

**ORDINANCE NO. 20230126-075**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5807 ROSS ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

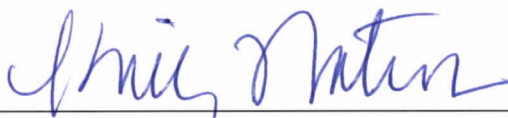
**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to townhouse and condominium residence (SF-6) district on the property described in Zoning Case No. C14-2022-0135, on file at the Housing and Planning Department, as follows:


Being a 1.71 acre tract of land, out of the JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18, in Travis County, Texas, same being a called 1.71 acre tract of land, as recorded in Document No. 2021039496, Official Public Records of Travis County, Texas, the tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

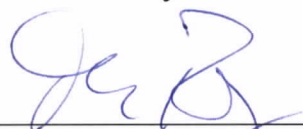
locally known as 5807 Ross Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on February 6, 2023.

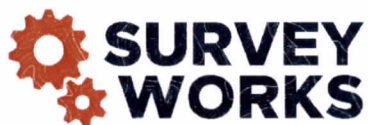
**PASSED AND APPROVED**

January 26, 2023 §  
§  
§   
Kirk Watson  
Mayor

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

**ATTEST:**   
Myrna Rios  
City Clerk

## EXHIBIT "A"



### FIELD NOTE DESCRIPTION

BEING A 1.71 ACRE TRACT OUT OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18 IN TRAVIS COUNTY, TEXAS, SAME BEING A CALLED 1.71 ACRE TRACT OF LAND, AS RECORDED IN DOCUMENT NO. 2021039496, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH YELLOW CAP (ILLEGIBLE) FOR THE NORTH CORNER OF SAID 1.71 ACRE TRACT, BEING A POINT IN THE SOUTHEAST RIGHT OF WAY LINE OF ROSS ROAD, BEING THE NORTH CORNER OF A CALLED 66 ACRE TRACT AS RECORDED IN VOLUME 4723, PAGE 48, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING A WESTERLY CORNER OF A TRACT OF LAND DEDICATED FOR RIGHT OF WAY IN A SUBDIVISION CALLED, LOS CIELOS, SECTION ONE, AS RECORDED IN DOCUMENT NO. 200300301, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE, S 62°04'14" E** DEPARTING SAID RIGHT OF WAY LINE, WITH THE NORTH LINE OF SAID 1.71 ACRE TRACT, PASSING AT A DISTANCE OF 29.49 FEET, AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "INTERSTATE", FOR THE WEST CORNER OF LOT 26, BLOCK A, LOS CIELOS, SECTION TWO, AS RECORDED IN DOCUMENT NO. 200400259, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONTINUING ALONG THE NORTH LINE OF SAID 1.71 ACRE TRACT, BEING THE SOUTH LINE OF LOT 26, BLOCK A AND THE SOUTH LINE OF LOT 1, BLOCK E OF SAID LOS CIELOS, SECTION TWO, FOR A TOTAL DISTANCE OF **330.56 FEET**, TO AN IRON ROD FOUND (1/2-INCH DIAMETER), AT THE EAST CORNER OF SAID 1.71 ACRE TRACT, BEING THE SOUTH CORNER OF SAID LOT 1, BLOCK E, BEING AN ANGLE POINT IN THE NORTHWESTERLY LINE OF LOT 18, BLOCK E OF SAID LOS CIELOS, SECTION TWO, FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE, S 47°36'52" W**, ALONG THE SOUTHEAST LINE OF SAID 1.71 ACRE TRACT, BEING THE NORTHWESTERLY LINE OF LOTS 18 AND 19 BLOCK E, OF SAID LOS CIELOS, SECTION TWO, AND THE NORTHWESTERLY LINE OF LOT 31, BLOCK E, LOS CIELOS, SECTION THREE, AS RECORDED IN DOCUMENT NO. 200500195, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR A DISTANCE OF **239.14 FEET**, TO AN IRON ROD FOUND (1/2-INCH DIAMETER), BEING THE SOUTH CORNER OF SAID 1.71 ACRE TRACT, AN ANGLE POINT IN THE NORTHWESTERLY LINE OF SAID LOT 31, BEING THE EAST CORNER OF LOT 32, BLOCK E, OF SAID LOS CIELOS, SECTION THREE, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

