

**ORDINANCE NO. 20221103-032**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4500 NUCKOLS CROSSING ROAD IN THE SOUTHEAST COMBINED NEIGHBORHOOD PLAN AREA FROM SINGLE FAMILY RESIDENCE-STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT, FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT, MULTIFAMILY RESIDENCE LOW DENSITY-NEIGHBORHOOD PLAN (MF-2-NP) COMBINING DISTRICT, AND MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-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 single family residence-standard lot-neighborhood plan (SF-2-NP) combining district, family residence-neighborhood plan (SF-3-NP) combining district, multifamily residence low density-neighborhood plan (MF-2-NP) combining district, and multifamily residence medium density-neighborhood plan (MF-3-NP) combining district to multifamily residence medium density-neighborhood plan (MF-3-NP) combining district on the property described in Zoning Case No. C14-2022-0088, on file at the Housing and Planning Department, as follows:

Being a tract of land containing 20.8633 acres out of the Santiago Del Valle Grant, Abstract No. 24, in Travis County, Texas, being a portion of a called 25.739 acre tract in Document No. 2019087603, Deed Records of Travis County, Texas, and being a portion of a 14.070 acre tract described in Document No. 2019128835, Deed Records of Travis County, Texas, and being all of Lot 2, WOODWAY VILLAGE SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200300024 of the Plat Records of Travis County, Texas, said 20.8633 acres being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

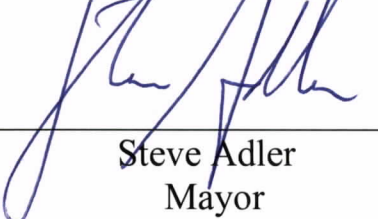
locally known as 4500 Nuckols Crossing Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit “B”**.

**PART 2.** Except as specifically provided in this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) base district and other applicable requirements of the City Code.

**PART 3.** The Property is subject to Ordinance No. 021010-12a that established the Franklin Park Neighborhood Plan.

**PART 4.** This ordinance takes effect on November 14, 2022.

**PASSED AND APPROVED**

\_\_\_\_\_, 2022      §  
                                 §  
                                 §        
Steve Adler  
Mayor

**APPROVED:**  **ATTEST:**   
Anne L. Morgan      Myrna Rios  
City Attorney      City Clerk

## EXHIBIT "A"

### Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 20.8633 ACRES (908,806 SQUARE FEET) OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 25.739 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO THE HOUSING AUTHORITY OF THE CITY OF AUSTIN IN DOCUMENT NO. 2019087603 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING A PORTION OF A CALLED 14.070 ACRE TRACT CONVEYED TO AUSTIN LEASED HOUSING ASSOCIATES V, LLLP, IN DOCUMENT NO. 2019128835 (O.P.R.T.C.T.), AND BEING ALL OF LOT 2 OF WOODWAY VILLAGE SUBDIVISION, RECORDED IN DOCUMENT NO 200300024 (O.P.R.T.C.T.), SAID LOT ALSO CONVEYED TO AUSTIN LEASED HOUSING ASSOCIATES V, LLLP, IN DOCUMENT NO. 2019128835 (O.P.R.T.C.T.), AND BEING A PORTION OF A CALLED 6.888 ACRE TRACT (DESCRIBED AS TRACT 3), A CALLED 7.813 ACRE TRACT (DESCRIBED AS TRACT 4-B) AND A CALLED 2.798 ACRE TRACT (DESCRIBED AS TRACT 5-B) DESCRIBED IN CITY OF AUSTIN ZONING ORDINANCE NO. 870108-D, SAID 20.8633 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wards.com  
[www.4wards.com](http://www.4wards.com)

**BEGINNING**, at a mag nail with "4Ward Boundary" washer set in the east right-of-way line of South Pleasant Valley Road (right-of-way varies), and being in the west line of said Housing Authority tract, and being in the north line of said COA Zoning Tract 4-B, for the northwest corner and **POINT OF BEGINNING** hereof, from which a mag nail with "4Ward Boundary" washer found at a point of curvature in the east right-of-way line of said South Pleasant Valley Road and the west line of said Housing Authority tract bears, N02°37'53"W, a distance of 4.63 feet;

