

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1317 MORGAN LANE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) 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 family residence (SF-3) district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district on the property described in Zoning Case No. C14-2023-0116, on file at the Planning Department, as follows:

0.500 acres of land, being the East 87.12 feet of LOT 14, BANISTER HEIGHTS, a subdivision recorded in Volume 3, Page 256, Plat Records of Travis County, Texas, conveyed in an affidavit and recorded in Document No. 2022092045 of the Official Public Records of Travis County, Texas, said 0.500 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1317 Morgan Lane 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 following uses are prohibited uses of the Property:

Service station

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

§
§
§

_____, 2024

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

0.500 ACRES
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.500 ACRES (APPROXIMATELY 21,769 SQ. FT.), BEING THE EAST 87.12 FEET OF LOT 14, BANISTER HEIGHTS, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 256 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO GRACE DORIS SCOTT IN AN AFFIDAVIT OF HEIRSHIP DATED AUGUST 22, 2010 AND RECORDED IN DOCUMENT NO. 2022092045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.; SAID 0.500 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found on the southwest right-of-way line of Morgan Lane (50' Right-of-way) as described in Volume 3, Page 256 of the Plat Records of Travis County, Texas, being the north corner of Lot B, Ben White Addition, a subdivision recorded in Volume 69, Page 66, of the Plat Records of Williamson County, Texas, and being the east corner of said Lot 14, from which a Type II TxDot Monument found for the east corner of said Lot B, being in the intersection of the southwest right-of-way of Morgan Lane, and the northwest right-of-way of Banister Lane (71' Right-of-way), bears South 62°04'08" East, a distance of 373.19 feet;

THENCE South 27°09'03" West, with the common line of Lot 14 and said Lot B, a distance of 250.22 feet to a 1/2" rebar found for the south corner of Lot 14, being an exterior corner in the northwest line of Lot B, and also being in the northeast line of Lot 3A and 3B, Resub of Lots 1-3 Less South 0.603 acre, Banister Heights, a subdivision recorded in Volume 19, Page 82 of the Plat Records of Travis County, Texas, from which a 1/2" rebar found for an interior corner in the northwest line of Lot B, and the east corner of said Lot 3A & 3B bears South 62°13'59" East, a distance of 15.77 feet;

THENCE North 61°44'07" West, with the common line of Lot 14 and Lot 3A and 3B, a distance of 87.13 feet to a 1/2" rebar with "CHAPARRAL" cap set for the south corner of the west 87.12' of Lot 14 conveyed Friday and Buchanan LLC in Warranty Deed With Assumption Clause, Dated June 2, 2010, and recorded in Document No. 2010078216 of the Official Public Records of Travis County, Texas, and also being the west corner of said east 87.12' of Lot 14;

THENCE North 27°11'10" East, crossing Lot 14, a distance of 250.01 feet to a 1/2" iron pipe found for the north corner of the east 87.12' of Lot 14, also being the east corner of the west 87.12' of Lot 14, and being also on the southwest right-of-way line of Morgan Lane;

THENCE South 61°52'15" East, with the common line of Lot 14 and Morgan Lane, a distance of 86.97 feet to the **POINT OF BEGINNING**, containing 0.500 acre of land, more or less.

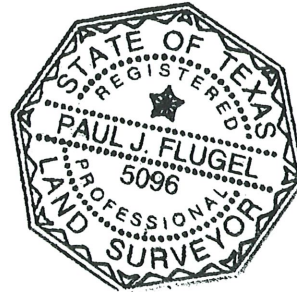
Surveyed on the ground September 7, 2023.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, Based on GPS solutions from Real-Time Kinematic (RTK) Virtual Reference Station (VRS) for Chaparral control point "101".

Attachments: Drawing 1931-003-BASE.

Paul J. Flugel 9-11-2023


Paul J. Flugel Date
Registered Professional Land Surveyor
State of Texas No. 5096
TBPELS Firm No. 10124500





SCALE: 1" = 20'

GRAPHIC SCALE

A horizontal graphic scale bar with a black and white alternating pattern. Below the bar are numerical markings: 20, 10, 0, and 20, representing feet. The bar is divided into segments corresponding to these values.

