

**ORDINANCE NO. 20210729-160**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7508 ½ MCANGUS ROAD FROM SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) 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 single family residence, small lot (SF-4A) district to multifamily residence moderate-high density (MF-4) district on the property described in Zoning Case No. C14-2021-0046, on file at the Housing and Planning Department, as follows:

A 8.27-acre tract of land, situated in the Noel M. Bain Survey, Section No. 1, Abstract No. 61, being out of the remnant portion of a called 9.456 acre tract (Tract 12), conveyed to SR Development Inc., recorded in Volume 12671, Page 69, Official Public Records of Travis County, Texas, said 8.27 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

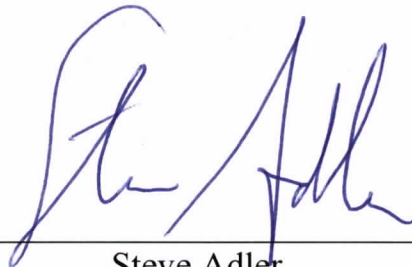
locally known as 7508 ½ McAngus Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on August 9, 2021.

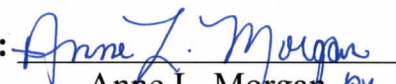
**PASSED AND APPROVED**

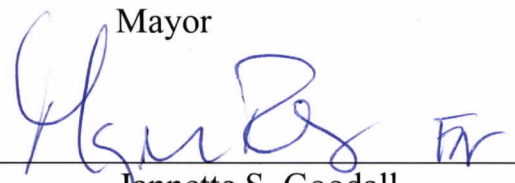
\_\_\_\_\_, July 29, 2021

§  
§  
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Steve Adler  
Mayor

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

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

FIELD NOTES  
FOR

AN 8.27 ACRE TRACT OF LAND, SITUATED IN THE NOEL M. BAIN SURVEY, SECTION NO. 1, ABSTRACT NO. 61, BEING OUT OF THE REMNANT PORTION OF A CALLED 9.456 ACRE TRACT (TRACT 12), CONVEYED TO SR DEVELOPMENT, INC., RECORDED IN VOLUME 12671, PAGE 69 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS. SAID 8.27 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**COMMENCING** at an iron rod with illegible cap found on a point in the west right-of-way line of McAngus Road, a variable width right-of-way, said point being the southeast corner of a called 13.625-acre tract (Part 3) conveyed to SR Development, Inc., recorded in Document No. 2011036233 of the Official Public Records of Williamson County, Texas, same being the northeast corner of a called 20.335-acre tract (Tract 8) conveyed to SR Development recorded in Volume 12671, Page 69 of the Real Property Records of Travis County, Texas;

**THENCE S 28°42'42" W**, with the west right-of-way line of said McAngus Road, same being the east boundary line of said 20.335-acre tract, a distance of **459.70 feet** to a calculated point at the southeast corner of said 20.335-acre tract, same being the northeast corner of said 9.456-acre tract for the northeast corner and **POINT OF BEGINNING** hereof;

**THENCE S 28°21'13" W**, continuing with the west right-of-way line of said McAngus Road, same being the east boundary line of said 9.456-acre tract, a distance of **779.63 feet** to a calculated point at the easternmost terminus of Ross Road, a 70-foot right-of-way, described as a called 4.38-acre tract as recorded in Volume 13346, Page 202 of the Official Records of Travis County, Texas for a point of non-tangent curvature for the southernmost corner hereof;

**THENCE** with the northeast right-of-way line of said Ross Road, same being the southwest boundary line of the Remnant Portion of said 9.456-acre tract the following four (4) courses and distances:

1. along the arc of a curve to the left, having a radius of **505.00 feet**, a central angle of **19°30'01"**, a chord bearing and distance of **N 08°36'10" W, 171.05 feet**, for an arc length of **171.87 feet** to a calculated point of non-tangency hereof, from which an iron rod with cap marked "SGCE" found on a point in the west right-of-way line of said Ross Road, same being a point in the east boundary line of the Remnant Portion of a called 46.476-acre tract conveyed to SR Development, Inc., recorded in Volume 12983, Page 702 of the Official Records of Travis County, Texas bears through the interior of said Ross Road **S 69°40'12" W, 70.00 feet**,
2. **N 20°19'48" W**, a distance of **637.99 feet** to a calculated point of non-tangent curvature hereof, from which an iron rod with cap marked "SGCE" found on a point in the west right-of-way line of said Ross Road, same being a point in the east boundary line of the Remnant Portion of said 46.476-acre, Texas bears through the interior of said Ross Road **S 69°40'12" W, 70.00 feet**,