**THENCE**, leaving the east right-of-way line of said South Pleasant Valley Road and the west line of said Housing Authority tract, over and across said Housing Authority tract, with the north line of said COA Zoning Tract 4-B, the following five (5) courses and distances:

- 1) **S58°24'30"E**, a distance of **37.38** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 2) **N71°18'30"E**, a distance of **72.25** feet to a 1/2-inch iron rod found for an angle point hereof,
- 3) **N81°52'26"E**, a distance of **71.03** feet to a 1/2-inch iron rod found for an angle point hereof,
- 4) **S88°17'15"E**, a distance of **34.90** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 5) **S51°23'33"E**, a distance of **44.07** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the common west corner of said COA Zoning Tracts 3 and 4-B;

**THENCE**, continuing over and across said Housing Authority tract, with the north line of said COA Zoning Tract 3, the following six (6) courses and distances:

- 1) **S79°13'16"E**, a distance of **71.02** feet to a 1/2-inch iron rod found for an angle point hereof,
- 2) **S80°19'53"E**, a distance of **59.38** feet to a 1/2-inch iron rod found for an angle point hereof,
- 3) **S80°28'06"E**, a distance of **108.23** feet to a 1/2-inch iron rod found for an angle point hereof,
- 4) **N71°16'58"E**, a distance of **89.85** feet to a 1/2-inch iron rod found for an angle point hereof,



- 5) **N78°14'49"E**, a distance of **53.85** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 6) **N84°09'07"E**, a distance of **5.77** feet to a calculated point for an angle point hereof, said point being in the west line of said Austin Leased Housing tract, and being the east line of said Housing Authority tract;

**THENCE**, leaving the north line of said COA Zoning Tract 3, over and across said COA Zoning Tract 3, with the common line of said Austin Leased Housing tract and said Housing Authority tract, **S28°45'28"W**, a distance of **17.12** feet to a calculated point for an interior ell-corner hereof;

**THENCE**, over and across said Austin Leased Housing 14.070 acre tract and said COA Zoning Tract 3, the following five (5) courses and distances:

- 1) **N86°03'41"E**, a distance of **51.75** feet to a calculated point for an angle point hereof,
- 2) **N57°36'59"E**, a distance of **116.54** feet to a calculated point for an angle point hereof,
- 3) **N72°28'27"E**, a distance of **191.31** feet to a calculated point for an angle point hereof,
- 4) **S90°00'00"E**, a distance of **162.76** feet to a calculated point for an angle point hereof, and
- 5) **S67°37'36"E**, a distance of **254.89** feet to a calculated point for an angle point hereof, said point being in the west line of a called 9.997 acre tract conveyed to Angelos Angelou and John Sasaridis in Volume 12508, Page 1771 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), and being the east line of said Austin Leased Housing 14.070 acre tract, from which a 1/2-inch iron rod with "Terra Firma" cap found at the southeast corner of Lot 1 of King Fisher Creek Subdivision, recorded in Document No. 200200163 (O.P.R.T.C.T.), and being in the west line of said Angelou/Sasaridis tract, and being the northeast corner of said Austin Leased Housing 14.070 acre tract bears, **N27°24'27"E**, a distance of **86.99** feet;

**THENCE**, with the common line of said Angelou/Sasaridis tract, said COA Zoning Tract 3 and said Austin Leased Housing 14.070 acre tract, **S27°24'27"W**, a distance of **176.97** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the common west corner of said Angelou/Sasaridis tract and Lot 2 of said Woodway Village;

**THENCE**, with the common line of said Angelou/Sasaridis tract and Lot 2 of said Woodway Village, **S62°37'45"E**, a distance of **1372.04** feet to a 1/2-inch iron rod with "M&S 1838" cap found for the northeast corner hereof, said point being in the west right-of-way line of Nuckols Crossing Road (right-of-way varies);