THIS IS A GRID DRAWING.

BEARING BASIS: THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83). CENTRAL ZONE.
BASED ON GPS SOLUTIONS FROM REAL-TIME
KINEMATIC (RTK) VERTICAL REFERENCE
STATION (VRS) FOR CHAPARRAL CONTROL
POINT "101".

MAG NAIL WITH "CHAPARRAL WASHER SET IN
CONCRETE

SURFACE COORDINATES:
N 10057311.55
E 3103184.53

TEXAS STATE PLANE COORDINATES:
N 10056535.82
E 3102874.24

ELEVATION = 675.67'
VERTICAL DATUM: NAVD 88 (GEOID 18)

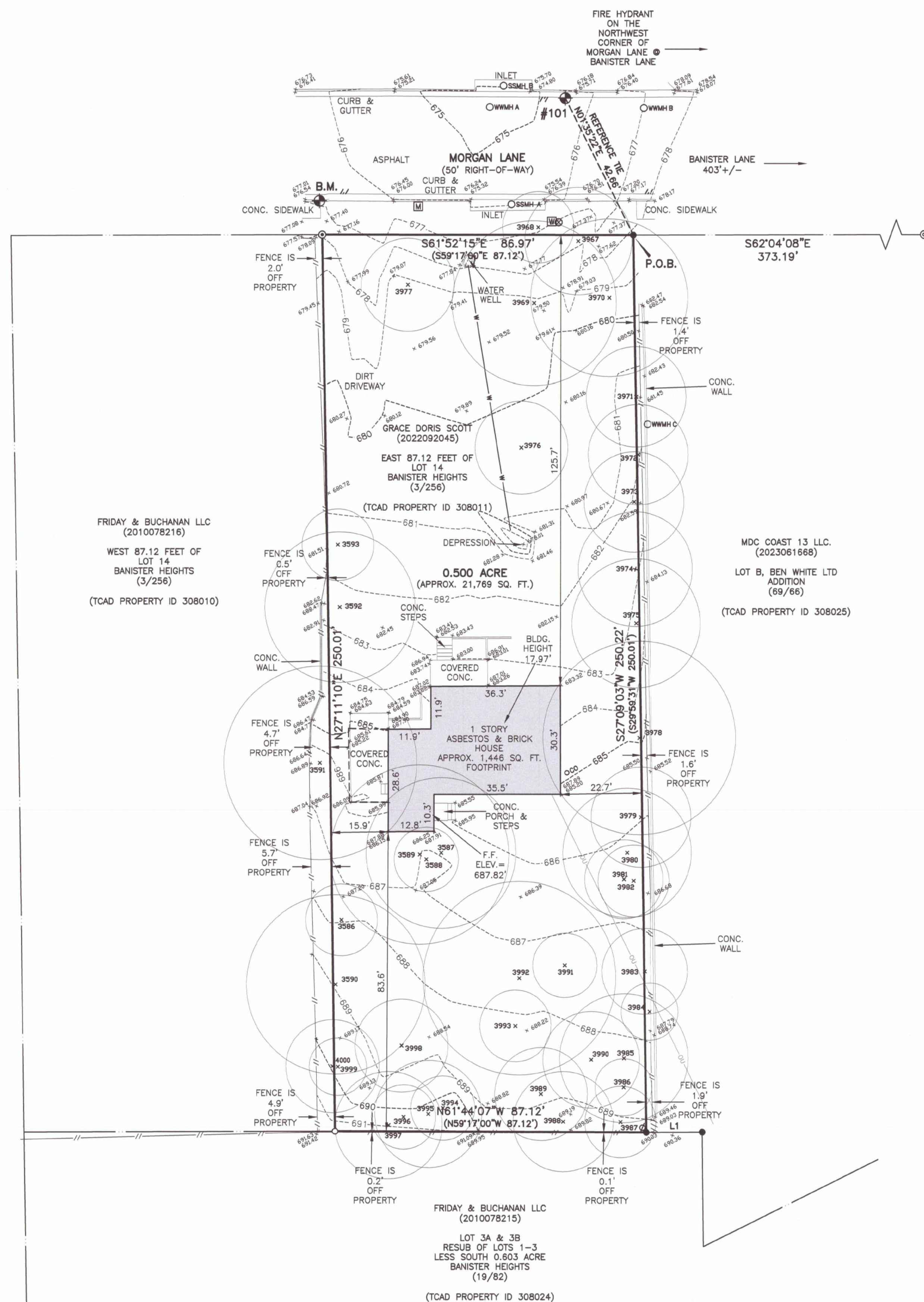
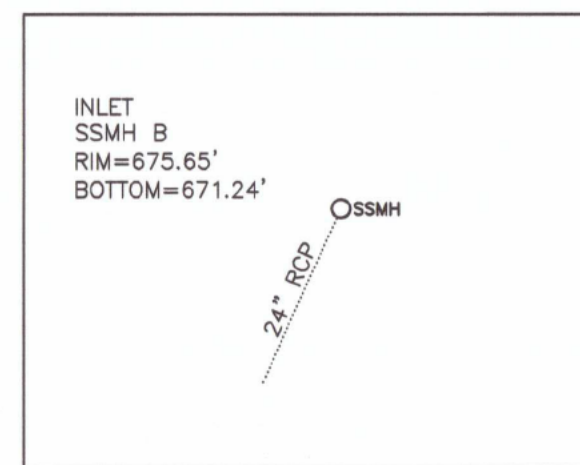
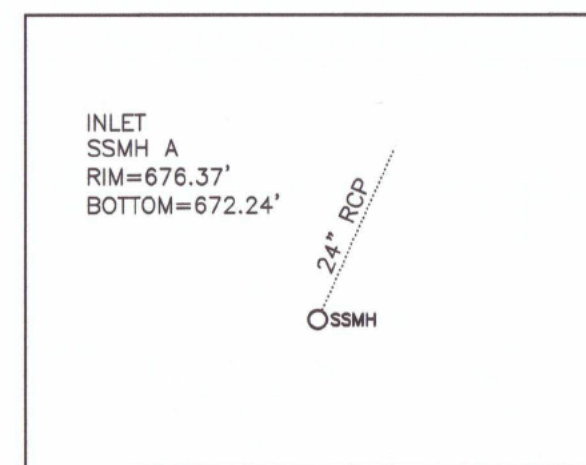
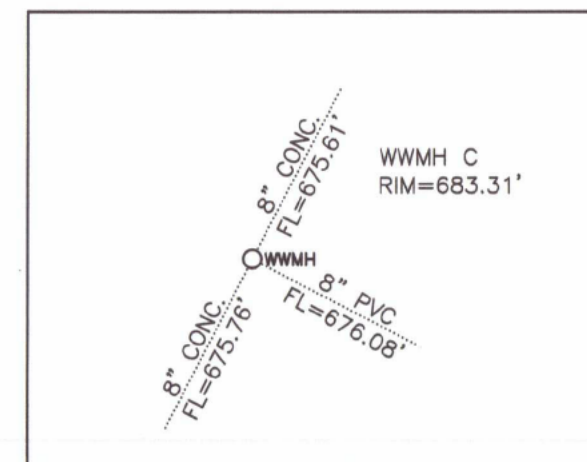
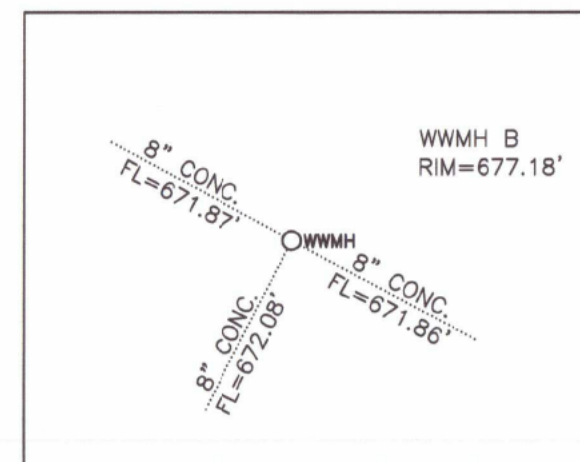
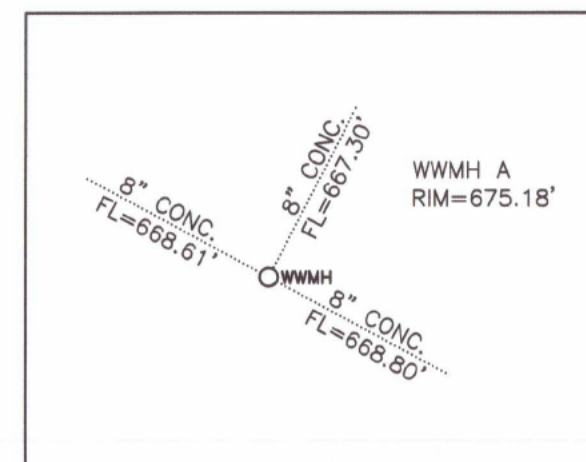
COMBINED SCALE FACTOR = 0.999990010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0

