

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11833 BUCKNER ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO COMMUNITY COMMERCIAL (GR) 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 (SF-3) district to community commercial (GR) district on the property described in Zoning Case No. C14-2020-0040, on file at the Planning and Zoning Department, as follows:

Being a 1.32 (called 1.33) acre tract of land, out of the Adam E. Livingston Survey Number 455, Abstract Number 478, Travis County, Texas, said 1.32 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 11833 Buckner 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 \_\_\_\_\_, 2020.

**PASSED AND APPROVED**

\_\_\_\_\_, 2020      § \_\_\_\_\_  
§  
§

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Jannette S. Goodall  
City Clerk

**EXHIBIT "A"**  
**METES & BOUNDS DESCRIPTION**

**BEING A 1.32 (CALLED 1.33) ACRE TRACT OF LAND, OUT OF THE ADAM E. LIVINGSTON SURVEY NUMBER 455, ABSTRACT NUMBER 478, TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED TO SILVERMAN DEVELOPMENT, LTD, AND DESCRIBED IN DOCUMENT NUMBER 2008117157, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING**, at a found iron pipe, marking the southwest corner of a called 1.248 acre tract conveyed to River Place Holdings Corp. in Doc # 2008156795, Official Public Records of Travis County, Texas, same being the northwest corner of a called 9.391 acre tract conveyed to Jass 2, INC. in Vol. 11981, Pg. 841, Real Property Records Travis County, Texas, same being the northeast corner of a called 5.14 acre tract conveyed to Patrick M. McElhenny & Alisa R. McElhenny, in Doc # 2004154996, Official Public Records of Travis County, Texas, same being for the southeast corner of herein described tract, and the **Point of Beginning**;

**THENCE**, N 72°20'00" W, 302.48' (N 70°10'36" W, 302.27'), along the common line of said called 5.14 acre tract and herein described tract, to a found ½" iron rod, marking the southeast corner of a called 0.727 acre tract conveyed to Philip M. Smith & Cindy Smith, in Vol. 8218, Pg. 489, Records of Travis County, Texas, same being the northwest corner of said called 5.14 acre tract, same being for the southwest corner of herein described tract;

**THENCE**, N 29°46'59" E, 208.33' (N 31°49'55" E, 208.28'), along the common line of said called 0.727 acre tract and herein described tract, to a found ½" iron rod with yellow cap, on the south R.O.W. of Buckner Road (50' R.O.W.), marking the northeast corner of said called 0.727 acre tract, same being for the northwest corner of herein described tract;

**THENCE**, S 73°20'27" E, 257.79' (S 71°12'55" E, 258.00'), along the said south R.O.W. of Buckner Road, same being the north line of herein described tract, to a found ½" iron rod with yellow cap, on the south R.O.W. of Buckner Road (50' R.O.W.), marking the northwest corner of said called 1.248 acre tract, same being for the northeast corner of herein described tract;

**THENCE**, S 17°23'25" W, 208.22' (S 19°33'18" W, 208.40'), departing said south R.O.W. of Buckner Road, along the common line of said called 1.248 acre tract and herein described tract, **to the Point of Beginning**, containing 1.32 acres more or less.

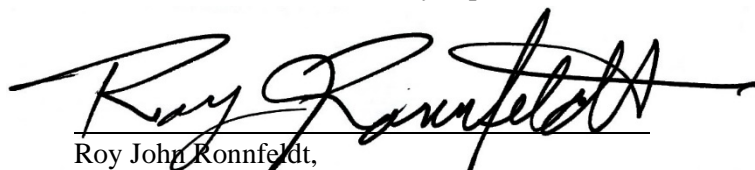
Basis of Bearing: Texas Central NAD 83.

