

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6207 ROSS ROAD FROM SINGLE-FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) DISTRICT ON TRACT 1 AND NEIGHBORHOOD COMMERCIAL-MIXED USE (LR-MU) COMBINING DISTRICT ON TRACT 2.

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 small lot (SF-4A) district to multifamily residence moderate-high density (MF-4) district on Tract 1 and neighborhood commercial-mixed use (LR-MU) combining district on Tract 2 on the property described in Zoning Case No. C14-2019-0165, on file at the Planning and Zoning Department, as follows:

Tract 1:

8.354 acres of land out of the Jose Antonio Navarro Grant Abstract No. 18, in Travis County, Texas, said 8.354 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, and

Tract 2:

1.50 acres of land out of the Jose Antonio Navarro Grant Abstract No. 18, in Travis County, Texas, said 1.50 acres of land being more particularly described by metes and bounds in in **Exhibit “B”** incorporated into this ordinance (collectively referred to as the “Property”),

locally known as 6207 Ross Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “C”**.

PART 2. This ordinance takes effect on _____, 2020.

PASSED AND APPROVED

_____, 2020 § _____
 § _____
 § _____
 Steve Adler
 Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS

Texas Licensed Surveying Firm Registration No. 10050700

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0990

E-mail: hci@austin.rr.com

April 21, 2020

"EXHIBIT ____"

AREA TO BE RE-ZONED

DESCRIPTION OF 8.354 ACRES OF LAND OUT OF THE JOSE ANTONIO NAVARRO GRANT ABSTRACT No. 18 IN TRAVIS COUNTY, TEXAS, TO BE RE-ZONED, OUT OF THAT CERTAIN (59.09 ACRE) TRACT OF LAND AS CONVEYED TO NAJIB F. WEHBE BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT No. 2015059120 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 ½" iron rod with a plastic cap imprinted with "Holt Carson, Inc." found in the current East right-of-way line of Ross Road and in the South line of that certain (61.12 acre) tract of land as conveyed to A.J. Holloway by deed recorded in Volume 2635, Page 77 of the Deed Records of Travis County, Texas, and as subsequently conveyed to Glen A. French and Woodrow W. French by deed recorded in Volume 3718, Page 2212 of the Deed Records of Travis County, Texas, for the Southwest corner of that certain (60.10 acre) tract of land described as "Tract Two" and as conveyed to Joe T. Robertson, Jr., Daniel B. Robertson and Thomas H. Robertson by deed recorded in Volume 5552, Page 30 of the Deed Records of Travis County, Texas, and for the Northwest corner of that certain (25.98 acre) tract of land as conveyed to Louis Carl Berger and wife, Berniece Faye Berger by Correction Warranty Deed recorded in Volume 6290, Page 2082 of the Deed Records of Travis County, Texas, and for the Southwest corner of that certain (59.09 acre) tract of land as conveyed to Najib F. Wehbe by General Warranty Deed recorded in Document No. 2015059120 of the Official Public Records of Travis County, Texas, from which a ½" iron rod found in the West right-of-way line of Ross Road for the Southeast corner of that certain (0.50 acre) tract of land as conveyed to Richard Shelton and Helen Shelton by Warranty Deed recorded in Volume 8353, Page 458 of the Deed Records of Travis County, Texas bears, N 60 deg. 43' W 56.45 ft.;

THENCE leaving the current East right-of-way line of Ross Road with the South lines of said Holloway (61.12 acre) tract and said Wehbe (59.09 acre) tract and with the North line of said Berger (25.98 acre) tract, S 60 deg. 43'00" E 29.84 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc." for the Southwest corner and **PLACE OF BEGINNING** of the herein described tract of land to be re-zoned;

THENCE crossing through the interior of said Holloway (61.12 acre) tract and also crossing through the interior of said Wehbe (59.09 acre) tract, the following six (6) courses:

- 1.) **N 28 deg. 57'00" E 60.00 ft.** to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
- 2.) **S 60 deg. 43'00" E 192.06 ft.** to a calculated point;
- 3.) **N 28 deg. 57'00" E 350.01 ft.** to a calculated point;
- 4.) **N 60 deg. 43'00" W 164.69 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at a non-tangent point of curvature in the proposed East right-of-way line of Ross Road;
- 5.) Along a curve to the right with a radius of 800.00 ft. for and arc length of 67.96 ft. and which chord bears, **N 46 deg. 25'00" E 67.94 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at a point of tangency;
- 6.) **N 48 deg. 51'00" E 448.60 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the North lines of said Holloway (61.12 acre) tract said Robertson (60.10 acre) and said Wehbe (59.09 acre) tract, same being a point in the South line of that certain (3.00 acre) tract of land as conveyed to Alberto G. Monreal and Maria Rivera Monreal by General Warranty Deed recorded in Document No. 2000100466 of the Official Public Records of Travis County, Texas, and being the Northwest corner of the herein described tract of land to be re-zoned, from which a ½" iron rod found in the current East right-of-way line of Ross Road at the Southwest corner of said Monreal (3.00 acre) tract bears, **N 60 deg. 39' 41" W 45.56 ft.**;

