

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4708 ROGERS LANE AND 7902 WEST ROGERS LANE FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO SINGLE-FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT.**

**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 standard lot (SF-2) district to single-family residence small lot (SF-4A) district on the property described in Zoning Case No. C14-2021-0141, on file at the Housing and Planning Department, as follows:

locally known as 4708 Rogers Lane and 7902 West Rogers Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PASSED AND APPROVED**

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**APPROVED:** *Anne E. Morgan* **ATTEST:**

Myrna Rios  
City Clerk

## EXHIBIT A LEGAL DESCRIPTION

BEING A 17.28 ACRE TRACT OF LAND IN THE JAMES BURLESON LEAGUE, BEING COMPRISED OF THREE TRACTS OF LAND, BEING A CALLED 4.344 ACRE TRACT REFERRED TO AS "SECOND TRACT", A CALLED 13.016 ACRE TRACT REFERRED TO AS "THIRD TRACT", DESCRIBED IN VOL. 2450, PG. 289, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND A 1.00 ACRE SAVE AND EXCEPT TRACT SAID TRACTS BEING CONVEYED TO YOLANDA T. BROWN RECORDED IN DOCUMENT No. 2003297621, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 17.28 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 5/8" iron rod found in the east line of the herein described tract, same being the southeast corner of said "Third Tract" at the northeast intersection of Rogers Lane, a 50' right-of-way, and Rogers Lane West, a 50' right-of-way, located on the west boundary of a called 8.651 acre tract conveyed to Southwest Key Programs, Inc., recorded in Document No. 2015137733, Official Public Records of Travis County, Texas;

THENCE N 61°47'01" W, with a south boundary of the herein described tract, the south boundary of said "Third Tract" and the north right-of-way line of said Rogers Lane West, at a distance of 60.00' passing the southeast corner of said 1.00 acre tract, at a distance of 268.71' passing the southwest corner of said 1.00 acre tract, and continuing for a total distance of 765.75' to a 1/2" iron rod found for an interior corner of the herein described tract at the northwest corner of said Rogers Lane West, same being the northeast corner of said "Second Tract";

THENCE S 28°21'08" W, with an east boundary of the herein described tract, the east boundary of said "Second Tract" and the west right-of-way line of said Rogers Lane West, at a distance of 50.00' passing 1.7' right of a 1/2" iron pipe found at the southwest corner of said Rogers Lane West, being the northwest corner of Lot 8, Hidrogo and Navarro Subdivision, a subdivision of record in Volume 55, Page 88, Plat Records of Travis County Texas, and continuing for a total distance of 285.77' to a 1/2" iron rod found for the southeast corner of the herein described tract, the southeast corner of said "Second Tract", being the southwest corner of said Lot 8, in the north boundary line of a called 3.227 acre tract conveyed to Sam Meredith and wife Esther A. Meredith recorded in Volume 5261, Page 1594, Deed Records of Travis County, Texas;