Exhibit A

3. along the arc of a curve to the right, having a radius of 435.00 feet, a central angle of 49°14'05", a chord bearing and distance of N 04°17'15" E, 362.40 feet, for an arc length of 373.80 feet to a calculated point of non-tangency hereof, and
4. N 29°53'00" E, a distance of 72.53 feet to a calculated point on the east right-of-way line of said Ross Road, said point being the northwest corner of the Remnant Portion of said 9.456-acre tract, same being the southwest corner of the Remnant Portion of said 20.335-acre tract for the northwest corner hereof;

**THENCE** departing the east right-of-way line of said Ross Road, with the north boundary line of said 9.456-acre tract, same being the south boundary line of said 20.335-acre tract the following three (3) courses and distances:

1. S 51°50'07" E, a distance of 82.98 feet to a calculated angle point hereof,
2. S 43°49'15" E, a distance of 313.96 feet to a calculated angle point hereof, and
3. S 50°01'19" E, a distance of 354.48 feet to the **POINT OF BEGINNING** and containing 8.27 acres in Travis County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 51094-00 by Pape-Dawson Engineers, Inc. This product is a graphical representation of the data shown hereon. It does not represent an on-the-ground survey; it is not a survey product and only represents the approximate relative location of property boundaries for the purposes of rezoning. This product does not conform to a Class A, GIS/LIS Survey Product as defined in Category 10 of the TSPS Manual of Practice and shall not be relied upon for uses which could affect the health, safety or welfare of the general public.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: December 31, 2020  
JOB No.: 51094-00  
DOC.ID.: H:\Survey\CIVIL\51094-00\Zoning\Word\FN51094-00\_8.27Ac\_MF.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-01



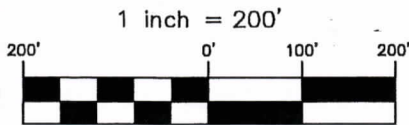


EXHIBIT OF

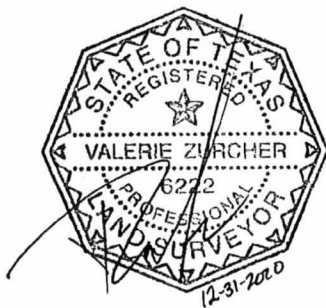
AN 8.26 ACRE TRACT OF LAND, SITUATED IN THE NOEL M. BAIN SURVEY, SECTION NO. 1, ABSTRACT NO. 61, BEING OUT OF THE REMNANT PORTION OF A CALLED 9.456 ACRE TRACT (TRACT 12), CONVEYED TO SR DEVELOPMENT, INC., RECORDED IN VOLUME 12671, PAGE 69 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

**NOTES:**

1. THE BEARINGS FOR THIS EXHIBIT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL-ZONE.
2. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.

**LEGEND:**

D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS  
 O.R. OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS  
 R.P.R. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS  
 O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
 DOC. NO. DOCUMENT NUMBER  
 P.O.B. POINT OF BEGINNING  
 FD. FOUND  
 I.R. IRON ROD  
 FOUND IRON ROD (CAP AS NOTED)



THE REMNANT PORTION OF A CALLED 13.625 ACRE TRACT (PART 3)  
 SR DEVELOPMENT, INC.  
 DOC. NO. 2011036233 (O.P.R.)

P.O.C.  
 FD. I.R. (ILLEGIBLE)

THE REMNANT PORTION OF A CALLED 20.335 ACRE TRACT (TRACT 8)  
 OWNER: SR DEVELOPMENT, INC  
 VOL. 12671, PG. 69 (R.P.R.)

NOEL M BAIN SURVEY  
 SECTION NO. 1  
 ABSTRACT NO. 61

**8.27 ACRES**

THE REMNANT PORTION OF A CALLED 9.456 ACRE TRACT (TRACT 12)  
 OWNER: SR DEVELOPMENT, INC  
 VOL. 12671, PG. 69 (O.R.)

ROSS ROAD  
 70-FOOT RIGHT OF WAY  
 A CALLED 4.38 ACRE TRACT  
 VOL. 13346, PG. 202 (O.R.)  
 A REMNANT PORTION OF A CALLED 46.476 ACRE TRACT (TRACT 11)  
 OWNER: SR DEVELOPMENT, INC  
 VOL. 12983, PG. 702 (O.R.)

S27°42'42"W  
 459.70'

Mc ANGUS ROAD  
 (VARIABLE WIDTH RIGHT OF WAY)  
 S28°21'13"W 779.63'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	505.00'	19°30'01"	N08°36'10"W	171.05'	171.87'
C2	435.00'	49°14'05"	N04°17'15"E	362.40'	373.80'

LINE TABLE

LINE	BEARING	LENGTH
L1	N29°53'00"E	72.53'
L2	S51°50'07"E	82.98'
L3	S43°49'15"E	313.96'
L4	S50°01'19"E	354.48'
L5	S69°40'12"W	70.00'
L6	S69°40'12"W	70.00'

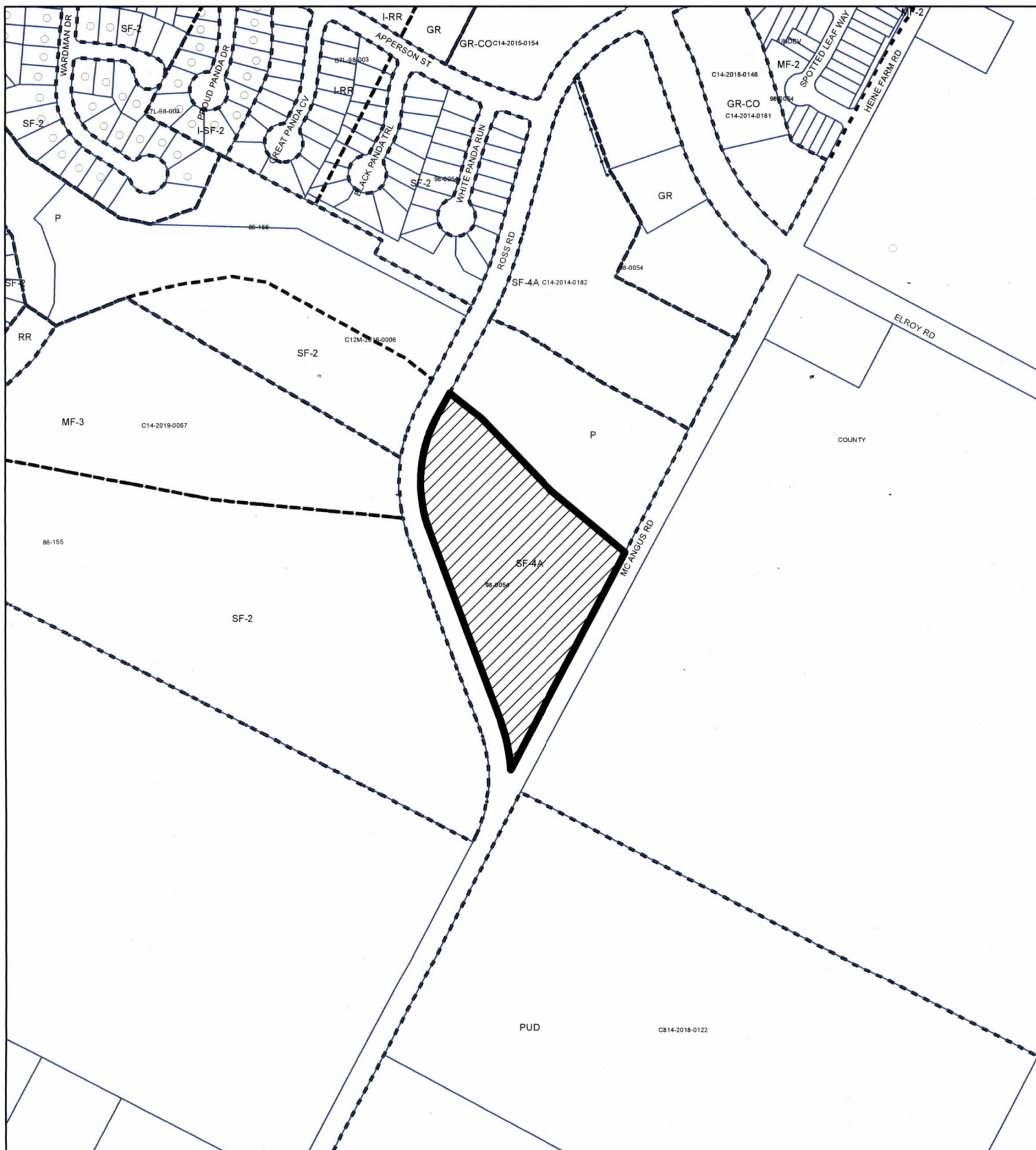
**PAPE-DAWSON ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DECEMBER 31, 2020

JOB No.: 51094-00

SHEET 1 OF 1



## ZONING

ZONING CASE#: C14-2021-0046

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 3/24/2021