THENCE leaving the proposed East right-of-way line of Ross Road with the North lines of said Robertson (60.10 acre) tract and said Wehbe (59.09 acre) tract, **S 60 deg. 39' 41" E 485.11 ft.** to a calculated point for the Northeast corner of the herein described tract of land to be re-zoned, from which a ½" iron rod found in the South line of Lot 49, Block I, Los Cielos Section Three, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200500195 of the Official Public Records of Travis County, Texas bears, **S 60 deg. 39' 41" E 57.37 ft.**;

THENCE crossing the interior of said Wehbe (59.09 acre) tract of land with the Southeast line of this tract to be re-zoned, the following two (2) courses;

- 1.) **S 48 deg. 54' 53" W 630.84 ft.** to a calculated angle point;
- 2.) **S 28 deg. 57' 00" W 302.99 ft.** to a calculated point in the South line of said Wehbe (59.09 acre) tract and being the Southeast corner of the herein described tract of land to be re-zoned;

Page 3 of 3

8.361 ACRES – Area to be re-zoned

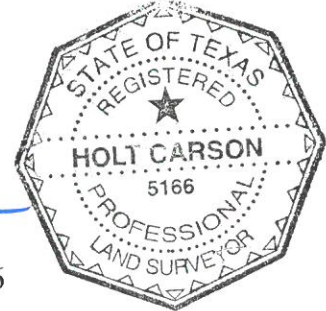
THENCE with the South line of said Wehbe (59.09 acre) tract, **N 60 deg. 43' 00" W 470.16 ft.**
to the **PLACE OF BEGINNING**, containing **8.354 acres** of land.

PREPARED: April 21, 2020

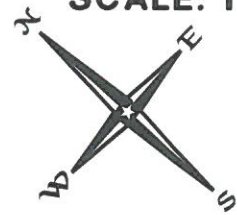


Holt Carson

Registered Professional Land Surveyor No. 5166
Reference Map C 955052



SCALE: 1" = 125'



Legend

- ⊙ 1/2" Iron Rod Found
- IPF ⊙ 1/2" Iron Pipe Found
- ⊠ Capped Iron Found
- * Inundated Point
- ✱ 1/2" Iron Rod Found with plastic cap imprinted with "Holt Carson Inc."
- ▼ 60D Nail Set
- x— Wire Fence
- //— Wood Board Fence
- (Record Bearing and Distance)

PREPARED: April 21, 2020

BY:

Holt Carson

Holt Carson
Registered Professional
Land Surveyor No. 5166
HOLT CARSON, INC.
Firm Registration
No. 10050700
www.hciaustin.com



LOT 13
BLOCK G
ROSS ROAD SUBDIVISION
DOCUMENT NO. 201800311

PLACE OF BEGINNING
REFERENCE POINT

SKETCH TO ACCOMPANY DESCRIPTION OF
8.354 ACRES OF LAND OUT OF THE JOSE ANTONIO
NAVARRO GRANT ABSTRACT No. 18 IN TRAVIS COUNTY,
TEXAS, BEING AN AREA OF LAND, TO BE RE-ZONED,
OUT OF THAT CERTAIN (59.09 ACRE) TRACT OF LAND AS
CONVEYED TO NAJIB F. WEHBE BY GENERAL WARRANTY
DEED RECORDED IN DOCUMENT No. 2015059120 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ALBERTO G. MONREAL and
MARIA RIVERA MONREAL
(3.00 ACRES)
Document No. 2000100466
(S61°04'05"E 181.05')
(S59°37'23"E 181.00')
(S60°00"E 407.34')
(S61°07'23"E 407.08')
(S60°39'41"E 485.11')

FOLEY
DRIVE
(60')

direct tie
N25°03'27"W
63.71'

LOT 1

LOT 17

PROPOSED R.O.W.

ROSS ROAD

JOSE ANTONIO NAVARRO GRANT
ABSTRACT NO. 18

NAJIB F. WEHBE
59.09 ACRES
GENERAL WARRANTY DEED
DOCUMENT No. 2015059120

8.354 ACRES

N46°25'00"E
C=67.94' A=67.96'
R=800.00'

N60°43'00"W
164.69'

N36°28'00"E
C=209.28' A=209.89'
R=800.00'

N28°57'00"E
350.01'

S60°43'00"E
192.06'

N28°57'00"E
60.00'

N60°43'00"W
470.16'

S28°57'00"W
302.99'

direct tie
N25°03'27"W
63.71'

(N49°38'E 483.53')
(N48°54'53"E 481.04')

(N50°20'E 171.83')
(N49°09'17"E 171.78')

(N39°39'E)
C=118.78'
N38°56'E
C=118.17'
A=118.77'
R=340.85'

three-30"
metal drainpipes

concrete

mulch box

N60°43'W
56.45'

calculated
point

(N39°14'52"E
896.26')
(N36°06'E
896.26')

RICHARD SHELTON AND
HELEN SHELTON
(0.50 ACRE)
Volume 8353 Page 458

LOT 18

C 955052

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS

Texas Licensed Surveying Firm Registration No. 10050700

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0990

E-mail: hci@austin.rr.com

April 21, 2020

"EXHIBIT ____"

AREA TO BE RE-ZONED

DESCRIPTION OF 1.500 ACRES OF LAND OUT OF THE JOSE ANTONIO NAVARRO GRANT ABSTRACT No. 18 IN TRAVIS COUNTY, TEXAS, TO BE RE-ZONED, OUT OF THAT CERTAIN (59.09 ACRE) TRACT OF LAND AS CONVEYED TO NAJIB F. WEHBE BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT No. 2015059120 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 ½" iron rod with a plastic cap imprinted with "Holt Carson, Inc." found in the current East right-of-way line of Ross Road and in the South line of that certain (61.12 acre) tract of land as conveyed to A.J. Holloway by deed recorded in Volume 2635, Page 77 of the Deed Records of Travis County, Texas, and as subsequently conveyed to Glen A. French and Woodrow W. French by deed recorded in Volume 3718, Page 2212 of the Deed Records of Travis County, Texas, for the Southwest corner of that certain (60.10 acre) tract of land described as "Tract Two" and as conveyed to Joe T. Robertson, Jr., Daniel B. Robertson and Thomas H. Robertson by deed recorded in Volume 5552, Page 30 of the Deed Records of Travis County, Texas, and for the Northwest corner of that certain (25.98 acre) tract of land as conveyed to Louis Carl Berger and wife, Berniece Faye Berger by Correction Warranty Deed recorded in Volume 6290, Page 2082 of the Deed Records of Travis County, Texas, and for the Southwest corner of that certain (59.09 acre) tract of land as conveyed to Najib F. Wehbe by General Warranty Deed recorded in Document No. 2015059120 of the Official Public Records of Travis County, Texas, from which a ½" iron rod found in the West right-of-way line of Ross Road for the Southeast corner of that certain (0.50 acre) tract of land as conveyed to Richard Shelton and Helen Shelton by Warranty Deed recorded in Volume 8353, Page 458 of the Deed Records of Travis County, Texas bears, N 60 deg. 43' W 56.45 ft.;

THENCE leaving the current East right-of-way line of Ross Road with the South lines of said Holloway (61.12 acre) tract and said Wehbe (59.09 acre) tract and with the North line of said Berger (25.98 acre) tract, S 60 deg. 43'00" E 29.84 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";

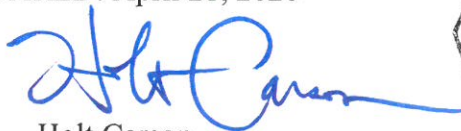
1.500 ACRES – Area to be re-zoned

THENCE entering the interior of said Holloway (61.12 acre) tract and also entering the interior of said Wehbe (59.09 acre) tract, N 28 deg. 57'00" E 60.00 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.", being the West corner and **PLACE OF BEGINNING** of the herein described area to be re-zoned;

THENCE continuing through the interior of said Holloway (61.12 acre) tract and said Wehbe (59.09 acre) tract, the following five (5) courses:

- 1.) **N 28 deg. 57'00" E 142.36 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at a point of curvature;
- 2.) Along a curve to the right with a radius of 800.00 ft. for and arc length of 209.89 ft. and which chord bears, **N 36 deg. 28'00" E 209.28 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at a non-tangent point for the North corner of the herein described area to be re-zoned;
- 3.) **S 60 deg. 43'00" E 164.69 ft.** to a calculated point for the East corner of the herein described area to be re-zoned;
- 4.) **S 28 deg. 57'00" W 350.01 ft.** to a calculated point for the South corner of the herein described area to be re-zoned;
- 5.) **N 60 deg. 43'00" W 192.06 ft.** to the **PLACE OF BEGINNING** and containing **1.500 acres** of land.

