

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 6115, 6117, 6201, AND 6305 HUDSON STREET AND**  
3 **6300 AND 6308 HAROLD COURT IN THE EAST MLK COMBINED**  
4 **NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED**  
5 **USE-NEIGHBORHOOD PLAN (GR-MU-NP) COMBINING DISTRICT AND**  
6 **GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP)**  
7 **COMBINING DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-**  
8 **NEIGHBORHOOD PLAN (MF-6-NP) COMBINING DISTRICT.**

9  
10 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

11  
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
13 change the base district from community commercial-mixed use-neighborhood plan (GR-  
14 MU-NP) combining district and general commercial services-neighborhood plan (CS-NP)  
15 combining district to multifamily residence highest density-neighborhood plan (MF-6-NP)  
16 combining district on the property described in Zoning Case No. C14-2022-0106, on file at  
17 the Planning Department, as follows:

18  
19 Being a 5.000 acre tract of land situated in the JESSE C. TANNEHILL SURVEY,  
20 BLOCK 29, SECTION 29, ABSTRACT NUMBER 22, Travis County, Texas, in  
21 the City of Austin, being all of the tract of land described as Tracts 1 and 2,  
22 described in a deed recorded in Document Number 2015123341, Official Public  
23 Records of Travis County, Texas and the tracts of land described in a deed  
24 recorded in Document Number 2005174471, Official Public Records of Travis  
25 County, Texas and described in a deed recorded in Document Number  
26 2020240620, Official Public Records of Travis County, Texas and described in a  
27 deed recorded in Document Number 2007227556, Official Public Records of  
28 Travis County, Texas, the 5.00 acres of land being more particularly described by  
29 metes and bounds in **Exhibit “A”** incorporated into this ordinance; and

30  
31 Being a 27,191 square feet tract of land, being out of and a part of the J.C.  
32 TANNEHILL LEAGUE, situated in Travis County, Texas, said 27,191 square feet  
33 tract being all of that 0.63 acre tract described in a document recorded in Volume  
34 12169, Page 1725 of the Travis County Real Property Records, said 27,191 square  
35 feet tract of land being more particularly described by metes and bounds in **Exhibit**  
36 **“B”** incorporated into this ordinance; and  
37

LOT 1, C.J. SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume 60, Page 13 of the Plat Records of Travis County, Texas, (collectively, the “Property”),

locally known as 6115, 6117, 6201, and 6305 Hudson Street and 6300 and 6308 Harold Court in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit “C”**.

**PART 2.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_, 2023      §  
   §  
   §  
   §  
\_\_\_\_\_, 2023      §  
Kirk Watson  
Mayor

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

# EXHIBIT "A"

## METES AND BOUNDS DESCRIPTION

BEING a 5.000 acre tract of land situated in the Jesse C. Tannehill Survey, Block 29, Section 29, Abstract Number 22, Travis County, Texas, in the City of Austin, being all of the tract of land described as Tracts 1 and 2, in the deed to Ruby Wilson and Darrel Wilson, recorded in Document Number 2015123341, Official Public Records of Travis County, Texas and the tracts of land in the deed to Thien-Bao Phan recorded in Document Number 2005174471, Official Public Records of Travis County, Texas and in the deed to Arnold Sanchez recorded in Document Number 2020240620, Official Public Records of Travis County, Texas and in the deed to James T. Stewart recorded in Document Number 2007227556, Official Public Records of Travis County, Texas, said 5.000 acre tract of land being more particularly described as follows;

BEGINNING at a found 1/2 inch iron rod with cap stamped "B&B Surveying" in the southerly right-of-way line of Hudson Street (50 foot wide right-of-way) for the northwest corner of a tract of land described in the deed to Agustin Rivera recorded in Document Number 2008008134, Official Public Records of Travis County, Texas;

