

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5613 PATTON RANCH ROAD IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE LIMITED DENSITY-NEIGHBORHOOD PLAN (MF-1-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-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 multifamily residence limited density-neighborhood plan (MF-1-NP) combining district to multifamily residence moderate-high density-neighborhood plan (MF-4-NP) combining district on the property described in Zoning Case No. C14-2020-0130, on file at the Housing and Planning Department, as follows:

14.805 acres of land out of the Thomas Anderson League Survey No. 17, Abstract No. 2, situated in the City of Austin, Travis County, Texas, being a portion of the certain 93.342 acre tract of land conveyed to St. Andrews Episcopal School by Deed of Record in 2012152060 of Official Public Records of Travis County, Texas, said 14.805 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 5613 Patton Ranch Road 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. 20081211-098 that established zoning for the East Oak Hill Neighborhood Plan.



14.805 ACRE  
ST. ANDREWS SCHOOL  
MILLER TRACT - LOT 5 ZONING

FN. NO. 20-161(ABB)  
OCTOBER 28, 2020  
JOB NO. 222012193

### DESCRIPTION

A 14.805 ACRE OF LAND OUT OF THE THOMAS ANDERSON LEAGUE SURVEY NO. 17, ABSTRACT NO. 2, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 93.342 ACRE TRACT OF LAND CONVEYED TO ST. ANDREWS EPISCOPAL SCHOOL BY DEED OF RECORD IN 2012152060 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 14.805 ACRE TRACT BEING OUT OF AND A PART OF LOT 5, BLOCK "A" OF THE ST. ANDREWS TRACT PRELIMINARY PLAN HAVING CITY OF AUSTIN PLAN # C8-2015-0042; SAID 14.805 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found in the easterly right-of-way line of Patton Ranch Road (70' R.O.W.), being the common westerly corner of that certain tract of land conveyed to Austin Independent School District by deed of record in Volume 4629, Page 1434 of the Deed Records of Travis County, Texas and said St. Andrews Episcopal School tract, being the southwesterly corner of said Lot 5 and hereof;

**THENCE**, leaving said common corner, along the easterly line of Patton Ranch Road, being the westerly line of said St. Andrews Episcopal School tract, said Lot 5 and hereof, the following three (3) courses and distances:

- 1) N12°22'28"E, a distance of 239.14 feet to a 1/2 inch iron rod with "BURY" cap found at the point of curvature of a tangent curve to the right;
- 2) Along said tangent curve to the right, having a radius of 1165.00 feet, a central angle of 14°36'36", an arc length of 297.07 feet, and a chord which bears, N19°40'46"E, a distance of 296.26 feet to a 1/2 inch iron rod with "BURY" cap found;
- 3) N26°59'04"E, a distance of 1065.03 feet to a 1/2 inch iron rod with "BURY" cap found at the common corner of said Lot 4 of said St. Andrews Tract Preliminary Plan and said Lot 5, for the northwesterly corner hereof;

**THENCE**, S63°00'56"E, leaving the easterly line of Patton Ranch Road, along the southerly line of said Lot 4, being the northerly line of said Lot 5, over and across said St. Andrews Episcopal School tract, for the northerly line hereof, a distance of 692.47 feet to a calculated point for the northeasterly corner hereof, from which a 1/2 inch iron rod with "BURY" cap found at the common easterly corner of said Lots 4 and 5 bears S63°00'56"E, a distance of 589.44 feet;

**THENCE**, leaving the southerly line of said Lot 4, continuing over and across said St. Andrews Episcopal School tract and said Lot 5, for the easterly line hereof, the following three (3) courses and distances:

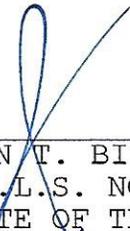
- 1) S48°25'05"W, a distance of 125.96 feet to a calculated point;
- 2) S44°25'13"W, a distance of 436.62 feet to a calculated point;
- 3) S46°45'15"W, a distance of 1101.70 feet to a calculated point in the northerly line of said Austin Independent School District tract, being the southerly line of said St. Andrews Episcopal School tract and said Lot 5, for the southeasterly corner hereof;

**THENCE**, N86°40'44"W, along the northerly line of said Austin Independent School District tract, being the southerly line of said St. Andrews Episcopal School tract, said Lot 5 and hereof, a distance of 49.11 feet to the **POINT OF BEGINNING**, containing an area of 14.805 acre (644,935 square feet) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

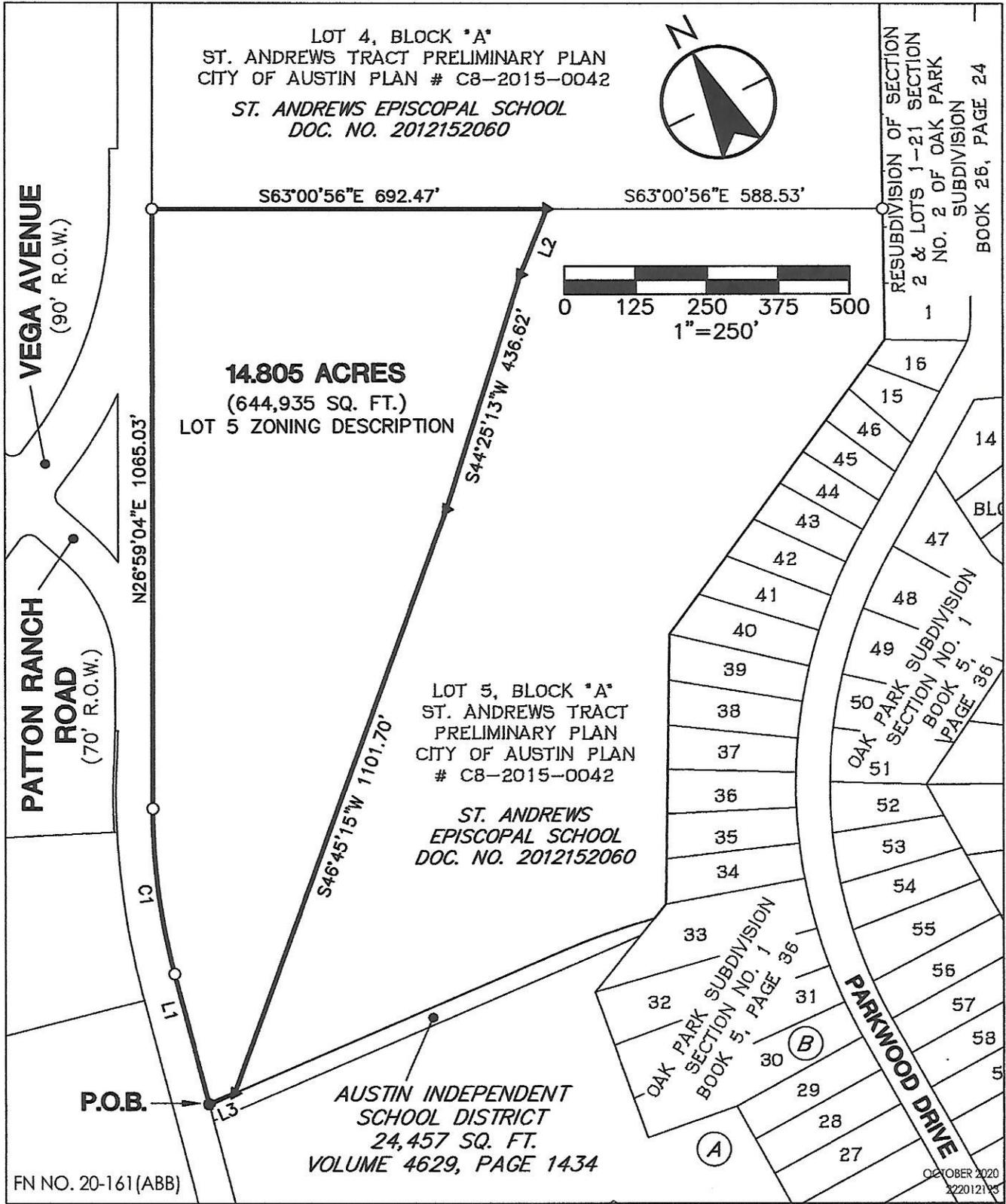
I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING  
SERVICES INC.  
1905 ALDRICH STREET  
SUITE 300  
AUSTIN, TEXAS 78723

  
10/28/2020  
\_\_\_\_\_  
JOHN T. BILNOSKI Date  
R.P.L.S. NO. 4998  
STATE OF TEXAS  
TBPLS # 10194230  
john.bilnoski@stantec.com

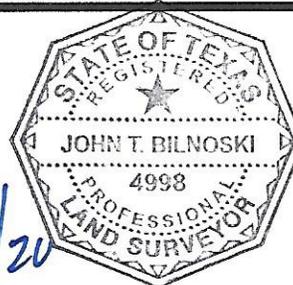


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 2021/04/22 8:56 AM By: Bilnoski, John



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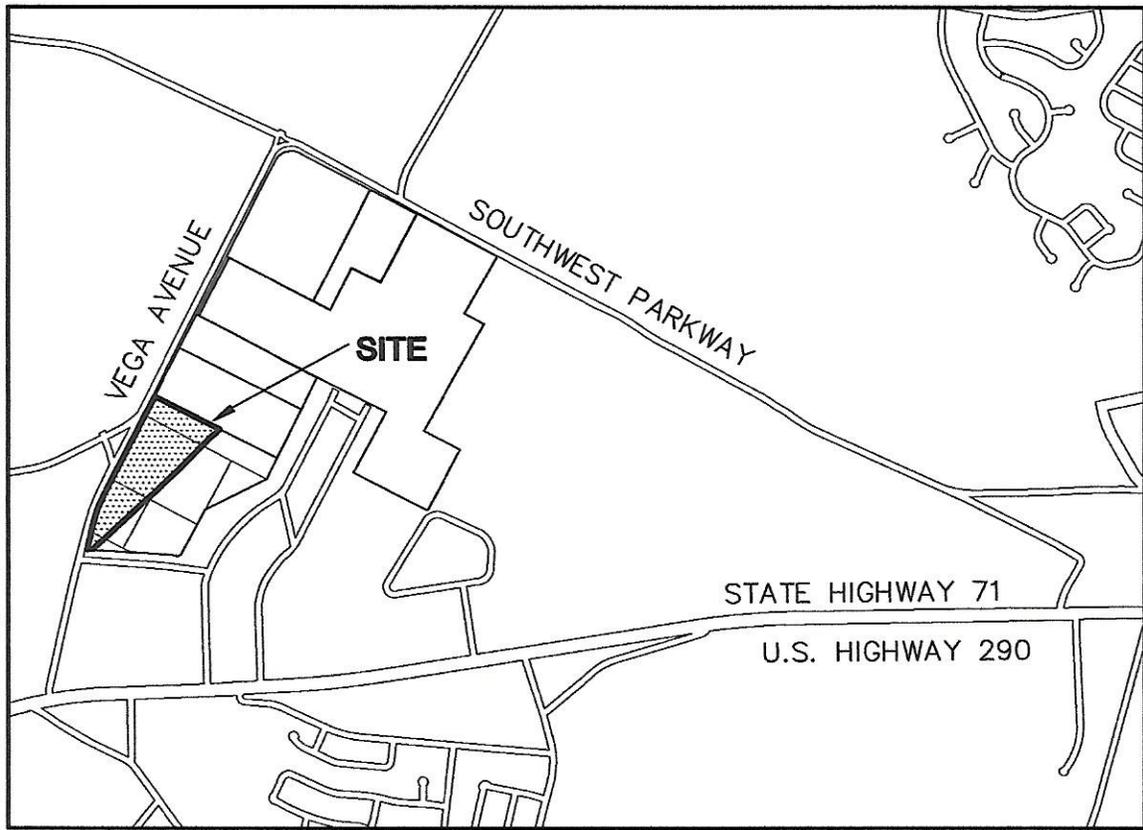
*Handwritten signature and date: 10/28/20*



Client/Project  
**ST. ANDREWS EPISCOPAL MILLER TRACT**

Figure No.  
**SHEET 1 OF 2**

Title  
**LOT 5 ZONING DESCRIPTION**



VICINITY MAP  
N.T.S.

**BEARING BASIS NOTE:**

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

(A)	<i>AUSTIN INDEPENDENT SCHOOL DISTRICT 14.233 ACRES VOLUME 3972, PAGE 481</i>
(B)	<i>AUSTIN INDEPENDENT SCHOOL DISTRICT LOTS 24-33</i>

**LEGEND**

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH BURY CAP FOUND
- ▲ CALCULATED POINT
- P.O.B. POINT OF BEGINNING

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	297.07'	1165.00'	14°36'36"	N19°40'46"E	296.26'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N12°22'28"E	239.14'
L2	S48°25'05"W	125.96'
L3	N86°40'44"W	49.11'

FN NO. 20-161(ABB)

OCTOBER 2020  
222012193

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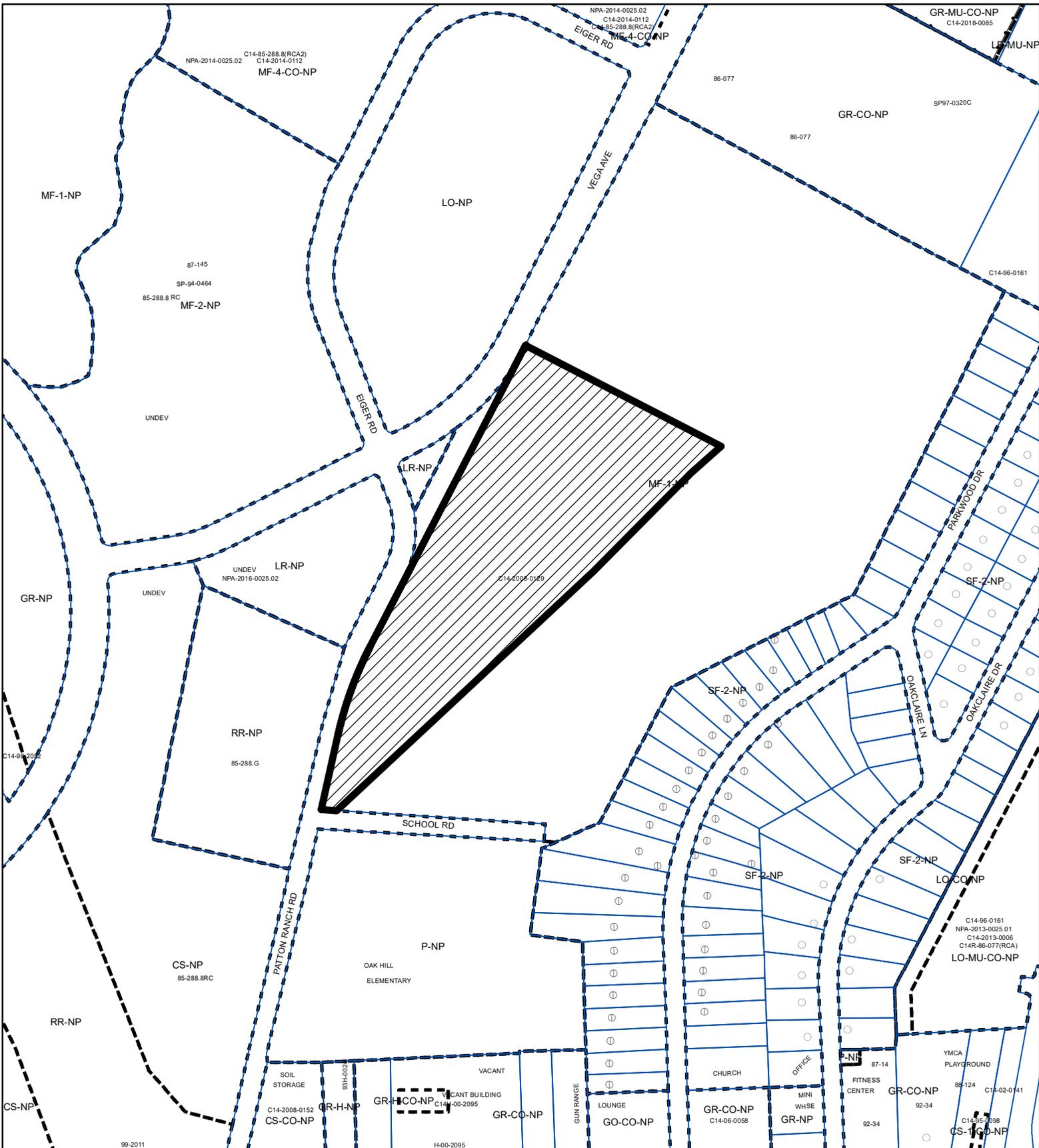


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Austin, TX 78723  
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Client/Project  
ST. ANDREWS EPISCOPAL  
MILLER TRACT

Figure No. \_\_\_\_\_  
SHEET 2 OF 2  
Title  
LOT 5 ZONING DESCRIPTION



**ZONING**

ZONING CASE#: C14-2020-0130

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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: 11/17/2020