**THENCE**, with the west right-of-way line of said Nuckols Crossing Road and the east line of Lot 2 of said Woodway Village, **S27°17'43"W**, a distance of **39.99** feet to a 1/2-inch iron rod with "M&S 1838" cap found for an angle point hereof, said point being at the common east corner of Lots 1 and 2 of said Woodway Village;

**THENCE**, leaving the west right-of-way line of said Nuckols Crossing Road, with the common line of Lots 1 and 2 of said Woodway Village, the following two (2) courses and distances:

- 1) **N62°36'25"W**, a distance of **939.16** feet to a 1/2-inch iron rod with "M&S 1838" cap found for an angle point hereof, and
- 2) **S28°04'07"W**, a distance of **288.75** feet to a 1/2-inch iron rod with "M&S 1838" cap found for an angle point hereof, said point being in the north line of a called 4.08 acre tract conveyed to Marvin Stavinoah, Jr., et ux, in Document No. 2001186055 (O.P.R.T.C.T.);

**THENCE**, in part with the north line of said Stavinoah, Jr., tract, and in part with the north line of a called 4.99 acre tract conveyed to Jose Luis and Cynthia Renee Rodriguez in Document No. 2018077863 (O.P.R.T.C.T.), and with the south line of Lot 2 of said Woodway Village, **N65°46'14"W**, a distance of **429.65** feet to a 1-inch metal stake found for an angle point hereof, said point being in the east line of said COA Zoning Tract 4-B and the east line of said Austin Leased Housing 14.070 acre tract, and being the common west corner of said Rodriguez tract and Lot 2 of said Woodway Village;

**THENCE**, in part with east lines of said COA Zoning Tracts 4-B and 5-B, and with the common line of said Rodriguez tract and said Austin Leased Housing 14.070 acre tract, **S27°25'12"W**, a distance of **367.27** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the northeast corner of Lot 15, Block "J" of Franklin Park Amended, recorded in Volume 73, Page 90 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and being the southeast corner of said Austin Leased Housing 14.070 acre tract and said COA Zoning Tract 5-B;

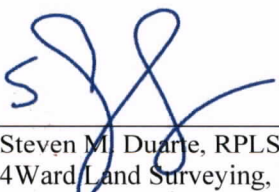
**THENCE**, with the common line of Block "J" of said Franklin Park Amended, said Austin Leased Housing 14.070 acre tract and said COA Zoning Tract 5-B, **N64°39'07"W**, a distance of **650.82** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the common south corner of said Austin Leased Housing 14.070 acre tract and said Housing Authority tract;

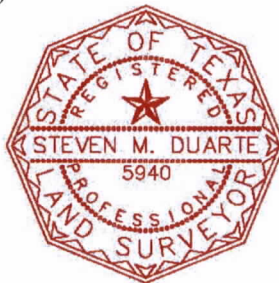
**THENCE**, with the common line of Block "J" of said Franklin Park Amended, said Housing Authority tract and said COA Zoning Tract 5-B, **N64°41'10"W**, a distance of **358.55** feet to a 1/2-inch iron rod with "Bury" cap found for the southwest corner hereof, said point being a corner in the east right-of-way line of said South Pleasant Valley Road, and being in the north line of Lot 1, Block "J" of said Franklin Park Amended, and being the southwest corner of said Housing Authority tract;

**THENCE**, leaving the south line of said COA Zoning Tract 5-B, with the east right-of-way line of said South Pleasant Valley Road and the west line of said Housing Authority tract, over and across said COA Zoning Tracts 4-B and 5-B, **N02°37'53"W**, a distance of **368.42** feet to the **POINT OF BEGINNING**, and containing 20.8633 Acres (908,806 Square Feet) more or less.

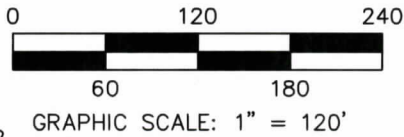
**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000052147323. See attached sketch (reference drawing: 00871\_zoning-rev.dwg)

  
7/30/22  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC







# **SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24**

CALLED 25.739 ACRE  
(TRACT 1)  
HOUSING AUTHORITY OF  
THE CITY OF AUSTIN  
DOC. NO. 2019087603  
O.P.R.T.C.T.