THENCE with the west line of said Rivera tract and the west line of Lot 1 Steelcreek Austin 183, an addition to the City of Austin, according to the plat recorded in Document Number 201800174, Official Public Records of Travis County, Texas South 28° 45' 44" West a distance of 493.27 feet to a set 5/8 inch iron rod with cap stamped "Dunaway Assoc" in the north line of Lot 1, CJ Subdivision according to the plat recorded in Volume 60, Page 13, Plat Records of Travis County, Texas, for the most westerly southwest corner of said Lot 1, Steelcreek Austin 183;

THENCE North 59° 43' 05" West a distance of 440.00 feet to a 5/8 inch iron rod with a cap stamped "B&B Surveying" found for the southwesterly corner of said James T. Stewart tract;

THENCE with the northwesterly line of said James T. Stewart tract North 28° 44' 05" East a distance of 495.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set in the southerly right-of-way line of Hudson Street;

THENCE with the southerly right-of-way line of Hudson Street, South 59° 29' 36" East a distance of 440.28 feet to the POINT OF BEGINNING.

CONTAINING a computed area of 5.000 acres, or 217,435 square feet of land.



JOB NUMBER: B008243.001



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121

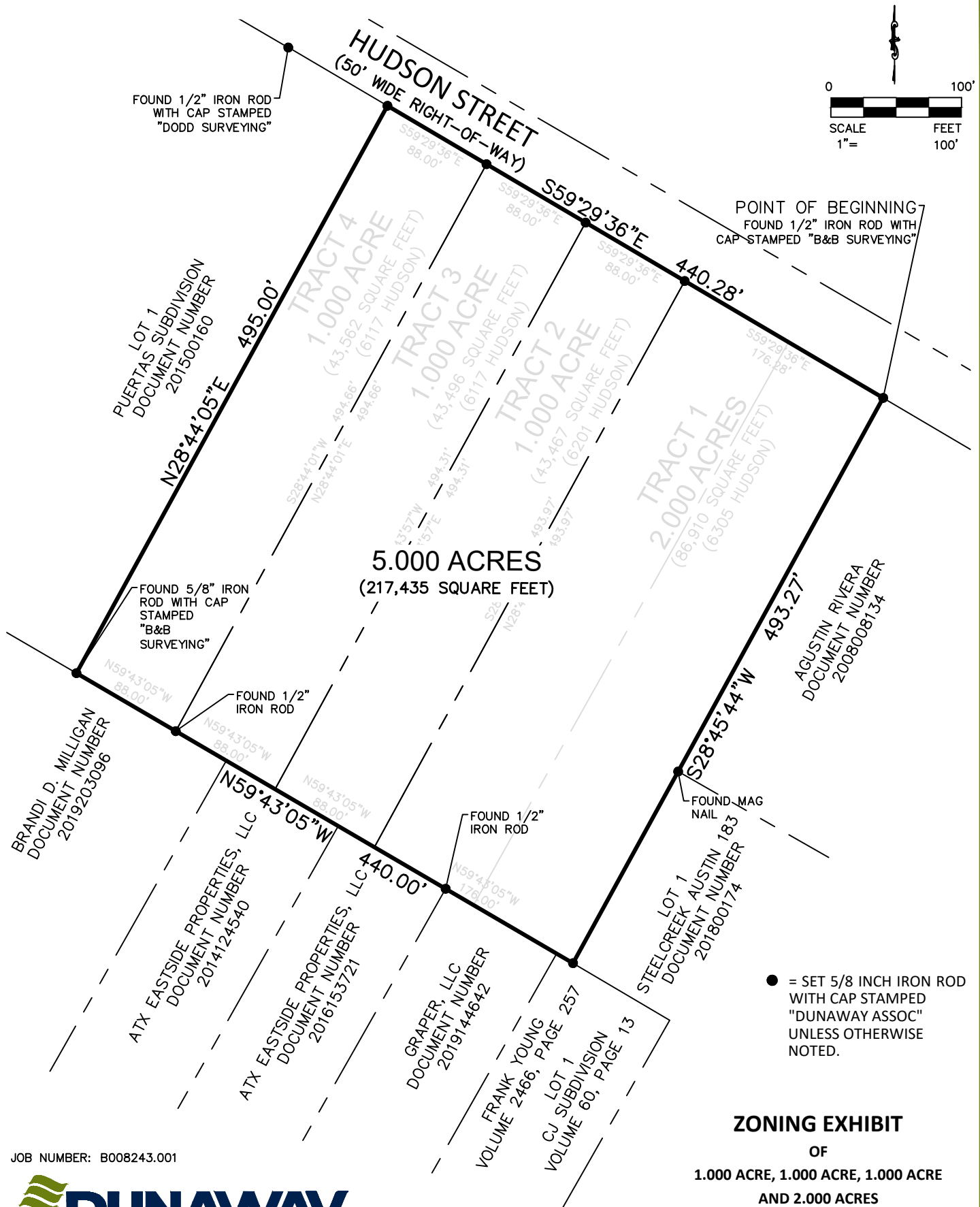
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

## ZONING EXHIBIT

OF

1.000 ACRE, 1.000 ACRE, 1.000 ACRE  
AND 2.000 ACRES

Situated in the Jesse C. Tannehill Survey, Block  
29, Section 29, Abstract No. 22  
City of Austin, Travis County, Texas



JOB NUMBER: B008243.001



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
 Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

## DESCRIPTION

OF A 27,191 SQUARE FEET TRACT OF LAND, BEING OUT OF AND A PART OF THE J.C. TANNEHILL LEAGUE, SITUATED IN TRAVIS COUNTY, TEXAS, SAID 27,191 SQUARE FEET TRACT BEING ALL OF THAT 0.63 ACRE AS CONVEYED TO OLIVER JACKSON, SR. AS RECORDED IN VOLUME 12169, PAGE 1725 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS, SAID 27,191 SQUARE FEET TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

Beginning at a 1/2" Iron Rod Found at the Southwest corner of Lot 1 C.J. Subdivision as recorded in Book 60, Page 13 of the Travis County Plat Records and in the Northwest corner of a 5' feet strip of additional Right-of-Way in the North Right-of-Way of Harold Court (65' Right-of-Way), being in the East line of a 0.63 Acre Tract as Conveyed to Oliver Jackson Sr. as recorded in Volume 12169, Page 1725 of the Travis County Deed Records;

Thence, S31°42'00"W, with the East line of the said 0.63 Acre Tract and the West line of the said 5' of additional Right-of-Way, for a distance of 5.12' feet to a 1/2" Iron Rod Found at the Southeast corner of the said 0.63 Acre Tract and the North Right-of-Way of Harold Court (60' Right-of-Way), for the Southeast corner of the herein described tract, From Which a Concrete Monument Found Bears S58°18'24"E, 400.11' feet;

Thence, N58°12'13"W, with the South line of the said 0.63 Acre Tract and the North Right-of-Way of Harold Court (60' Right-of-Way), for a distance of 99.70' feet to a 1/2" Iron Rod Found with a Red Plastic Burris Cap, at the Southwest corner of the said 0.63 Acre Tract and the Southeast corner of a 0.63 Acre Tract as Conveyed to Tu Do and Thien-Bao The Phan as recorded in Document #2013168261 of the Travis County Deed Records for the Southwest corner of the herein described tract, From Which a 1/2" Iron Rod Found Bears N58°16'27"W, 600.18' feet;

Thence, N31°38'10"E, with the common line between the said 0.63 Acre Oliver Jackson Tract and the said 0.63 Acre Tu Do Tract, for a distance of 272.98' feet to a 1/2" Iron Rod Set with Aluminum Cap stamped "Dean Woodley RPLS 5086" for the Northwest corner of the said 0.63 Acre Oliver Jackson Tract and the Northeast corner of the said 0.63 Acre Tu Do Tract and being in the South line of a 1.0 Acre Tract 1 as Conveyed to Ruby Wilson as recorded in Document #2015069239 of the Travis County Deed Records, for the Northwest corner of the herein described tract;

Thence, S57°27'00"E, with the common line between the said 0.63 Acre Oliver Jackson Tract and the said 1.0 Acre Tract, for a distance of 100.01' feet to a 1/2" Iron Rod Found at the Northeast corner of the said 0.63 Oliver Jackson Tract and the Northwest corner of the said Lot 1 C.J. Subdivision, for the Northeast corner of the herein described tract;

Thence, S31°42'00"W, with the common line between the said 0.63 Acre Oliver Jackson Tract and the said Lot 1 C.J. Subdivision, for a distance of 266.55' feet to the Place of Beginning, containing 27,191 Square Feet of Land Area.

The bearings for the above description are based upon the deed to Oliver Jackson, Sr. as recorded in Volume 12169 Page 1725 of the Travis County Deed Records

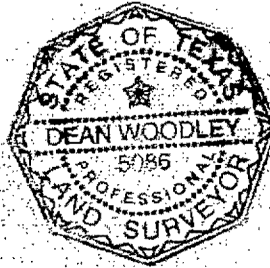
STATE OF TEXAS )(

COUNTY OF TRAVIS )(

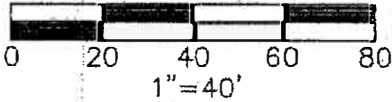
I hereby certify that this field note description was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.

LIVE OAK SURVEYING  
12421 Wycliff lane  
Austin, Texas 78727

*Dean A. Woodley* 7-13-15  
DEAN A. WOODLEY DATE:  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5086



10041815.wps



### LEGEND

- 1/2" IRON ROD SET  
WITH ALUMINUM CAP  
"DEAN WOODLEY, 5086"
- 1/2" IRON ROD FOUND  
WITH RED BURRIS CAP
- 1/2" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- ( ) RECORD INFORMATION
- Ø UTILITY POLE
- EDGE OF ASPHALT
- PIPE FENCE
- CHAINLINK FENCE
- WATER METER
- OVERHEAD UTILITY
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS

THIEN-BAO THE PHAN  
TU DO, TUAN DO  
(0.63 ACRES)  
DOCUMENT#  
2013168261  
T.C.D.R.

27,191 SQUARE FEET  
AS CONVEYED TO  
OLIVER JACKSON, SR. IN  
VOLUME 12169, PAGE 1725  
T.C.D.R.

LOT 1  
CJ SUBDIVISION  
BOOK 60  
PAGE 13  
T.C.P.R.

POINT OF  
BEGINNING

NOTES:  
1. ANY EASEMENTS AND BUILDING LINES  
AS PER PLAT.  
NO ADDITIONAL RESEARCH WAS DONE BY  
LIVE OAK SURVEYING FOR ANY EASEMENTS,  
RESTRICTIONS, OR CONDITIONS OF RECORD  
WHICH MAY AFFECT THIS PROPERTY.

6300 HAROLD COURT

(60' RIGHT-OF-WAY)  
BOOK 60, PAGE 13  
T.C.P.R.

5' ADDITIONAL  
RIGHT-OF-WAY  
BOOK 60, PAGE 13  
BOOK 56, PAGE 8  
T.C.P.R.

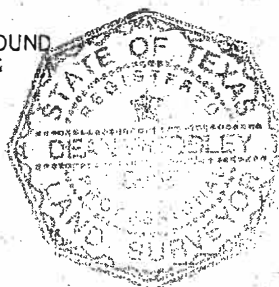
TO: MARK TAYLOR

THE UNDERSIGNED DOES HEREBY CERTIFY  
THAT THIS SURVEY WAS MADE ON THE GROUND  
OF THE PROPERTY SHOWN HEREON AND IS  
TRUE AND CORRECT TO THE BEST OF MY  
KNOWLEDGE.

DEAN A WOODLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5086

DATE:

7-13-15



### LINE TABLE

LINE NUMBER	BEARING	DISTANCE
L1	S31°42'00"W	5.12'
(L1)	N31°32'E	5.0'

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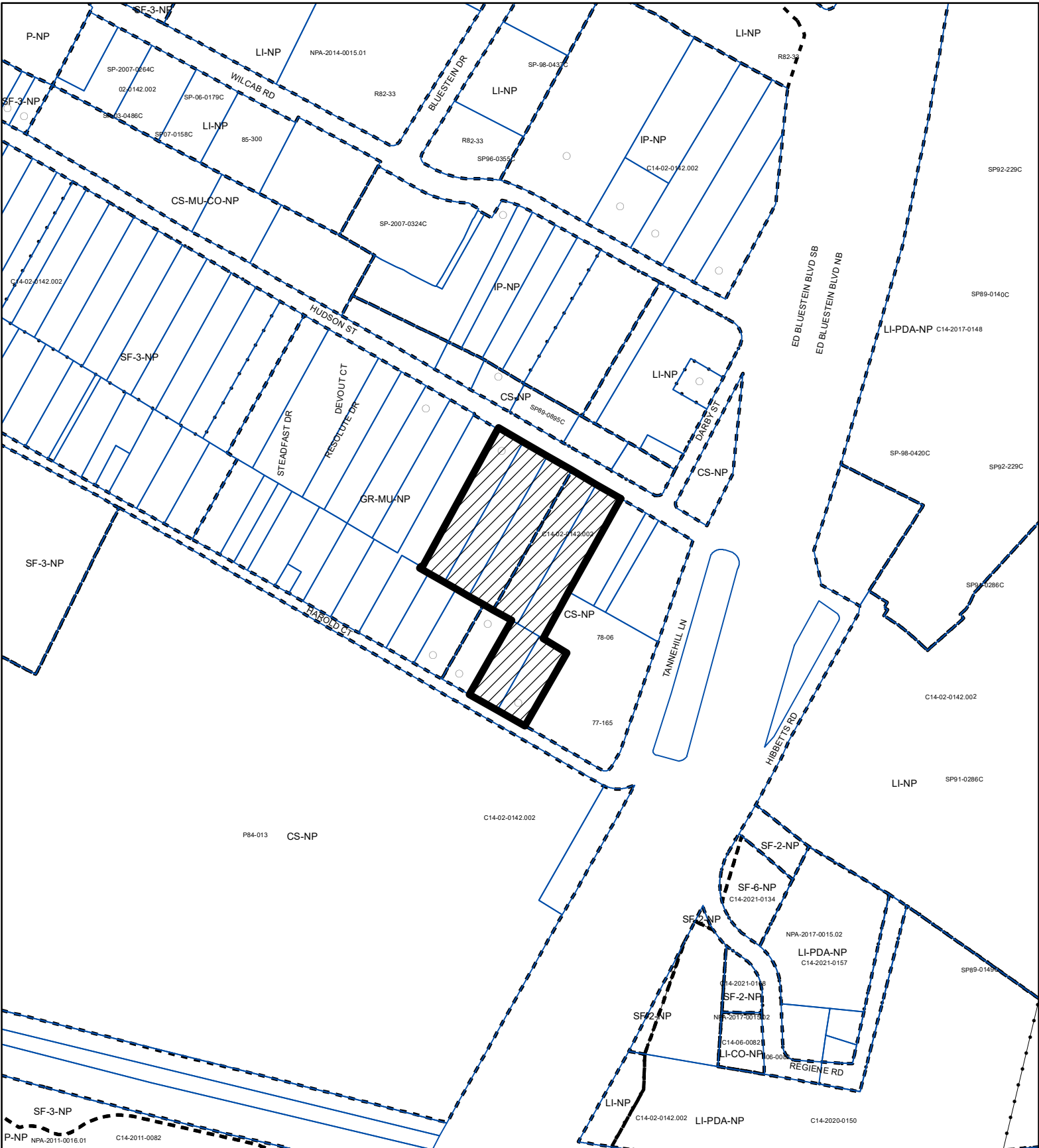
CLIENT: B & B INVESTMENTS  
FIELD BOOK: 136, PAGE: 26  
DRAWN BY: P.M.W.




**SURVEY**  
0.63 ACRES OUT OF THE



**LIVE OAK  
SURVEYING**





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING

### ZONING CASE#: C14-2022-0106

## EXHIBIT "C"

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: 7/27/2022