BENCHMARK INFO:
A TRIANGLE ON THE BACK OF CURB OF THE
SOUTH CURBLINE OF MORGAN LANE. BY THE
NORTHWEST CORNER OF THE PROPERTY.
ELEV.= 676.88' NAVD 88

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S62°13'59"E	15.77'



FLOOD-PLAIN NOTE:

The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map number 753500C for date September 26, 2008, for Trowbridge Community, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood 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/NSPS SURVEY NOTES:

(Table A, Item 7b1)
Square footage of buildings, if shown, is based on the outside, ground floor footprint. Unless noted otherwise, the surveyor has not accessed the inside of the building for measurement purposes.

GENERAL SURVEY NOTES:

PROPERTY ADDRESS: 1317 Morgan Lane Austin, Tx. 78704

ATTACHMENTS: 1931-001-BASE.docx

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:

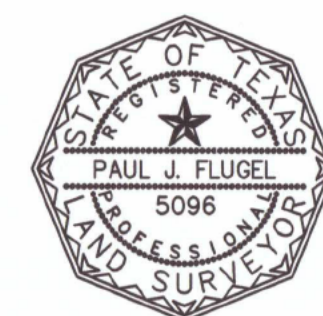
Beverly Stein individually and as Independent Administrator of the Estate of Grace D. Scott, deceased, (Travis County Probate Cause No. C-1-PB-22-001163), Keith A. Scott and Carol McGuire Fourt Realty, LLC, a Texas limited liability company
 Title Resources Guaranty Company
 Heritage Title Company Austin, Texas

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7a, 7b1, 7c, 8, 13, 14, of Table A thereof.

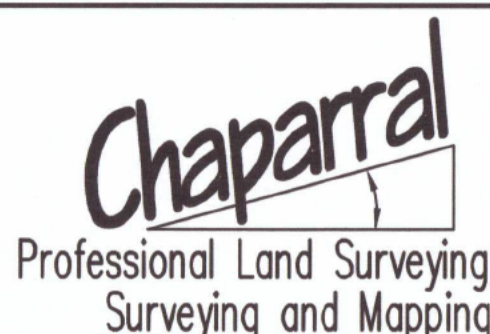
The field work was completed on September 7, 2023.

