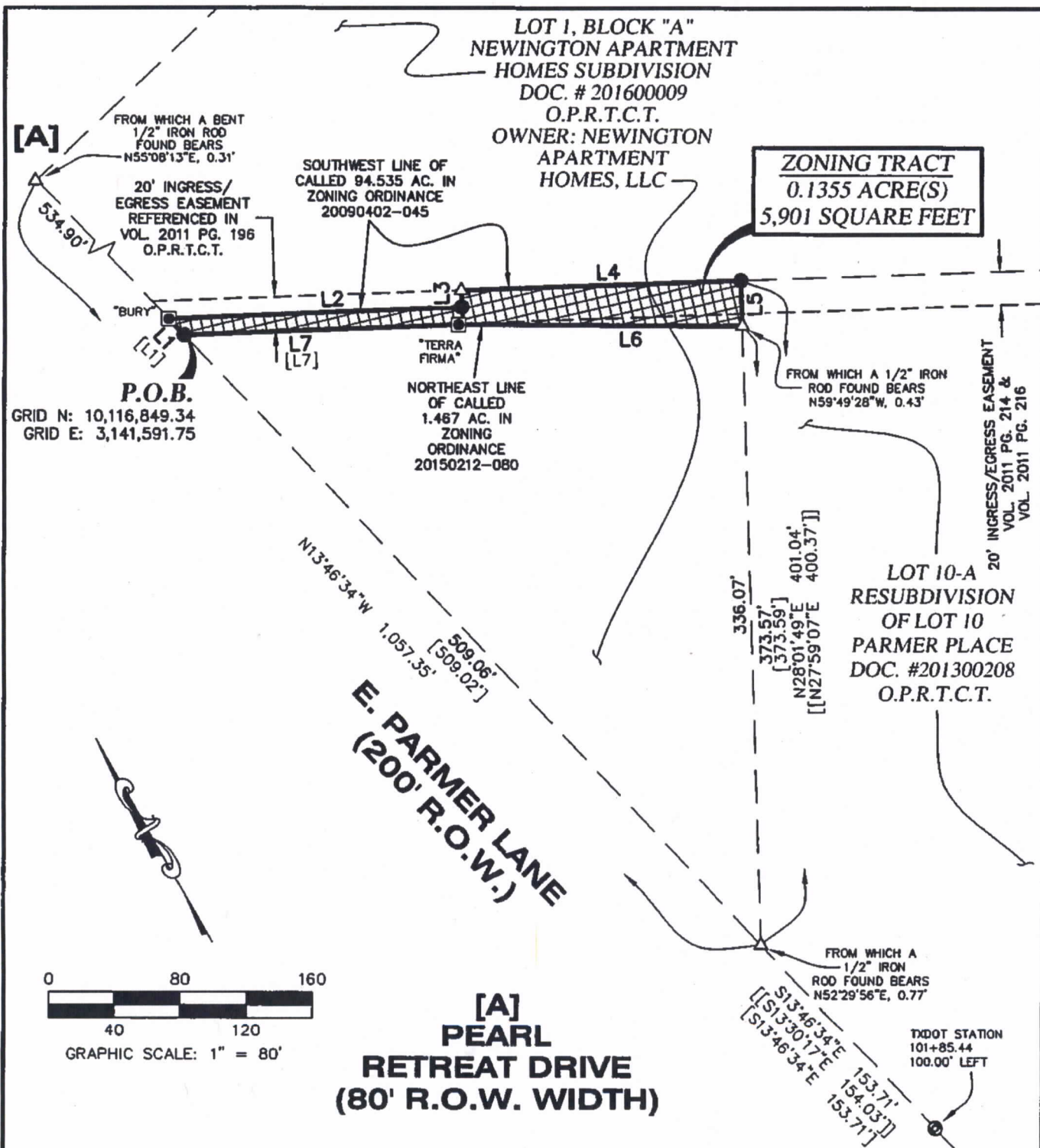
2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**0.1355 ACRE  
ZONING TRACT  
City of Austin  
Travis County, Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

|              |           |
|--------------|-----------|
| Date:        | 7/24/2019 |
| Project:     | 00388     |
| Scale:       | 1" = 80'  |
| Reviewer:    | SMD       |
| Tech:        | ABW       |
| Field Crew:  | JCR/KDL   |
| Survey Date: | JAN. 2015 |
| Sheet:       | 2 OF 2    |