60d NAIL  
IN TRUNK OF  
13" CEDAR ELM  
INUNDATED

CALLED 6.888 ACRES  
(TRACT 3)  
COA ORDINANCE  
870108-D

CALLED 7.813 ACRES  
(TRACT 4-B)  
COA ORDINANCE  
870108-D

CALLED 2.798 ACRES  
(TRACT 5-B)  
COA ORDINANCE  
870108-D

**20.8633 ACRE(S)  
908,806 SQUARE FEET**

**P.O.B.**

GRID N: 10,047,142.61  
GRID E: 3,115,104.60

**S. PLEASANT  
VALLEY ROAD  
(R.O.W. VARIES)**

[N64°42'08"W 358.53']  
[N64°41'10"W 358.55']

((N62°00'W 650.82'))  
[[N62°02'50"W 650.89']]  
N64°39'07"W 650.82'

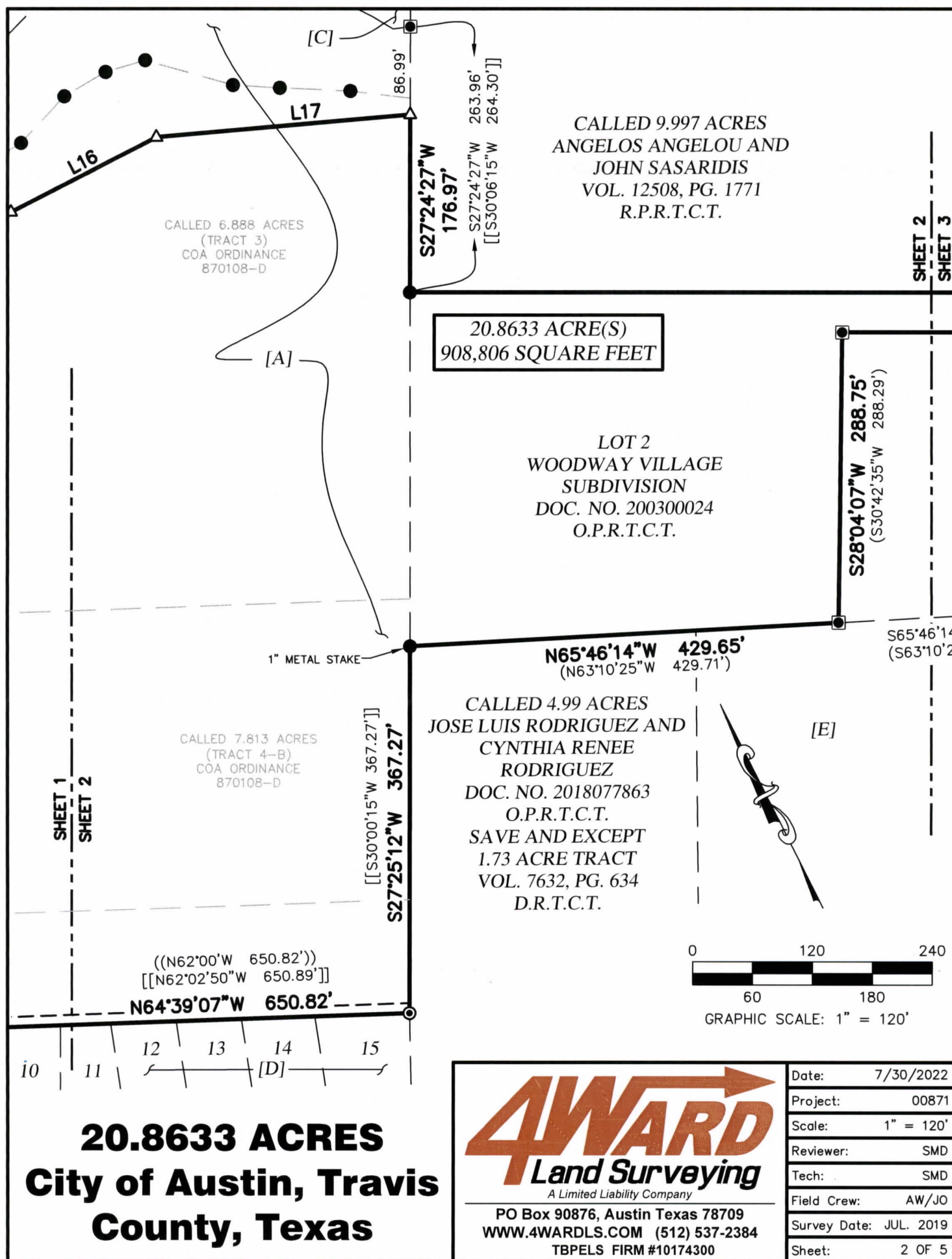
4.63'  
L1  
L2  
L3  
L4  
L5  
L6  
L7  
L8  
L9  
L10  
L11  
L12  
L13  
L14  
L15  
L16  
INUNDATED  
[B]  
[A]  
SHEET 1  
SHEET 2