STATE OF TEXAS       §

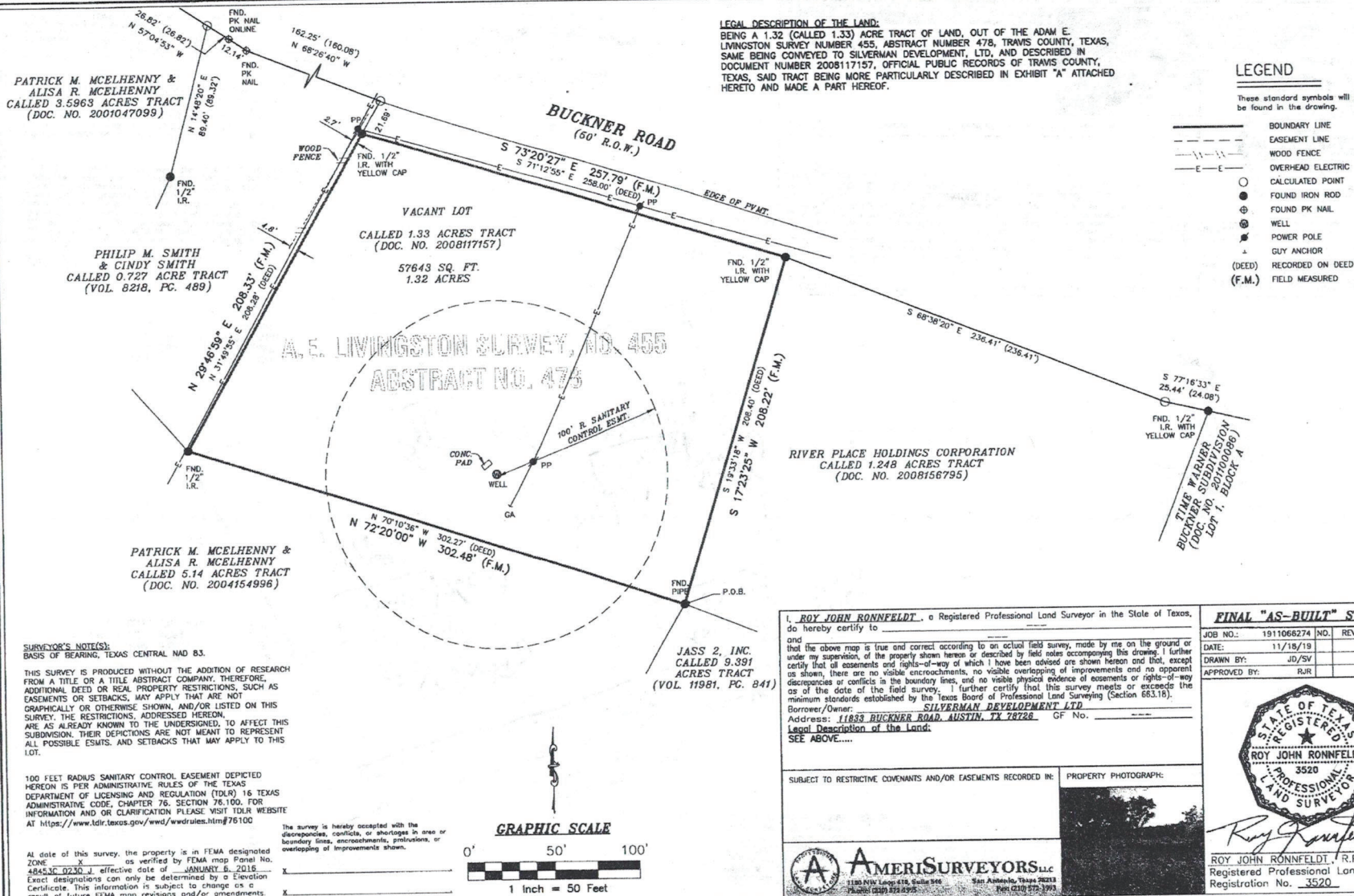
December 3, 2019

COUNTY OF TRAVIS   §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

  
\_\_\_\_\_  
Roy John Ronnfeldt,  
Registered Professional Land Surveyor  
Registration No. 3520





I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to

and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: **SILVERMAN DEVELOPMENT LTD**  
Address: **11833 BUCKNER ROAD, AUSTIN, TX 78728** GF No. ---  
Legal Description of the Land:  
SEE ABOVE....

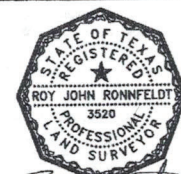
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:

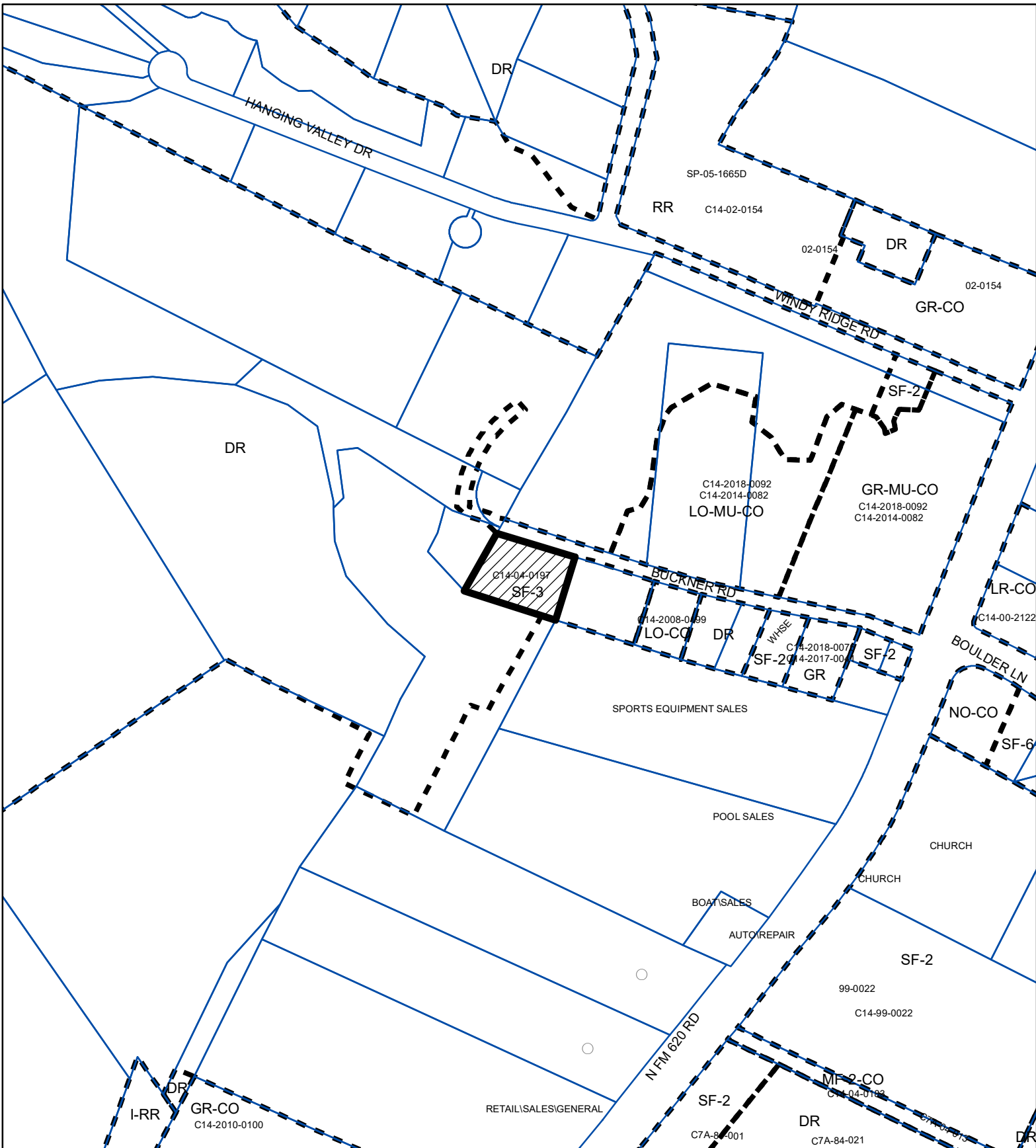



**FINAL "AS-BUILT" SURVEY**


JOB NO.:	1911066274	NO.	REVISION	DATE
DATE:	11/18/19			
DRAWN BY:	JD/SV			
APPROVED BY:	RJR			




**ROY JOHN RONNFELDT, R.P.L.S.**  
Registered Professional Land Surveyor  
Registration No. **3520**


$$1'' = 400'$$

 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2020-0040

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: 8/14/2020**