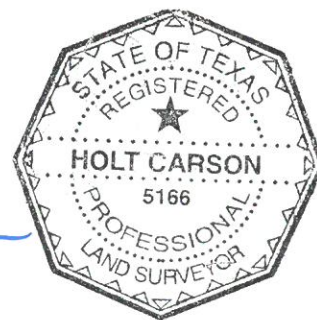
PREPARED: April 21, 2020



Holt Carson

Registered Professional Land Surveyor No. 5166

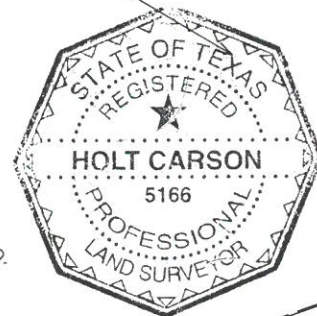
Reference Map C 955052



☉ ½" Iron Rod Found
 IPF ☉ ½" Iron Pipe Found
 ☐ Capped Iron Found
 * Inundated Point
 ☼ ½" Iron Rod Found with plastic cap
 imprinted with "Holl Carson Inc."
 ▼ 60D Nail Set
 —x— Wire Fence
 —//— Wood Board Fence
 (Record Bearing and Distance)

BY:

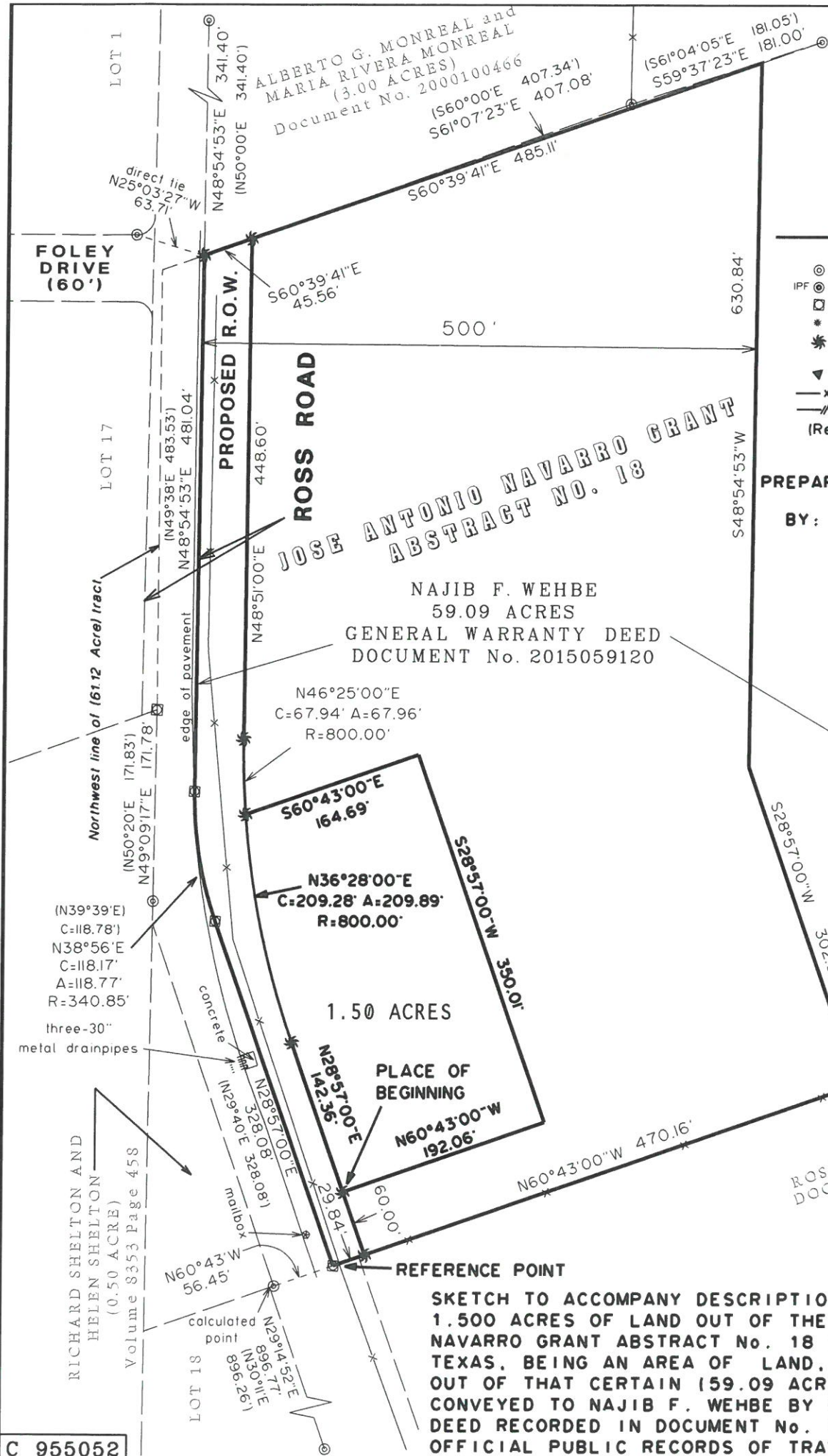
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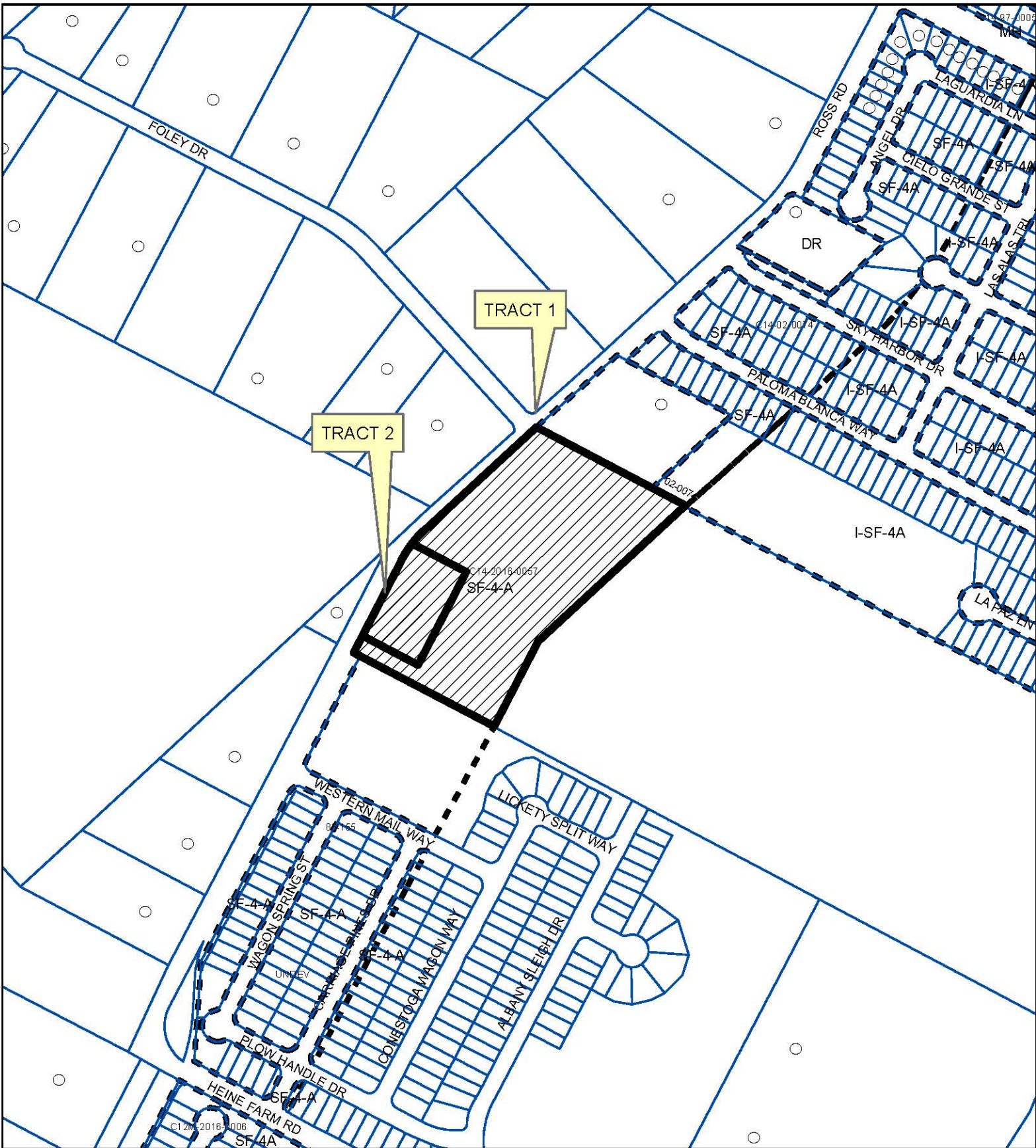





LOT 13
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DEED RECORDED IN DOCUMENT No. 2015059120 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

C 955052





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2019-0165

Exhibit C



1" = 400'

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: 12/10/2019