**20.8633 ACRES  
City of Austin, Travis  
County, Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date:	7/30/2022
Project:	00871
Scale:	1" = 120'
Reviewer:	SMD
Tech:	SMD
Field Crew:	AW/JO
Survey Date:	JUL. 2019
Sheet:	1 OF 5



CALLED 9.997 ACRES  
ANGELOS ANGELOU AND  
JOHN SASARIDIS  
VOL. 12508, PG. 1771  
R.P.R.T.C.T.

SHEET 2  
SHEET 3

(S60°02'10"E 1372.04')  
**S62°37'45"E 1,372.04'**

(S60°02'10"E 6.64')  
S62°37'45"E 6.62'

[F]  
-[N30°36'00"E 314.76']-  
N27°21'33"E 314.60'

LOT 2

**N62°36'25"W 939.16'**  
(N60°02'10"W 938.98')

LOT 1

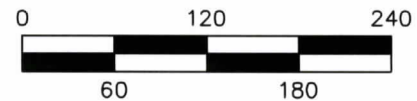
WOODWAY VILLAGE  
SUBDIVISION  
DOC. NO. 200300024  
O.P.R.T.C.T.

5°46'14"E 221.49'  
S65°45'40"E 173.94'  
S63°10'00"E 173.93'  
63°10'25"E 221.47')  
{S63°10'00"E 173.97'}

[E]

LOT 1  
HEPHZIBAH  
SUBDIVISION  
VOL. 88,  
PGS. 232-233  
P.R.T.C.T.

**NUCKOLS  
CROSSING ROAD  
(R.O.W. VARIES)**



GRAPHIC SCALE: 1" = 120'

**20.8633 ACRES**  
**City of Austin, Travis**  
**County, Texas**



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WWW.4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date:	7/30/2022
Project:	00871
Scale:	1" = 120'
Reviewer:	SMD
Tech:	SMD
Field Crew:	AW/JO
Survey Date:	JUL. 2019
Sheet:	3 OF 5



[A]  
 CALLED 14.070 ACRES  
 AUSTIN LEASED HOUSING  
 ASSOCIATES V, LLLP  
 DOC. NO. 2019128835  
 O.P.R.T.C.T.

[B]  
 LOT 1, BLOCK "A"  
 PLEASANT VALLEY  
 COURTYARDS  
 SUBDIVISION  
 DOC. NO. 200300188  
 O.P.R.T.C.T.

[C]  
 LOT 1  
 KING FISHER CREEK  
 SUBDIVISION  
 DOC. NO. 200200163  
 O.P.R.T.C.T.

[D]  
 BLOCK "J"  
 FRANKLIN PARK  
 AMENDED  
 VOL. 73, PG. 90  
 P.R.T.C.T.

[E]  
 CALLED 4.08 ACRES  
 MARVIN STAVINOHA JR.  
 AND WIFE,  
 LEIGH STAVINOHA  
 DOC. NO. 2001186055  
 O.P.R.T.C.T.

