

**ORDINANCE NO. 20210325-091**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 8201 THAXTON ROAD AND CHANGING THE ZONING MAP FROM UNZONED TO TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) 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 unzoned to townhouse and condominium residence (SF-6) district on the property described in Zoning Case No. C14-2020-0138, on file at the Housing and Planning Department, as follows:

A description of 24.268 acres (approximately 1,057,120 square feet) in the Santiago Del Valle Grant, Travis County, Texas, being a portion of a 174.4 acre tract conveyed to Edward J. Gillen and Mildred Gillen in a Deed dated February 23, 1955 and recorded in Volume 1549, Page 268, of the Deed Records of Travis County, Texas, said 24.268 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

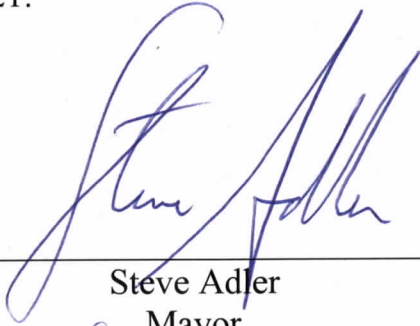
locally known as 8201 Thaxton Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on April 5, 2021.

**PASSED AND APPROVED**

March 25, 2021

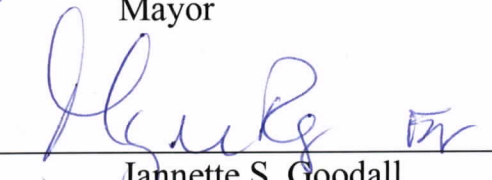
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§  
§

  
Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**24.268 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 24.268 ACRES (APPROXIMATELY 1,057,120 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 174.4 ACRE TRACT CONVEYED TO EDWARD J. GILLEN AND MILDRED GILLEN IN A DEED DATED FEBRUARY 23, 1955 AND RECORDED IN VOLUME 1549, PAGE 268 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 24.268 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found at the intersection of the west right-of-way line of McKinney Falls Parkway (115' right-of-way width) and the north right-of-way line of Thaxton Road (new alignment) (right-of-way width varies) as described in Document No. 2009040372 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found at the intersection of the west right-of-way line of McKinney Falls Parkway and the south right-of-way line of Thaxton Road (new alignment), bears South 02°05'07" East, a distance of 65.05 feet;

**THENCE** with the north right-of-way line of Thaxton Road (new alignment) and crossing the said 174.4 acre tract the following two (2) courses and distances:

1. South 88°23'12" West, a distance of 74.75 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the right, having a radius of 525.00 feet, a delta angle of 47°33'42", an arc length of 435.81 feet, and a chord which bears North 67°49'56" West, a distance of 423.40 feet to a 1/2" rebar with "Chaparral" cap set in the northeast right-of-way line of Thaxton Road (old alignment) (60' right-of-way width) as described in Volume 698, Page 188 of the Deed Records of Travis County, Texas, being in the southwest line of the said 174.4 acre tract;

**THENCE** with the northeast right-of-way line of Thaxton Road (old alignment) and the southwest line of the said 174.4 acre tract, the following five (5) courses and distances:

1. North 37°31'34" West, a distance of 538.63 feet to a calculated point in rock riprap;
2. North 43°51'08" West, a distance of 87.78 feet to a calculated point in rock riprap;

3. North  $36^{\circ}47'08''$  West, a distance of 109.72 feet to a 1/2" rebar with "Chaparral" cap set;
4. North  $34^{\circ}43'08''$  West, a distance of 162.78 feet to a 1/2" rebar with "Chaparral" cap set;
5. North  $30^{\circ}34'08''$  West, a distance of 316.94 feet to a 1" iron pipe found in the east right-of-way line of Alum Rock Drive (64' right-of-way width) as shown on The Bend at Nuckols Crossing Phase 1, a subdivision of record in Volume 87, Page 26C of the Plat Records of Travis County, Texas;

**THENCE** North  $05^{\circ}20'13''$  West with the east right-of-way line of Alum Rock Drive and the west line of the said 174.4 acre tract, a distance of 417.63 feet to a 1" iron pipe found for the northwest corner of the said 174.4 acre tract, being the southwest corner of a 24.94 acre tract described in Volume 2475, Page 62 of the Deed Records of Travis County, Texas;


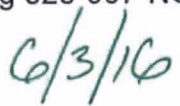
**THENCE** South  $62^{\circ}44'50''$  East with the northeast line of the said 174.4 acre tract and the southwest line of the said 24.94 acre tract, a distance of 1567.17 feet to a 1/2" rebar with "Travis County Survey" cap found in the west right-of-way line of McKinney Falls Parkway, from which a 1/2" rebar with "Travis County Survey" cap found in the east right-of-way line of McKinney Falls Parkway, bears South  $62^{\circ}44'50''$  East, a distance of 115.12 feet;