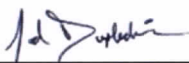
**THENCE, N 62°20'39" W**, ALONG THE SOUTHWEST LINE OF SAID 1.71 ACRE TRACT, BEING THE NORTHEASTLY LINE OF SAID LOT 32, PASSING AT A DISTANCE OF 297.71 FEET, AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "INTERSTATE", FOR THE NORTH CORNER OF SAID LOT 32, BEING THE MOST EASTERLY CORNER OF A TRACT OF LAND DEDICATED FOR RIGHT OF WAY IN SAID LOS CIELOS, SECTION ONE, CONTINUING ALONG THE SOUTHWEST LINE OF SAID 1.71 ACRE TRACT, FOR A TOTAL DISTANCE OF **330.75 FEET**, TO A CALCULATED POINT, BEING THE WEST CORNER OF SAID 1.71 ACRE TRACT, A POINT IN THE NORTHWEST LINE OF SAID 66 ACRE TRACT, A NORTH CORNER OF SAID TRACT DEDICATED TO RIGHT OF WAY IN LOS CIELOS, SECTION ONE, FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE, N 47°31'44" E**, ALONG THE NORTHWEST LINE OF SAID 1.71 ACRE TRACT, BEING THE SOUTHEAST RIGHT OF WAY LINE OF ROSS ROAD, FOR A DISTANCE OF **240.69 FEET**, TO THE POINT OF BEGINNING, IN ALL CONTAINING 1.71 ACRES OF LAND, MORE OR LESS.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Jad Duplechain, Registered Professional Land Surveyor.

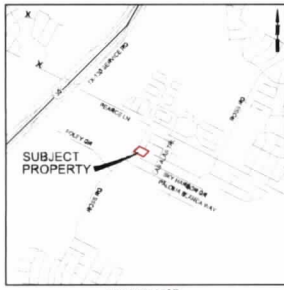
JULY 27, 2022

  
Jad Duplechain  
RPLS No. 6906  
Job #22-0004.02



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Firm No. 10194157  
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# **BOUNDARY EXHIBIT** OF 1.71 ACRES ± OUT OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT 18, TRAVIS COUNTY, TX



**LEGEND**

- 12" IRON ROD SURVEY CAP
- 1/2" IRON ROD FOUND
- ▲ 1/4" IRON ROD FOUND
- PROPERTY LINE
- ADJACENT LINE
- DOC. NO. DOCUMENT NUMBER
- C.P.A.C. OFFICIAL PUBLIC RECORDS
- TRAVIS COUNTY
- VOL. & PL. VOLUME AND PAGE
- P.A.T.C. PLAT RECORDS
- TRAVIS COUNTY
- REUT. OF SURV. RECORD INFORMATION
- P.O.B. POINT OF BEGINNING

**GENERAL NOTES:**

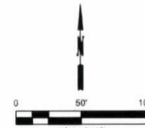
- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.
- 2) THIS SURVEY DOES NOT SHOW SITE IMPROVEMENTS.
- 3) SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
- 4) UTILITIES ARE NOT SHOWN HEREON.

I CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TEXAS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF LAST FIELD WORK: JANUARY 18, 2022

*JAD Duplechain*  
JAD DUPLECHAIN, R.L.S., NO. 6906 JULY 27, 2022

DRAWN BY: ED  
FIELD CREW: JZ  
REVISION: K



**SURVEY DESCRIPTION**

BEING A 1.71 ACRE TRACT OUT OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT 18, TRAVIS COUNTY, TEXAS, SAME BEING A CALLED 1.71 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NO. 20210946, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT AN IRON ROD FOUND 1/2-INCH DIAMETER, WITH YELLOW CAP (LEGIBLE) FOR THE NORTH CORNER OF SAID 1.71 ACRE TRACT, BEING A POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF ROSS ROAD, BEING THE NORTH CORNER OF A CALLED 66 ACRE TRACT AS RECORDED IN VOLUME 4723, PAGE 48, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING A WESTERLY CORNER OF A TRACT OF LAND DECATED FOR RIGHT-OF-WAY IN A SUBDIVISION CALLED LOS CELOS, SECTION ONE, AS RECORDED IN DOCUMENT NO. 20050001, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 82° 04' 14" E, DEPARTING SAID RIGHT-OF-WAY LINE, WITH THE NORTH LINE OF SAID 1.71 ACRE TRACT, PASSING AT A DISTANCE OF 24.94 FEET AN IRON ROD FOUND 1/2-INCH DIAMETER, WITH CAP STAMPED INTERSTATE, FOR THE WEST CORNER OF LOT 26, BLOCK A, LOS CELOS, SECTION TWO, AS RECORDED IN DOCUMENT NO. 20040509, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONTINUING ALONG THE NORTH LINE OF SAID 1.71 ACRE TRACT, BEING THE SOUTH LINE OF LOT 26, BLOCK A, AND THE SOUTH LINE OF LOT 1, BLOCK E OF SAID LOS CELOS, SECTION TWO, FOR A TOTAL DISTANCE OF 336.56 FEET TO AN IRON ROD FOUND 1/2-INCH DIAMETER, AT THE EAST CORNER OF SAID 1.71 ACRE TRACT, BEING THE SOUTH CORNER OF SAID LOT 1, BLOCK E, BEING AN ANGLE POINT IN THE NORTHWESTERLY LINE OF LOT 18, BLOCK E OF SAID LOS CELOS, SECTION TWO, FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 47° 05' 15" W, ALONG THE SOUTHWEST LINE OF SAID 1.71 ACRE TRACT, BEING THE NORTHWESTERLY LINE OF LOTS 18 AND 19, BLOCK E, OF SAID LOS CELOS, SECTION TWO, AND THE NORTHWESTERLY LINE OF LOT 31, BLOCK E, LOS CELOS, SECTION THREE, AS RECORDED IN DOCUMENT NO. 20020105, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR A DISTANCE OF 248.14 FEET TO AN IRON ROD FOUND 1/2-INCH DIAMETER, BEING THE SOUTH CORNER OF SAID 1.71 ACRE TRACT, AN ANGLE POINT IN THE NORTHWESTERLY LINE OF SAID LOT 31, BEING THE EAST CORNER OF LOT 32, BLOCK E, OF SAID LOS CELOS, SECTION THREE, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 82° 04' 14" E, ALONG THE SOUTHWEST LINE OF SAID 1.71 ACRE TRACT, BEING THE NORTHWESTERLY LINE OF SAID LOT 32, PASSING AT A DISTANCE OF 28.71 FEET AN IRON ROD FOUND 1/2-INCH DIAMETER, WITH CAP STAMPED INTERSTATE, FOR THE NORTH CORNER OF SAID LOT 32, BEING THE MOST EASTERLY CORNER OF A TRACT OF LAND DECATED FOR RIGHT-OF-WAY IN SAID LOS CELOS, SECTION ONE, CONTINUING ALONG THE SOUTHWEST LINE OF SAID 1.71 ACRE TRACT, FOR A TOTAL DISTANCE OF 136.78 FEET TO A CALCULATED POINT, BEING THE WEST CORNER OF SAID 1.71 ACRE TRACT, A POINT IN THE NORTHWEST LINE OF SAID 66 ACRE TRACT, A NORTH CORNER OF SAID TRACT DECATED TO RIGHT-OF-WAY IN LOS CELOS, SECTION ONE, FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 47° 05' 15" E, ALONG THE NORTHWEST LINE OF SAID 1.71 ACRE TRACT, BEING THE SOUTHEAST RIGHT-OF-WAY LINE OF ROSS ROAD, FOR A DISTANCE OF 248.14 FEET TO THE POINT OF BEGINNING, IN ALL, CONTAINING 1.71 ACRES OF LAND, MORE OR LESS.

**DATUM & MEASURING BASIS**

TEXAS STATE PLANE COORDINATE SYSTEM, UND NAD 83, CLINICAL JOHN (S.D.) NAD 83, ELEVATION DATA NAVD 83, CLINICAL DISTANCES IN US SURVEY FEET (CSD)

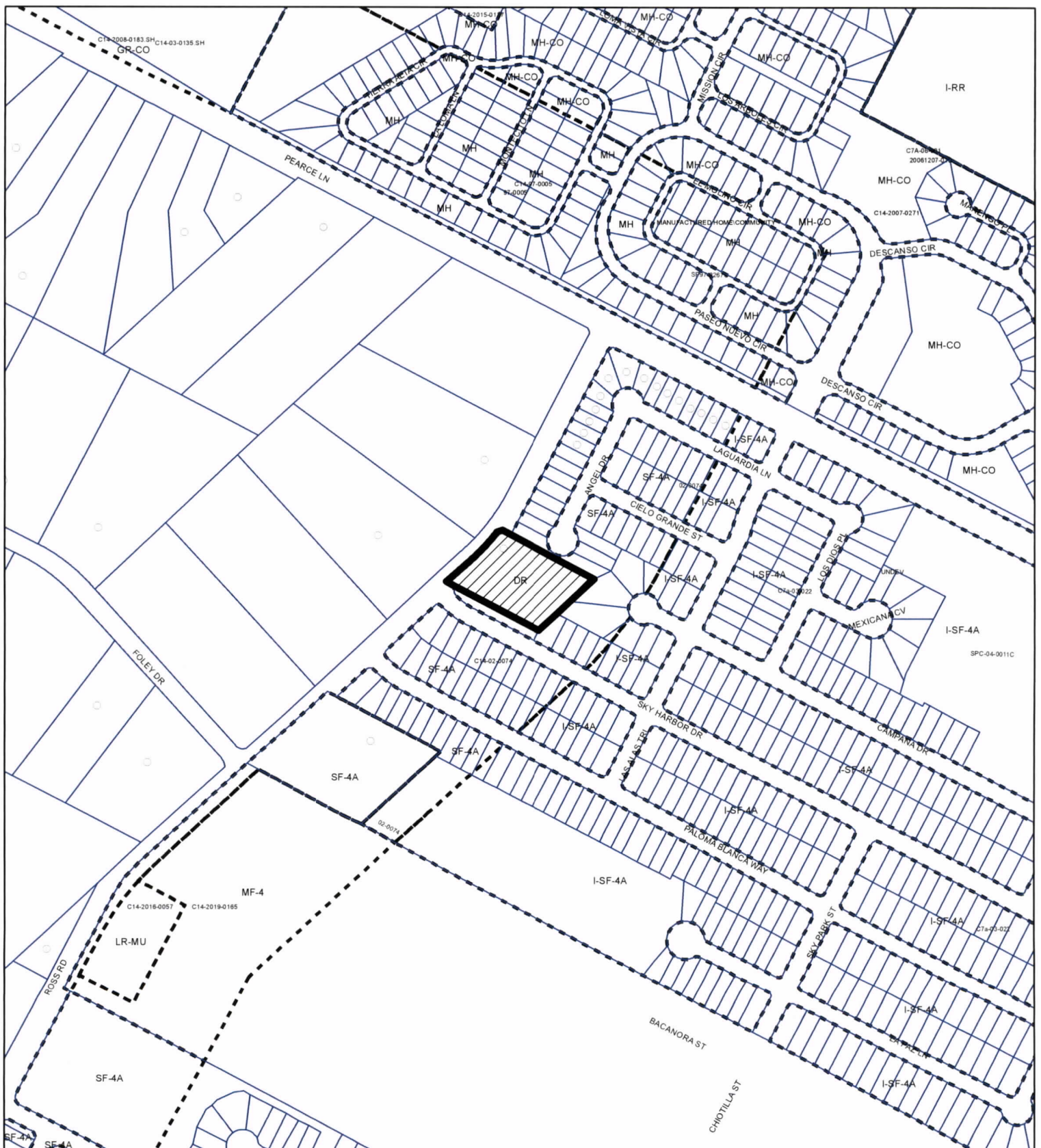
PROJECT NO. 22-0004-02




**SURVEY WORKS**

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1001 UNIV. DRIVE  
AUSTIN, TX 78741  
(512) 386-8087

SHEET  
1 of 1





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING

### ZONING CASE#: C14-2022-0135

## 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 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: 9/21/2022**