Paul J. Fluegel 9-14-2023

Paul J. Flugel Date
Registered Professional Land Surveyor
State of Texas No. 5096
PaulF@chapsurvey.com



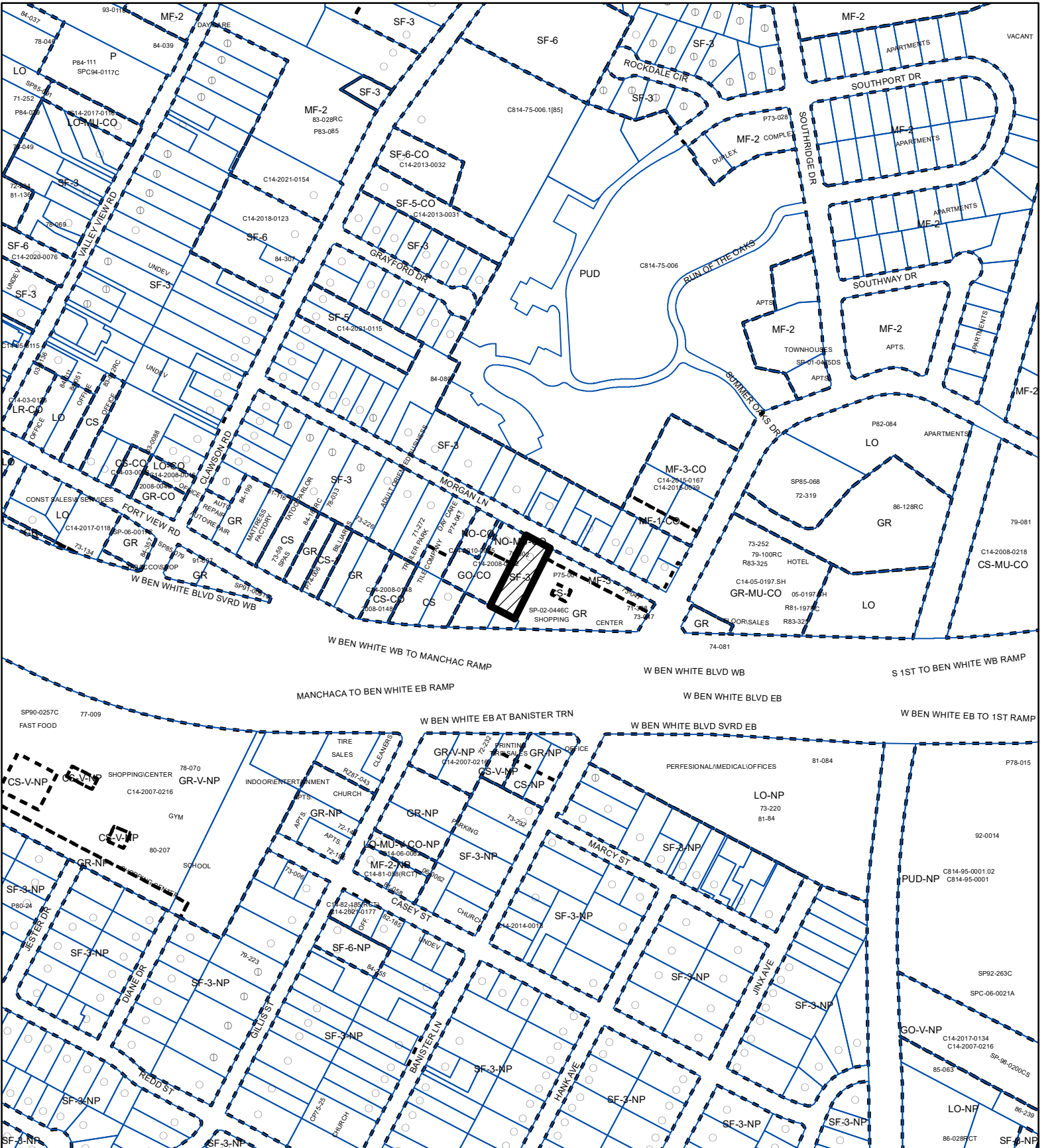
Paul J. Flugel
R.P.L.S. No. 5096



3500 McCall Lane
Austin, Texas 78744
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.:
931-003
DRAWING NO.:
931-003-BASE
LOT DATE:
9/11/2023
LOT SCALE:
"=20'
DRAWN BY:
GH

SHEET
01 OF 01



ZONING

EXHIBIT "B"

ZONING CASE#: C14-2023-0116



- 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: 10/3/2023