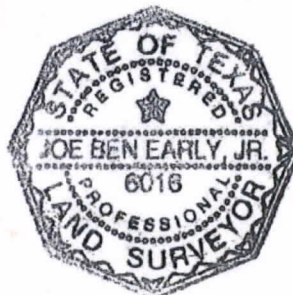
**THENCE** with the west right-of-way line of McKinney Falls Parkway and crossing the said 174.4 acre tract, with a curve to the left, having a radius of 1957.50 feet, a delta angle of  $25^{\circ}22'15''$ , an arc length of 866.79 feet, and a chord which bears South  $12^{\circ}01'09''$  West, a distance of 859.73 feet to the **POINT OF BEGINNING**, containing 24.268 acres of land, more or less.

Surveyed on the ground June 3, 2016.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

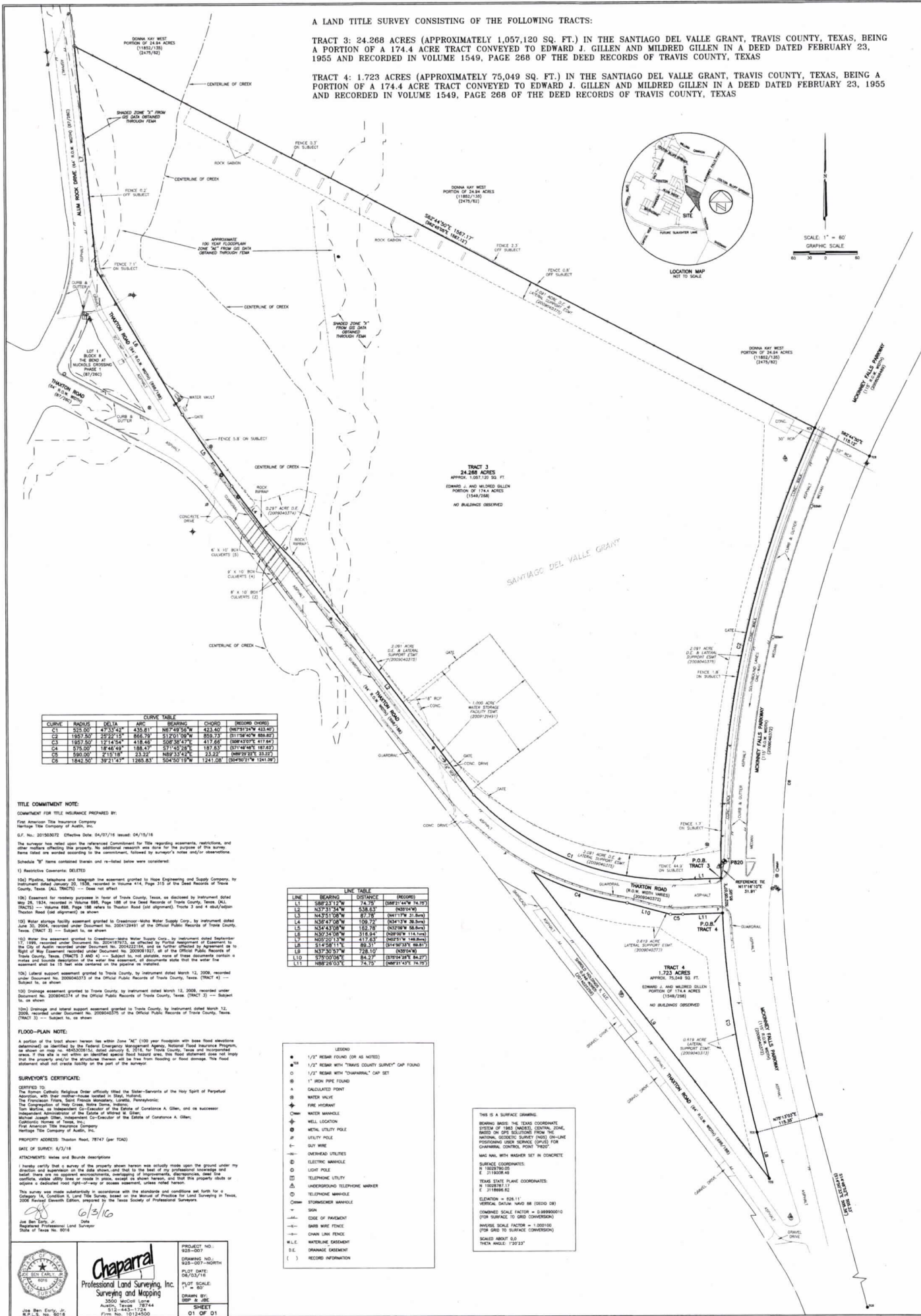
Attachments: Drawing 925-007-NORTH

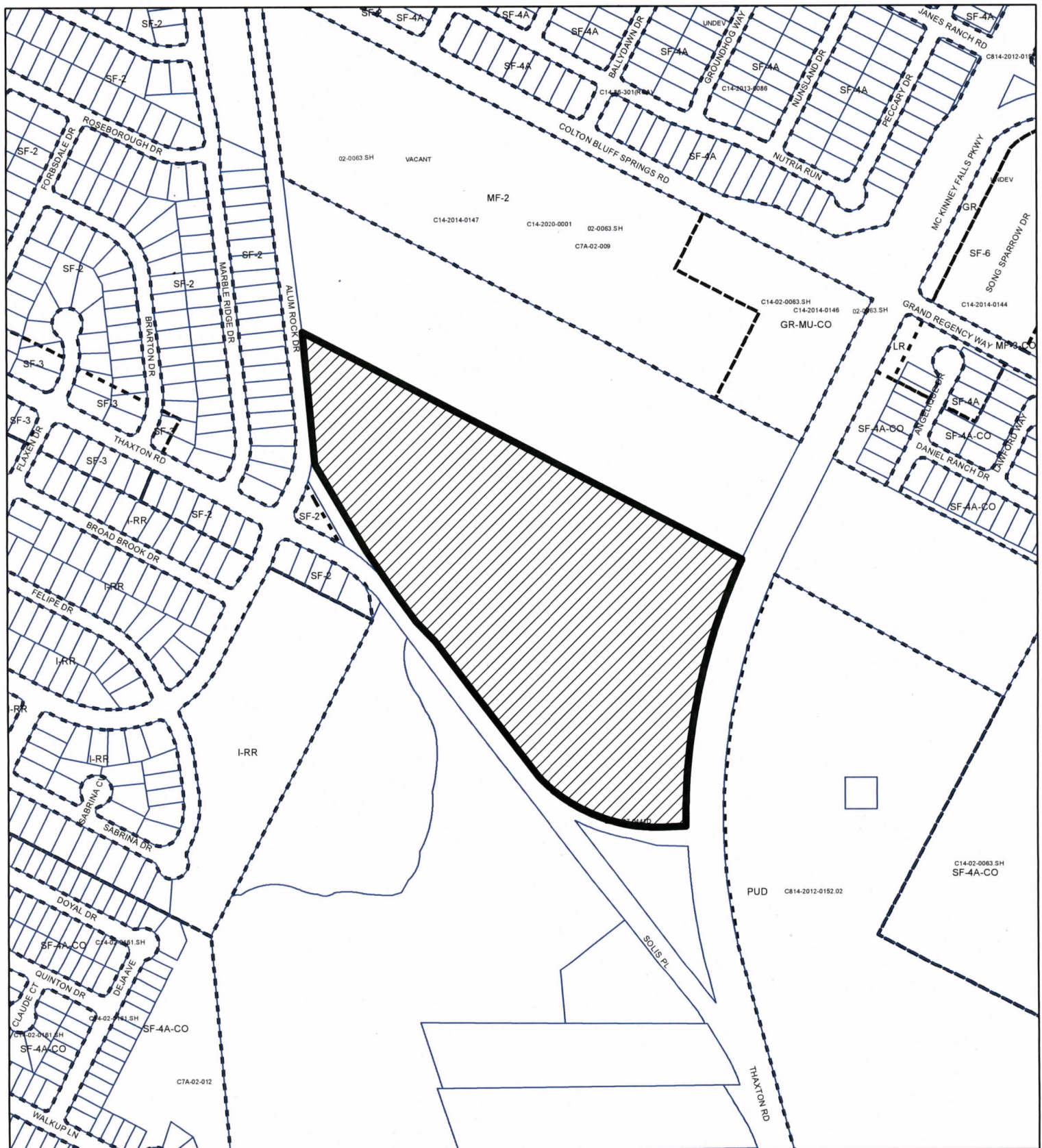
   
Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016  
T.B.P.L.S. Firm No. 10124500



TRACT 3: 24.268 ACRES (APPROXIMATELY 1,057,120 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 174.4 ACRE TRACT CONVEYED TO EDWARD J. GILLEN AND MILDRED GILLEN IN A DEED DATED FEBRUARY 23, 1955 AND RECORDED IN VOLUME 1549, PAGE 268 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS

TRACT 4: 1.723 ACRES (APPROXIMATELY 75,049 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 174.4 ACRE TRACT CONVEYED TO EDWARD J. GILLEN AND MILDRED GILLEN IN A DEED DATED FEBRUARY 23, 1955 AND RECORDED IN VOLUME 1549, PAGE 268 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS





## ZONING

ZONING CASE#: C14-2020-0138

### 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: 11/30/2020



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY