

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 8601, 8609, AND 8613 FM 969 ROAD FROM**
3 **DEVELOPMENT RESERVE (DR) DISTRICT AND FAMILY RESIDENCE (SF-3)**
4 **DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY**
5 **(MF-4) DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from development reserve (DR) base district and family residence
11 (SF-3) base district to multifamily residence moderate-high density (MF-4) base district on
12 the property described in Zoning Case No. C14-2023-0112.SH, on file at the Planning
13 Department, as follows:
14

15 A 5.22 acre tract of land situated in the J. BURLESON SURVEY, ABSTRACT 4,
16 AND THE P. MCELROY SURVEY, ABSTRACT 16, Travis County, Texas,
17 being all of a called "Tract I" and "Tract II" recorded in Document No.
18 2022163914 of the Official Public Records of Travis County, Texas, and being the
19 remainder of a called 171.987 acres tract of land recorded in Document No.
20 2003183806 of the Official Public Records of Travis County, Texas, said 5.22 acre
21 tract of land being more particularly described by metes and bounds in **Exhibit**
22 **"A"** incorporated into this ordinance (the "Property"),
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24 locally known as 8601, 8609, and 8613 FM 969 Road in the City of Austin, Travis County,
25 Texas, generally identified in the map attached as **Exhibit "B"**.
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PART 2. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

SSS

_____, 2024

Kirk Watson
Mayor

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

METES AND BOUNDS DESCRIPTION:

5.22 ACRES

BEING A 5.22 ACRE TRACT OF LAND SITUATED IN THE J. BURLESON SURVEY, ABSTRACT 4, AND THE P. MCELROY SURVEY, ABSTRACT 16, TRAVIS COUNTY, TEXAS; AND BEING ALL OF A CALLED "TRACT I" AND "TRACT II" DESCRIBED TO 3423 INVESTMENT LLC AND MF AUSTIN RIDGE, LLC. AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2022163914 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND ALSO BEING THE REMAINDER OF A CALLED 171.987 ACRES TRACT OF LAND DESCRIBED TO PB AUSTIN RIDGE, LLC AND MF AUSTIN RIDGE, LLC AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2003183806 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" ALUMINUM DISC STAMPED "TRAVIS STATE SCHOOL NO. 3" FOUND, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF FARM TO MARKET 969 (F.M. 969) A, VARIABLE WIDTH RIGHT-OF-WAY, FOR THE EAST CORNER OF A CALLED 7.873 ACRES TRACT OF LAND DESCRIBED TO THE CENTER FOR CHILD PROTECTION AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2015138027 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAME BEING THE NORTH CORNER OF SAID "TRACT II";

THENCE, WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 969, SAME BEING THE NORTH BOUNDARY LINE OF SAID "TRACT II", WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°45'58", A RADIUS OF 1,708.61 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 46°08'10" EAST, 201.66 FEET, AND A TOTAL ARC LENGTH OF 201.77 FEET TO A 1" IRON PIPE FOUND, FOR THE NORTH CORNER OF SAID "TRACT I", SAME BEING THE EAST CORNER OF SAID "TRACT II", AND A POINT OF CURVATURE;

THENCE, CONTINUING WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 969, SAME BEING THE NORTH BOUNDARY LINE OF "TRACT 1" WITH SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°46'14", A RADIUS OF 1,712.86 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 39°41'50" EAST, 202.29 FEET, AND A TOTAL ARC LENGTH OF 202.40 FEET TO A 1/2" IRON ROD FOUND, FOR THE NORTH CORNER OF LOT 2 OF JUNE AND JOE ALLEN ADDITION, PLAT OF WHICH IS SHOWN ON DOCUMENT RECORDED IN VOLUME 79, PAGE 234 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE, SOUTH 43°13'49" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 969 WITH THE SOUTHEAST BOUNDARY LINE OF SAID "TRACT I", SAME BEING THE NORTHWEST BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 665.22 FEET TO A 1" IRON PIPE FOUND, IN THE NORTHEAST BOUNDARY LINE OF SAID 171.987 ACRE TRACT, FOR THE WEST CORNER OF SAID LOT 2, SAME BEING THE SOUTH CORNER OF SAID "TRACT I";

THENCE, SOUTH 59°52'26" EAST, WITH THE SOUTH BOUNDARY LINE OF SAID LOT 2, SAME BEING THE NORTH BOUNDARY LINE OF SAID 171.987 ACRES TRACT, A DISTANCE OF 123.71 FEET TO A 3/8" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 3819" FOUND;