[F]  
 CALLED 6.7241 ACRES  
 MARK WEINDEL AND  
 SEBASTIAN MILES  
 DOC. NO. 2011113526  
 O.P.R.T.C.T.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S58°24'30"E	37.38'
L2	N71°18'30"E	72.25'
L3	N81°52'26"E	71.03'
L4	S88°17'15"E	34.90'
L5	S51°23'33"E	44.07'
L6	S79°13'16"E	71.02'
L7	S80°19'53"E	59.38'
L8	S80°28'06"E	108.23'
L9	N71°16'58"E	89.85'
L10	N78°14'49"E	53.85'
L11	N84°09'07"E	6.03'
L12	S29°28'04"W	17.27'
L13	N86°03'41"E	51.75'
L14	N57°36'59"E	116.54'
L15	N72°28'27"E	191.31'
L16	S90°00'00"E	162.76'
L17	S67°37'36"E	254.89'
L18	S27°17'43"W	39.99'
L19	N84°09'07"E	69.55'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
<L2>	N71°18'30"E	72.25'
<L3>	N82°08'30"E	70.80'
<L4>	S88°43'30"E	35.24'
<L5>	S51°18'30"E	43.87'
<L6>	S78°58'30"E	71.06'
<L7>	S80°16'30"E	59.16'
<L8>	S80°32'00"E	108.16'
<L9>	N71°20'00"E	90.32'
<L10>	N78°27'30"E	53.68'
(L18)	S29°52'55"W	40.00'

**20.8633 ACRES**  
**City of Austin, Travis**  
**County, Texas**

**4WARD**  
 Land Surveying  
 A Limited Liability Company  
 PO Box 90876, Austin Texas 78709  
 WWW.4WARDLS.COM (512) 537-2384  
 TBPELS FIRM #10174300

Date:	7/30/2022
Project:	00871
Scale:	1" = 120'
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Survey Date:	JUL. 2019
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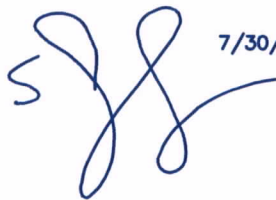
## LEGEND

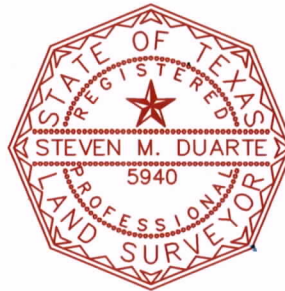
	PROPERTY LINE	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
	EXISTING PROPERTY LINES	D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET	(.....)	RECORD INFORMATION PER PLAT DOC. NO. 200300024
	1/2" IRON ROD FOUND (UNLESS NOTED)	{.....}	RECORD INFORMATION PER PLAT VOL. 88 PGS. 232-233
	MAG NAIL WITH "4WARD BOUNDARY" WASHER SET	((.....))	RECORD INFORMATION PER PLAT VOL. 73, PG. 90
	1/2" IRON PIPE FOUND (UNLESS NOTED)	<.....>	RECORD INFORMATION PER COA ORDINANCE 870108-D
	IRON ROD WITH "M&S 1838" CAP FOUND UNLESS NOTED	[.....]	RECORD INFORMATION PER DEED DOC. NO. 2019087603
	CALCULATED POINT	{[.....]}	RECORD INFORMATION PER DEED DOC NO. 2010134205
P.O.B.	POINT OF BEGINNING	-[.....]-	RECORD INFORMATION PER DEED VOL. 12508, PG. 1771
VOL./PG.	VOLUME, PAGE	[[.....]]	RECORD INFORMATION PER DEED DOC NO. 2002234962
DOC. NO.	DOCUMENT NUMBER		
R.O.W.	RIGHT-OF-WAY		
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS		
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS		

### NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000052147323.

2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.

 7/30/2022



**20.8633 ACRES**  
**City of Austin, Travis**  
**County, Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date:	7/30/2022
Project:	00871
Scale:	1" = 120'
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Survey Date:	JUL. 2019
Sheet:	5 OF 5



$$1'' = 400'$$