

**ORDINANCE NO. 20200730-037**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5511, 5515, 5517, AND 5519 JACKIE ROBINSON STREET IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-NP) COMBINING 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 family residence-neighborhood plan (SF-3-NP) combining district to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district on the property described in Zoning Case No. C14-2019-0107.SH, on file at the Planning and Zoning Department, as follows:

6.149 acres of land, more or less, out of the J.C. Tannehill Survey No. 29, Abstract No. 22, situated in Travis County, Texas, said 6.149 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 5511, 5515, 5517, and 5519 Jackie Robinson Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

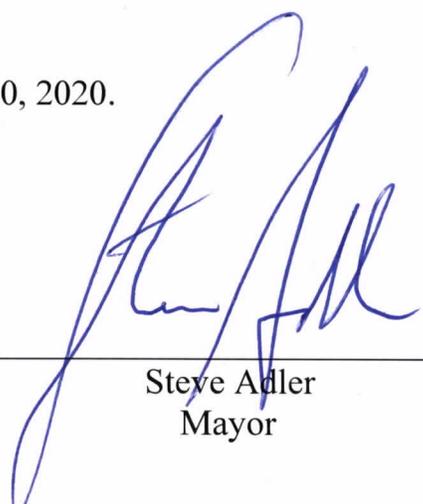
**PART 2.** The Property is subject to Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.

**PART 3.** This ordinance takes effect on August 10, 2020.

**PASSED AND APPROVED**

\_\_\_\_\_  
July 30, 2020

§  
§  
§



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

**APPROVED:** Anne L. Morgan  
Anne L. Morgan  
City Attorney

by:  
iThomas

**ATTEST:** Jannette S. Goodall  
Jannette S. Goodall  
City Clerk

### METES AND BOUNDS DESCRIPTION

OF 6.149 ACRES OF LAND, MORE OR LESS, OUT OF THE J. C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THE CALLED 1.443 ACRE TRACT DESCRIBED AS 'TRACT I', THE CALLED 1.039 ACRE TRACT DESCRIBED AS 'TRACT II', AND THE CALLED 1.020 ACRE TRACT DESCRIBED AS 'TRACT III', IN THE DEED TO WILLIAM D. MOSELEY, RECORDED IN VOLUME 9326, PAGE 893 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; TRACT 18, MOSELEY BROTHERS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200000018 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND THE CALLED 1.47 ACRE TRACT DESCRIBED IN THE DEED TO WILLIAM D. MOSELEY, RECORDED IN VOLUME 12989, PAGE 2120 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 6.149 ACRES OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF JACKIE ROBINSON STREET (60' RIGHT-OF-WAY – DOC. NO. 200000018) FOR THE NORTHWEST CORNER OF LOT 1, BOLDEN'S PLACE SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200500152 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND NORTHEAST CORNER OF SAID 1.47 ACRE TRACT, AND NORTHEAST CORNER HEREOF;

**THENCE**, S 07°41'58" W, WITH THE COMMON LINE OF SAID 1.47 ACRE TRACT AND SAID LOT 1, BOLDEN'S PLACE SUBDIVISION, A DISTANCE OF 749.35 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF THE TRAVIS COUNTY CEMETERY, RECORDED IN VOLUME 134, PAGE 13 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF SAID 1.47 ACRE TRACT AND SOUTHEAST CORNER HEREOF;

**THENCE**, S 26°53'49" W, WITH THE COMMON LINE OF SAID TRAVIS COUNTY CEMETERY TRACT AND SAID 1.47 ACRE TRACT, A DISTANCE OF 194.18 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 25, BLOCK 6, LINCOLN GARDENS, SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 5, PAGE 4 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 1.47 ACRE TRACT, AND SOUTHEAST CORNER HEREOF;

**THENCE**, N 18°56'24" W, WITH THE COMMON LINE OF SAID 1.47 ACRE TRACT AND SAID LOT 25, A DISTANCE OF 357.45 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 18 AND SOUTHEAST CORNER OF SAID 'TRACT II';