THENCE, LEAVING SAID NORTH BOUNDARY LINE OF THE 171.987 ACRES TRACT, WITH THE NORTH BOUNDARY LINE OF A CALLED 89.825 ACRES TRACT OF LAND DESCRIBED TO KIPP AUSTIN PUBLIC SCHOOLS, INC. AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2014033439 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- SOUTH 30°08'11" WEST, A DISTANCE OF 63.61 FEET TO A 100D NAIL FOUND;
- SOUTH 77°15'04" WEST, A DISTANCE OF 35.95 FEET TO A 100D NAIL FOUND;
- NORTH 76°47'56" WEST, A DISTANCE OF 32.22 FEET TO A 100D NAIL FOUND;
- NORTH 62°22'18" WEST, A DISTANCE OF 197.76 FEET TO A CALCULATED POINT FOR AN ANGLE CORNER IN THE EAST BOUNDARY LINE OF SAID 7.873 ACRES TRACT;

THENCE, NORTH 12°00'09" EAST, LEAVING SAID NORTH BOUNDARY LINE OF SAID 89.825 ACRES TRACT, WITH THE NORTH BOUNDARY LINE OF SAID 171.987 ACRES TRACT, SAME BEING THE EAST BOUNDARY LINE OF SAID 7.873 ACRES TRACT, A DISTANCE OF 111.61 FEET TO A 2" ALUMINUM DISC STAMPED "TRAVIS STATE SCHOOL NO. 3" FOUND, FOR THE WEST CORNER OF SAID "TRACT II";

THENCE, NORTH 24°57'46" EAST, CONTINUING WITH SAID EAST BOUNDARY LINE OF THE 7.873 ACRES TRACT, SAME BEING THE WEST BOUNDARY LINE OF SAID "TRACT II" A DISTANCE OF 768.68 FEET TO THE POINT OF

BEGINNING, AND CONTAINING 5.22 ACRES OF LAND, MORE OR LESS, IN TRAVIS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

J. BURLESON SURVEY,
ABSTRACT 4

P. MCELROY SURVEY,
ABSTRACT 16

CALLLED 7.873 ACRES
CENTER FOR CHILD PROTECTION
DOCUMENT NO. 2015138027
OPRTC

P.O.B.
2" ALUM. DISK "TRAVIS
STATE SCHOOL NO. 3"

TRACT II
CALLLED 2.305 ACRES
3423 INVESTMENTS LLC
(UNDIVIDED 50% INTEREST)
MF AUSTIN RIDGE, LLC
(UNDIVIDED 50% INTEREST)
DOCUMENT NO. 2022163914
OPRTC

TRACT I
3423 INVESTMENTS LLC
(UNDIVIDED 50% INTEREST)
MF AUSTIN RIDGE, LLC
(UNDIVIDED 50% INTEREST)
DOCUMENT NO. 2022163914
OPRTC

LOT 1
JUNE AND JOE ALLEN ADDITION
VOLUME 79, PAGE 234
PRTC

TRACT 1
DECKER 969 LLC
DOCUMENT NO. 2020202915
OPRTC

LOT 2
JUNE AND JOE ALLEN ADDITION
VOLUME 79, PAGE 234
PRTC

TRACT 2
DECKER 969 LLC
DOCUMENT NO. 2020202915
OPRTC

LOT A
JUNE AND JOE ALLEN ADDITION 2
VOLUME 79, PAGE 359
PRTC

(REMAINDER OF) CALLED 171.987 ACRES
PB AUSTIN RIDGE, LLC (UNDIVIDED 1/2 INTEREST)
MF AUSTIN RIDGE, LLC (UNDIVIDED 1/2 INTEREST)
DOCUMENT NO. 2003183806
OPRTC

CALLLED 89.925 ACRES
KIPP AUSTIN PUBLIC SCHOOLS, INC.
DOCUMENT NO. 2014033439
OPRTC

FARM-TO-MARKET 969
(VARIABLE WIDTH R.O.W.)

5.22 ACRES

APPROX. SURVEY LINE

2" ALUM. DISK "TRAVIS
STATE SCHOOL NO. 3"

1/2" IRFC
"ALL POINTS"

1" IPF

3/8" IRFC
"RPLS 3819"

100D
NAIL

L3

100D
NAIL

L2

100D
NAIL

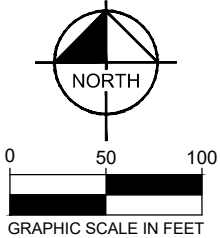
LINE TYPE LEGEND

	BOUNDARY LINE
	ADJOINER PROPERTY LINE

LEGEND:

IRFC = IRON ROD FOUND W/ CAP
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
R.O.W. = RIGHT-OF-WAY
PRTC = PLAT RECORDS TRAVIS COUNTY
OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

EXHIBIT "A"



LINE TABLE

NO.	BEARING	LENGTH
L1	S30°08'11"W	63.61'
L2	S77°15'04"W	35.95'
L3	N76°47'56"W	32.22'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	6°45'58"	1708.61'	201.77'	S46°08'10"E	201.66'
C2	6°46'14"	1712.86'	202.40'	S39°41'50"E	202.29'

NOTES:

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. TO CONVERT SURFACE DISTANCES TO THE GRID, APPLY THE COMBINED SURFACE TO GRID SCALE FACTOR OF 1.0001. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY.

MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890



STANDARD LAND SURVEY

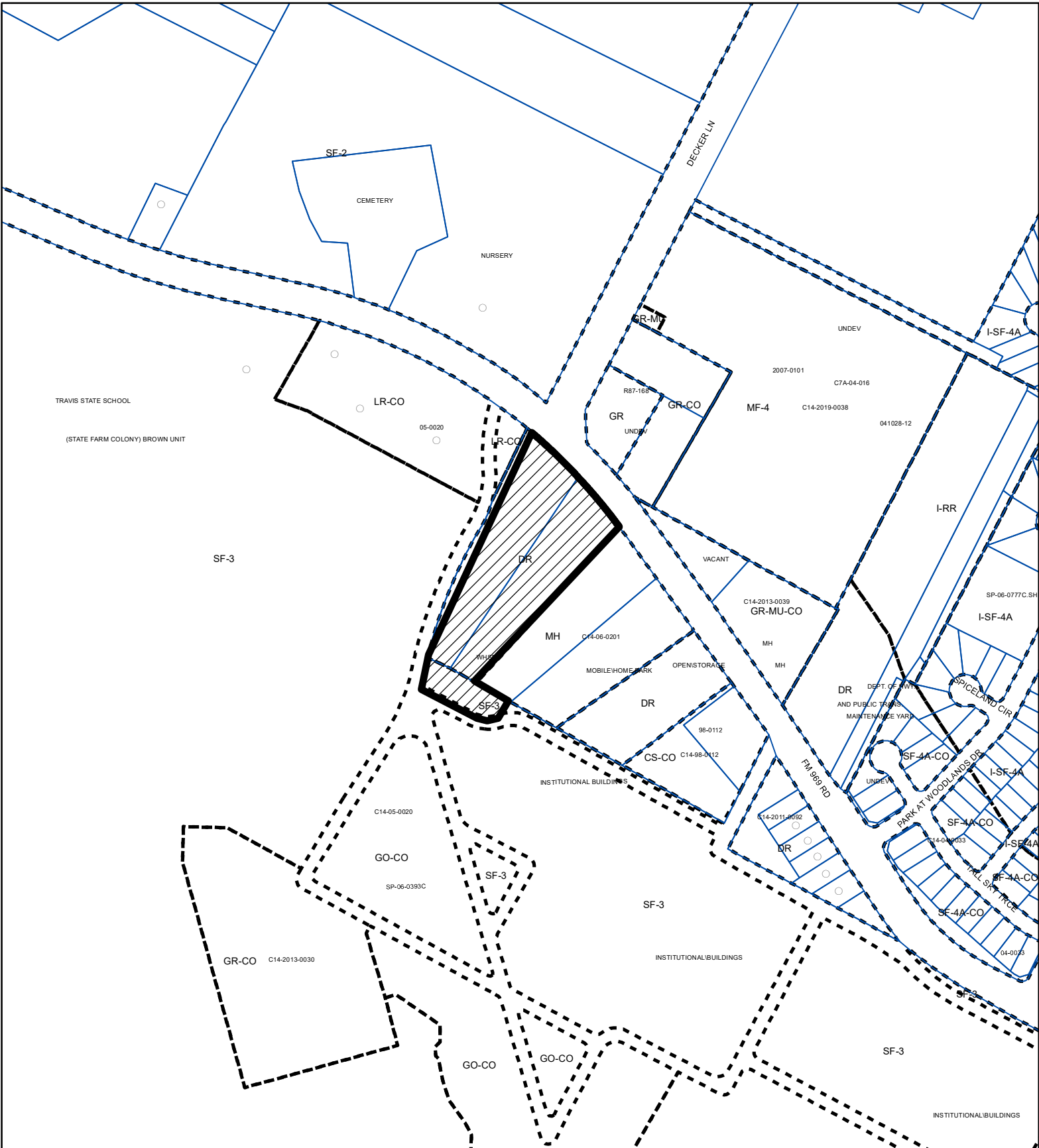
5.22 ACRES


BEING OUT OF THE
J. BURLESON SURVEY, ABSTRACT 4 &
P. MCELROY SURVEY, ABSTRACT 16
TRAVIS COUNTY, TEXAS


Kimley»Horn


10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MSB	MMII	1/12/2024	069404101	1 OF 1


$$1'' = 400'$$

 SUBJECT TRACT

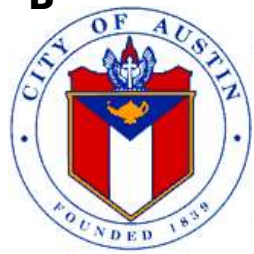
 PENDING CASE

 ZONING BOUNDARY

ZONING **E**
ZONING CASE#: C14-2023-0112.SH

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



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