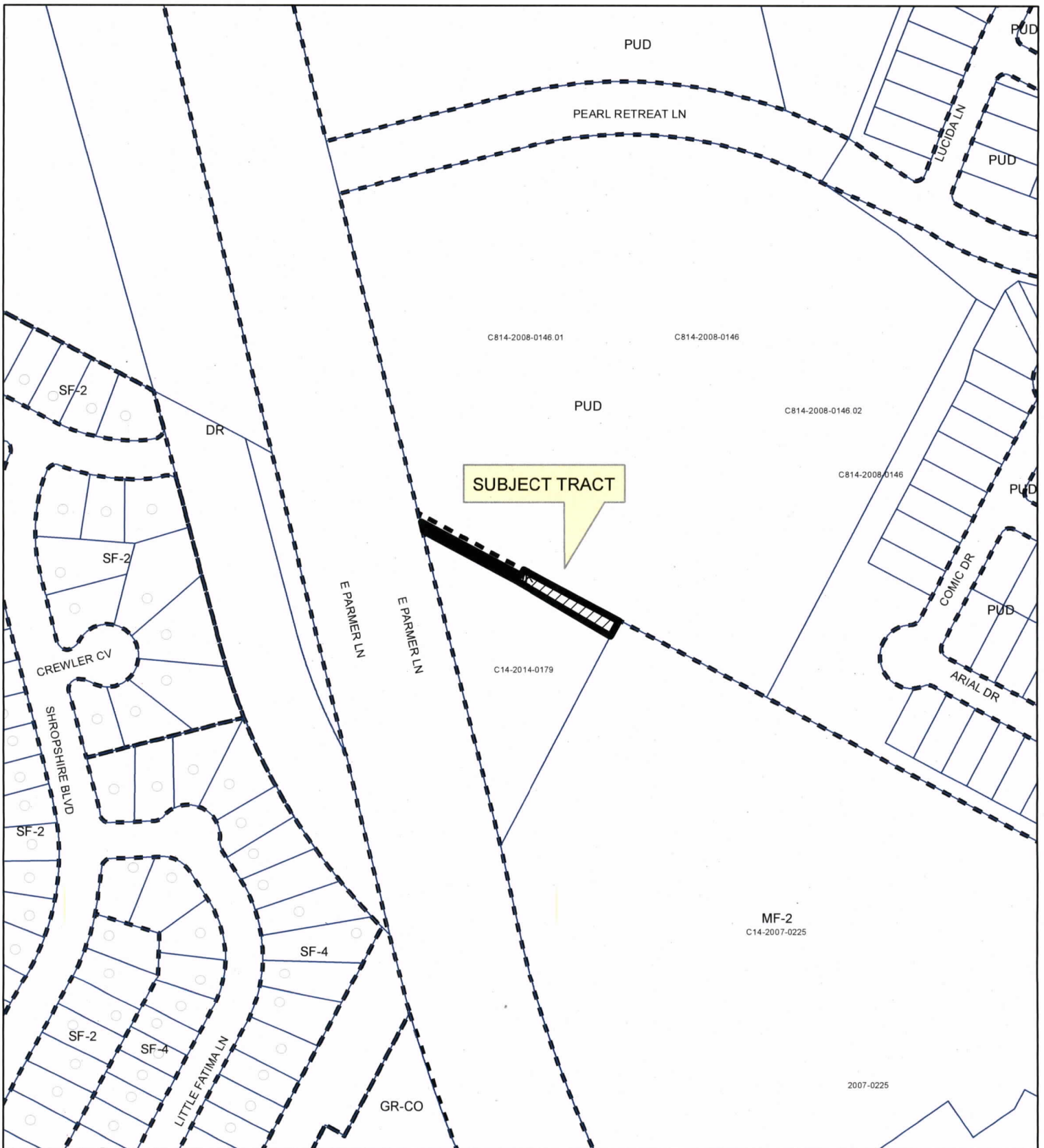


**0.1355 ACRE  
 ZONING TRACT  
 City of Austin  
 Travis County, Texas**

**4WARD**  
 Land Surveying  
 A Limited Liability Company

PO Box 90876, Austin Texas 78709  
 WWW.4WARDLS.COM (512) 537-2384  
 TBPLS FIRM #10174300

|              |           |
|--------------|-----------|
| Date:        | 7/24/2019 |
| Project:     | 00388     |
| Scale:       | 1" = 80'  |
| Reviewer:    | SMD       |
| Tech:        | ABW       |
| Field Crew:  | JCR/KDL   |
| Survey Date: | JAN. 2015 |
| Sheet:       | 1 OF 2    |



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2019-0104

## EXHIBIT "B"

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: 8/5/2019

1" = 200'