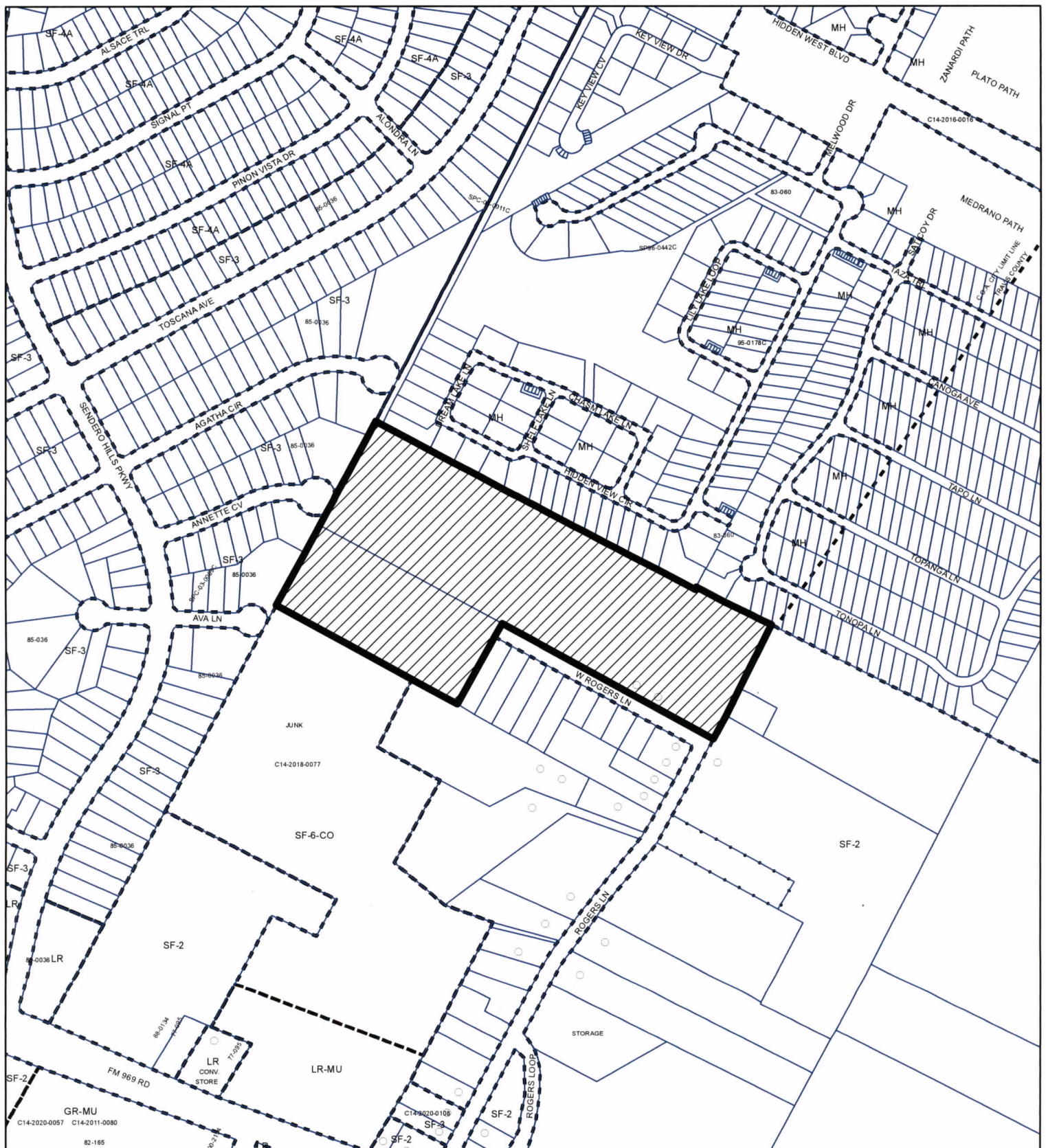
THENCE N 61°22'19" W, with the south boundary of the herein described tract, the south boundary of said "Second Tract" at a distance of 641.82' passing 0.7' to the left of a 1/2" iron rod found near a fence corner, and continuing for a total distance of 652.32' to a 1/2" iron rod found for the southwest corner of the herein described tract, the southwest corner of said "Second Tract", the northwest corner of a called 6.47 acre tract conveyed to DAMAC Real Estate Investment recorded in Document No. 2018090593, Official Public Records of Travis County, Texas, being in the west boundary of a Boundary Line Agreement recorded in Volume 10324, Page 124 and Volume 10324, Page 140, Official Public Records of Travis County, Texas, same being the east line of Meadows at Trinity Crossing Phase 1-B, a subdivision of record in Volume 97, Page 46, Plat Records of Travis County, Texas;

THENCE N 28°31'55" E, with the west boundary of the herein described tract, the east boundary of said Meadows at Trinity Crossing Phase 1-B, at a distance of 281.09' passing the northwest corner of said "Second Tract", the southwest corner of said "Third Tract" and continuing for a total distance of 675.25' to a 1/2" iron rod found with cap stamped "Westwood" for the northwest corner of the herein described tract, the northwest corner of said "Third Tract" and the southwest corner of a called 199.613 acre tract conveyed to M.H.C. Land Holdings LLC recorded in Document No. 2018149462, Official Public Records of Travis County, Texas;

THENCE S 62°17'07" E, with the north boundary of the herein described tract, the north boundary of said "Third Tract" at a distance of 1139.09' passing 0.3' to the right of a 1/2" iron rod found at the southeast corner of said 199.613 acre tract, same being the southwest corner of a called 26.34 acre tract conveyed to Hidden Valley M.H.C. LLC., recorded in Document No. 2015041825, Official Public Records of Travis County, Texas, continuing for a total distance of 1419.35' to a 1" iron rod found for the northeast corner of the herein described tract the northeast corner of said "Third Tract", and the northwest corner of a called 5.418 acre tract conveyed to Southwest Key Programs Inc., recorded in Document No. 2015137733, Official Public Records of Travis County, Texas;

THENCE S 28°49'12" W, with the east boundary of the herein described tract, the east boundary of said "Third Tract" and partially with the west boundary line of said 5.418 acre tract for a distance of 406.60' to the POINT OF BEGINNING containing 17.28 acres more or less.





## ZONING Exhibit B

ZONING CASE#: C14-2021-0141



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



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