**THENCE**, N 18°31'08" W, WITH THE COMMON LINE OF SAID 'TRACT II' AND SAID LINCOLN GARDENS, SECTION ONE, A DISTANCE OF 200.01 TO A CALCULATED POINT FOR THE SOUTHEAST CORNER OF SAID 'TRACT III';

**THENCE**, N 18°40'32" W, WITH THE COMMON LINE OF SAID 'TRACT III' AND SAID LINCOLN GARDENS, SECTION ONE, A DISTANCE OF 443.97 FEET TO A CALCULATED POINT IN THE SOUTH RIGHT-OF-WAY OF SAID JACKIE ROBINSON STREET, FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, FOR THE NORTHWEST CORNER OF SAID 'TRACT III' AND NORTHWEST CORNER HEREOF, FROM WHICH, AN IRON ROD FOUND CAPPED 'RPLS 5056' FOUND IN THE SOUTH LINE OF SAID JACKIE ROBINSON STREET, BEARS N 18°40'32" W, 5.35 FEET;

**THENCE**, WITH SAID SOUTH RIGHT-OF-WAY, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

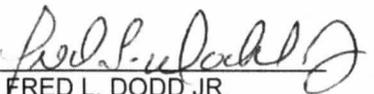
1. WITH SAID CURVE TO THE RIGHT, WHOSE RADIUS IS 320.18 FEET AND CHORD BEARS N 84°18'08" E, 145.12 FEET, FOR AN ARC DISTANCE OF 146.39 FEET TO A CALCULATED POINT;
2. S 82°38'11" E, A DISTANCE OF 143.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 18, MOSELEY BROTHERS SUBDIVISION;
3. S 82°28'58" E, A DISTANCE OF 75.14 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 'TRACT I';
4. S 82°46'05" E, A DISTANCE OF 75.22 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 1.47 ACRE TRACT;
5. S 82°43'21" E, A DISTANCE OF 75.24 FEET TO THE **PLACE OF BEGINNING**, AND CONTAINING 6.149 ACRES, MORE OR LESS.

**BEARING BASIS** OF THE SURVEY DESCRIBED HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, USING A COMBINED SCALE FACTOR OF 0.99993604 AND A CONVERGENCE ANGLE OF 01°22'04".

