

ORDINANCE NO. 20231130-109

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5506 AND 5514 GROVER AVENUE AND 5515 ROOSEVELT AVENUE, IN THE BRENTWOOD/HIGHLAND COMBINED NEIGHBORHOOD PLAN AREA, FROM MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT AND FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-6-CO-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 multifamily residence moderate-high density-neighborhood plan (MF-4-NP) combining district and family residence-neighborhood plan (SF-3-NP) combining district to multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district on the property described in Zoning Case No. C14-2023-0065, on file at the Planning Department, as follows:

Tract 1:

2.002 acres out of the GEORGE W. SPEAR LEAGUE, in the City of Austin, Travis County, Texas, being that 2.002 acre tract of land conveyed by deed recorded in Document No. 2004229509 of the Official Public Records of Travis County, Texas, being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance,

Tract 2:

East one-half of LOT 9, BLOCK 16, BROADACRES, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 3, Page 135 of the Official Public Records of Travis County, Texas, and

Tract 3:

West 97.05 feet of LOT 9, BLOCK 16, BROADACRES, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 3, Page 135 of the Official Public Records of Travis County, Texas,

said Tract 1, Tract 2, and Tract 3, (collectively the "Property"),

locally known as 5506 and 5514 Grover Avenue and 5515 Roosevelt Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The maximum height of a building or structure on the Property shall not exceed 45 feet and is limited to 4 stories.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence highest density (MF-6) base district, and other applicable requirements of the City Code.

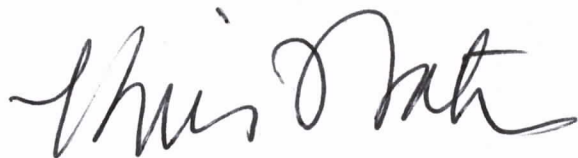
PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 040513-33A that established zoning for the Brentwood Neighborhood Plan.

PART 5. This ordinance takes effect on December 11, 2023.

PASSED AND APPROVED

_____, November 30, 2023

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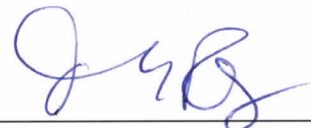
Kirk Watson
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk

EXHIBIT A

EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earllysurveying.com

TBPELS Firm No. 10194487

2.002 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 2.002 ACRES (APPROXIMATELY 87,209 SQ. FT.) IN THE GEORGE W. SPEAR LEAGUE IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 2.002 ACRE TRACT CONVEYED TO BRENTWOOD TOWNHOMES, L.P., IN A WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 10, 2004 AND RECORDED IN DOCUMENT NO. 2004229509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.002 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8" iron pipe found at the intersection of the northeast right-of-way line of Houston Street (50' right-of-way width), and the southeast right-of-way line of Roosevelt Avenue (50' right-of-way width), being the westernmost corner of the said 2.002 acre tract, from which a 3/8" iron pipe found at the intersection of the northeast right-of-way line of Houston Street and the northwest right-of-way line of Roosevelt Street bears North 62°31'26" West, a distance of 50.00 feet;

THENCE with the southeast line of Roosevelt Street and the northwest line of the said 2.002 acre tract, the following three (3) courses and distances:

1. North 27°24'27" East, a distance of 137.94 feet to a PK nail found in concrete;
2. With a curve to the right, having a radius of 120.00 feet, a delta angle of 46°59'25", an arc length of 98.42 feet, and a chord which bears North 51°04'32" East, a distance of 95.68 feet to a 1/2" rebar found;
3. With a curve to the left, having a radius of 170.00 feet, a delta angle of 46°55'24", an arc length of 139.22 feet, and a chord which bears North 51°05'52" East, a distance of 135.37 feet to a 1/2" iron pipe found for the northernmost corner of the said 2.002 acre tract, being the westernmost corner of Lot 9, Block 16, Broadacres, a subdivision recorded in Volume 3, Page 135 of the Plat Records of Travis County, Texas;

THENCE South 62°37'47" East, with the southwest line of said Lot 9, and the northeast line of the said 2.002 acre tract, a distance of 186.65 feet to a Mag nail with "Early Boundary" washer set in concrete for the easternmost corner of the said 2.002 acre tract, being in the northwest right-of-way line of Grover Avenue (right-of-way width

varies), from which a Mag nail with "Early Boundary" washer set for the southernmost corner of said Lot 9 bears South 62°37'47" East, a distance of 7.50 feet;

THENCE South 27°26'42" West, with the northwest right-of-way line of Grover Avenue and the southeast line of the said 2.002 acre tract, a distance of 349.77 feet to a 1/2" rebar found at the intersection of the northwest right-of-way line of Grover Avenue and the northeast right-of-way line of Houston Street;

THENCE North 62°34'11" West, with the northeast right-of-way line of Houston Street and the southwest line of the said 2.002 acre tract, a distance of 279.22 feet to the **POINT OF BEGINNING**, containing 2.002 acres of land, more or less.

Surveyed on the ground on December 20, 2022

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1170-001-BASE

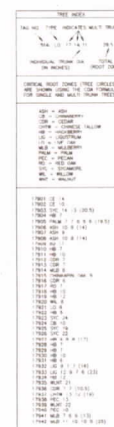
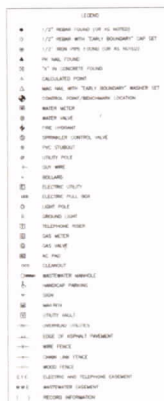
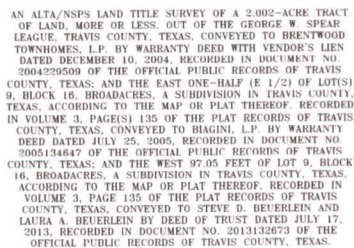


Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075

12/23/2022

Date





TITLE COMMITMENT NOTE 5514 GROVER

[illegible]

TITLE COMMITMENT NOTE 5515 ROOSEVELT

126) Same as question number 5, filed in public during the month of the year(s), provided to Adu
the change to be submitted under 10/10/00, recorded in volume 14/00, Page 16 of the deed
127) Same as question number 5, filed in public during the month of the year(s), provided to Adu
the change to be submitted under 10/10/00, recorded in volume 14/00, Page 30 of the deed

TITLE COMMITMENT NOTE 3306 GROVER

DISMANTLING FOR TITLE ASSURANCE (PENDING BY:
Heritage Title Company of Austin, Inc.)
2 of 10 02/20/2007 Effective Date: 11/16/2022 Issued: 11/28/2021

The grantor has stated upon the following/combined that the foregoing easements, restrictions, and other matters affecting this property, its additional interests and state for the purpose of the easements, restrictions are recorded according to the commitment, followed by survey's notes and/or observations.

Enclosure "Y" items contained herein and is stated below were considered:

1. Reference Enclosures: 02/12/02

(16) Utility easement granted to the City of Austin, by instrument dated November 7, 1986, recorded in Volume 2284, Page 770 of the Public Records of Travis County, Texas. Subject to the above.

(17) Easement granted to the City of Austin, by instrument dated July 11, 1997, recorded in Volume 2346, Page 175 of the Public Records of Travis County, Texas. Subject to the above.

(18) Terms, conditions and stipulations of that certain Escrow and Memorandum of Agreement

FLOOD-PLAIN NOTE

The best show herein lies within Zone "Y" (areas determined to be outside the 0.2% annual chance floodplain) as certified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 4803020040, dated 07/06/2016, for Tazewell County, Illinois and the best areas within an identified special flood hazard area. The Flood Insurance statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This Flood statement shall not create liability on the part of the surveyor.

ALTA/NFIPS SURVEY NOTES:

GENERAL SURVEY NOTES

PROPERTY ADDRESS: 1506 & 1514 Granger Avenue, Austin, TX 78756
1515 Rosewood Avenue, Austin, TX 78756

ATTACHMENTS: Map and boundary description of the 3.002 acre tract


SURVEYOR'S CERTIFICATE:

Reviewed: Tenthredin, L.P.

Shogen, L.P. & Travee Limited Partnership
c/o Beaumont & Associates, Inc.
The Company of Austin, Inc.
Level Insurance, Inc.
Commercial Land Title Insurance Company
Austin National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the applicable Minimum Detail Requirements for A-25/MSR, Land Title Surveys, as currently prescribed and compiled by M-L and J-L, and include Maps 1-4, 15, 16, 17, 18, 19, and 20 of the A-25/MSR.

The field work was completed on 12/20/2002

 12/20/2002
Robert J. Linder
Registered Professional Land Surveyor
State of Texas No. 6554
www.rjlsurveying.com

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

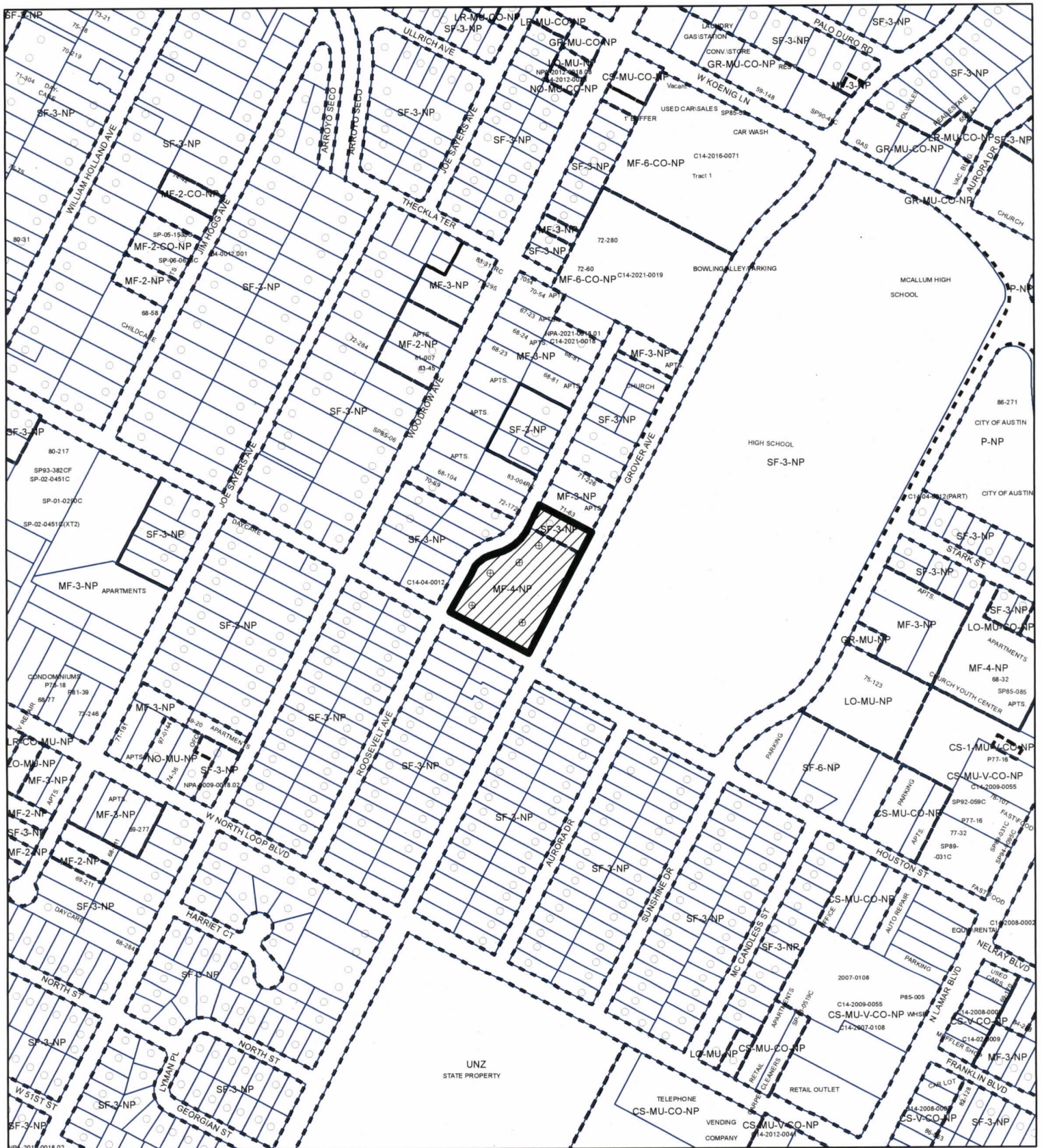
PROJECT NO.
1170-001

DRAWING NO.
1170-001-BAS

PLOT DATE
11/21/77

PLOT SCALE
1" = 20'




Drawn BY



ZONING

ZONING CASE#: C14-2023-0065

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: 5/23/2023