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

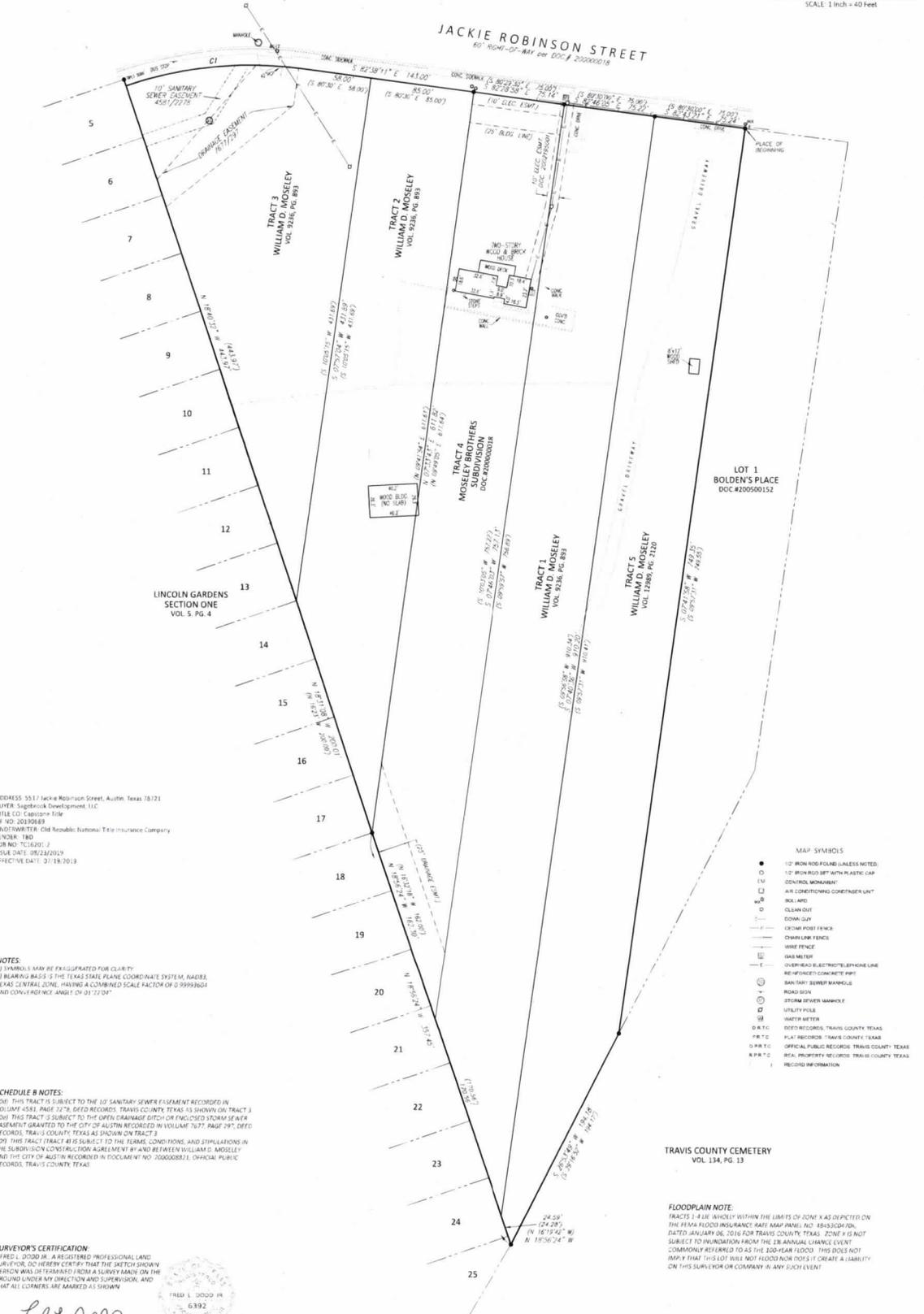
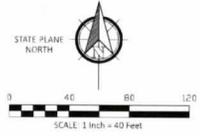
DATE: 09-07-2019  
FRED L. DODD JR., SURVEYOR, INC.  
101 JONATHAN DRIVE  
SUITE NO. 7  
LIBERTY HILL, TX 78642



  
FRED L. DODD JR.  
RPLS NO. 6392  
STATE OF TEXAS

# LAND TITLE SURVEY OF 6.149 ACRES OF LAND

TRACT 1: 1.452 ACRES OF LAND, MORE OR LESS, OUT OF THE J. C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, SITUATED IN TRAVIS COUNTY, TEXAS, DESCRIBED AS 'TRACT I' IN THE DEED TO WILLIAM D. MOSELEY, RECORDED IN VOLUME 9326, PAGE 893, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.  
 TRACT 2: 1.039 ACRES OF LAND, MORE OR LESS, OUT OF THE J. C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, SITUATED IN TRAVIS COUNTY, TEXAS, DESCRIBED AS 'TRACT II' IN THE DEED TO WILLIAM D. MOSELEY, RECORDED IN VOLUME 9326, PAGE 893, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.  
 TRACT 3: 1.027 ACRES OF LAND, MORE OR LESS, OUT OF THE J. C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, SITUATED IN TRAVIS COUNTY, TEXAS, DESCRIBED AS 'TRACT III' IN THE DEED TO WILLIAM D. MOSELEY, RECORDED IN VOLUME 9326, PAGE 893, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.  
 TRACT 4: 1.162 ACRES OF LAND, MORE OR LESS, BEING TRACT 18, MOSELEY BROTHERS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200000118, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
 TRACT 5: 1.469 ACRES OF LAND, MORE OR LESS, OUT OF THE J. C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, SITUATED IN TRAVIS COUNTY, TEXAS, DESCRIBED IN THE DEED TO WILLIAM D. MOSELEY, RECORDED IN VOLUME 12989, PAGE 2120, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.



ADDRESS: 5317 Jackie Robinson Street, Austin, Texas 78721  
 BUYER: Sugarbush Development, LLC  
 TITLE CO: Capstone Title  
 LOT NO: 20050088  
 UNDERWRITER: Old Republic National Title Insurance Company  
 NUMBER: 180  
 JOB NO: TC120012  
 ISSUE DATE: 09/23/2019  
 EFFECTIVE DATE: 07/19/2019

**NOTES:**  
 1) SYMBOLS MAY BE EXAGGERATED FOR CLARITY.  
 2) BARRING BASED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, HAVING A COMBINED SCALE FACTOR OF 0.99998601 AND CONVERGENCE ANGLE OF 01'22.04".

**SCHEDULE B NOTES:**  
 1001: THIS TRACT IS SUBJECT TO THE 10' SANITARY SEWER EASEMENT RECORDED IN VOLUME 4581, PAGE 7278, DEED RECORDS, TRAVIS COUNTY, TEXAS AS SHOWN ON TRACT 3.  
 1002: THIS TRACT IS SUBJECT TO THE OPEN DRAINAGE DITCH OR FACED STORM WATER EASEMENT GRANTED TO THE CITY OF AUSTIN RECORDED IN VOLUME 7677, PAGE 397, DEED RECORDS, TRAVIS COUNTY, TEXAS AS SHOWN ON TRACT 3.  
 1003: THIS TRACT (TRACT 4) IS SUBJECT TO THE TERMS, CONDITIONS, AND STIPULATIONS IN THE SUBDIVISION CONSTRUCTION AGREEMENT BY AND BETWEEN WILLIAM D. MOSELEY AND THE CITY OF AUSTIN RECORDED IN DOCUMENT NO. 200000881, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

**SURVEYOR'S CERTIFICATION:**  
 I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS SHOWN.

FRED L. DODD JR. RPL# 6392  
 DATE: 09/23/2019 JOB NO: TC120012

- MAP SYMBOLS**
- 12" IRON ROD FOUND UNLESS NOTED
  - 10" IRON ROD WITH PLASTIC CAP
  - CONTROL MONUMENT
  - ▭ AIR CONDITIONING CONDENSER UNIT
  - ▭ AIR CONDITIONING CONDENSER UNIT
  - WELAND
  - CLEANOUT
  - DOWN GUY
  - CROWN POST FENCE
  - CHAIN LINK FENCE
  - WIRE FENCE
  - GAS METER
  - OVERHEAD ELECTRIC LAMP LINE
  - REINFORCED CONCRETE PIPE
  - SANITARY SEWER MANHOLE
  - ROAD SIGN
  - STORM SEWER MANHOLE
  - UTILITY POLE
  - WATER METER
  - P.R.T.C. DEED RECORDS, TRAVIS COUNTY, TEXAS
  - P.R.T.C. PLAT RECORDS, TRAVIS COUNTY, TEXAS
  - P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
  - P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
  - RECORD INFORMATION

**TRAVIS COUNTY CEMETERY**  
 VOL. 134, PG. 13

**FLOODPLAIN NOTE:**  
 TRACTS 1-4 ARE WHOLLY WITHIN THE LIMITS OF ZONE X AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48433C0400, DATED JANUARY 06, 2016 FOR TRAVIS COUNTY, TEXAS. ZONE X IS NOT SUBJECT TO INUNDATION FROM THE 1% ANNUAL CHANCE EVENT COMMONLY REFERRED TO AS THE 100-YEAR FLOOD. THIS DOES NOT IMPLY THAT THIS SOIL WILL NOT FLOOD NOR DOES IT CREATE A LIABILITY ON THIS SURVEYOR OR COMPANY IN ANY SUCH EVENT.

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT 1	146.39'	320.18'	26°11'45"	S 84°14'08" W	145.12'
CT 1	145.11'	320.18'	25°28'	S 84°14'08" W	143.67'

**FRED L. DODD JR.**  
 SURVEYOR, INC.  
 PROFESSIONAL LAND SURVEYING

ORDER A SURVEY (EMAIL US AT: INFO@DODDSURVEYING.COM)  
 OFFICE (512) 953-5705

WWW.DODDSURVEYING.COM

8019 W. GRAND PKWY  
 SUITE 3040 #464  
 RICHMOND, TX 77407



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

ZONING CASE#: C14-2019-0107.SH

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.

1" = 400'

Created: 8/7/2019