

ORDINANCE NO. 20240215-041

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7331 AND 7333 BLUFF SPRINGS ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) 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 interim-rural residence (I-RR) base district to multifamily residence medium density (MF-3) base district on the property described in Zoning Case No. C14-2023-0118, on file at the Planning Department, as follows:


A 8.4514 acre (368,142 square feet) tract of land, more or less, out of the SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, in Travis County, Texas, being the same tract of land conveyed in warranty deed recorded in Document No. 2005001669, Official Public Records of Travis County, Texas, said 8.4514 acre (368,142 square feet) tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),


locally known as 7331 and 7333 Bluff Springs 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 26, 2024.

PASSED AND APPROVED

February 15, 2024


Kirk Watson
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

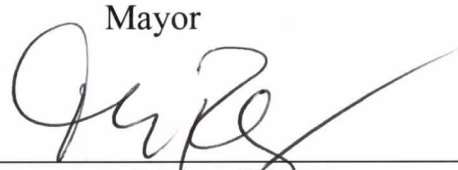
ATTEST: 
Myrna Rios
City Clerk

EXHIBIT "A"

EXHIBIT "___"



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Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 8.4514 ACRES (368,142 SQUARE FEET), MORE OR LESS, BEING OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT CONVEYED TO EDDY LEONARD KORNEGAY IN DOCUMENT NO. 2005001669 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 8.4514 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 3/8-inch iron rod found for an angle point in the east right-of-way line of Bluff Springs Road (Right-of-way varies), being the northwest corner of the remainder of a called 227.98 acres tract (Called First Tract), conveyed to Cecil Pennington in Volume 1271, Page 488, of the Deed Records of Travis County, Texas (D.R.T.C.T.), and being the southwest corner of said Kornegay tract and being the southwest corner and **POINT OF BEGINNING** hereof, from which a square bolt found for an angle point in the east right-of-way line of Bluff Springs Road, and being the southwest corner of said Pennington tract bears, S05°02'23"E, a distance of 100.34 feet;

THENCE, with the east right-of-way line of Bluff Springs Road, and the west line of said Kornegay tract, **N02°15'58"W**, a distance of **442.53** feet to a 1/2" iron rod found for the northwest corner hereof, said point being an angle point in the east right-of-way line of said Bluff Springs Road, and being the northwest corner of said Kornegay tract;

THENCE, in part with the east right-of-way line of Bluff Springs Road, in part with the south line of Lot 12, Block "C", Amended Plat of Lot 12, Block "C", of Meadows at Bluff Springs, recorded in Document No. 201600088 (O.P.R.T.C.T.), in part with the south line of Lot 13, Block "C", (Drainage Easement and Public Utility Easement Lot), of Meadows at Bluff Springs recorded in Document No. 200300218 (O.P.R.T.C.T.), in part with the south line of Lots 14 through 20, Block "C" of said Meadows at Bluff Springs, in part with the south line of the southern terminus of Dan Pass (56' Right-of-way) recorded in Document No. 200300218 (O.P.R.T.C.T.), in part with the south line of Lot 48, Block "D", of said Meadows at Bluff Springs and with the north line of said Kornegay tract, the following two (2) courses and distances:

- 1) **S89°18'12"E**, passing at a distance of 15.96 feet a 1/2" iron rod with "RPLS 4540" cap found for the southwest corner of said Lot 12, continuing in all a distance of **408.96** feet to a 3/8" iron pipe found for an angle point in the south line of said Lot 12;
- 2) **S88°37'34"E**, passing at a distance of 559.57 feet, a 1/2" iron rod found for the southeast corner of said Lot 20, and southwest corner of the southern terminus of said Dan Pass, continuing in all **734.44** feet to a 1/2" iron rod found for the northeast corner hereof, said point being in the west line of Lot 49, Block "D" of said Meadows at Bluff Springs, being the northeast corner of said Kornegay tract and being the southeast corner of said Lot 48, from which a concrete monument found bears S50°55'08"E, a distance of 0.88 feet;

THENCE, with the west line of said Lot 49, and the east line of said Kornegay tract, **S00°20'47"E**, passing at a distance of 174.67 feet, a 1/2" iron rod found for the southwest corner of said Lot 49, continuing in all **201.78** feet to a 5/8" iron rod with "City of Austin" aluminum cap found for the southeast corner hereof, the southwest corner of a triangular tract of land with unclear title, said point being in the northwest line of Lot 24, Block "K", Silverstone Phase 2, Section 2 recorded in Volume 84, Pages 147B-147D of the Plat Records of Travis County Texas (P.R.T.C.T.), from which a square bolt found bears N78°52'53"E, a distance of 69.13 feet for the east corner of said triangular tract, the southeast corner of said Lot 49, an angle point in the north line of said Lot 24 and the southwest corner of a called 14.186 acres tract conveyed

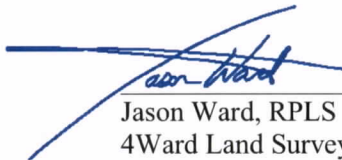
EXHIBIT "___"

to City of Austin in Volume 10263, Page 579, of the Real Property Records of Travis County Texas (R.P.R.T.C.T.);

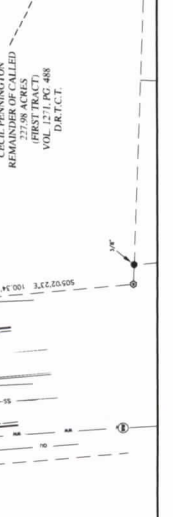
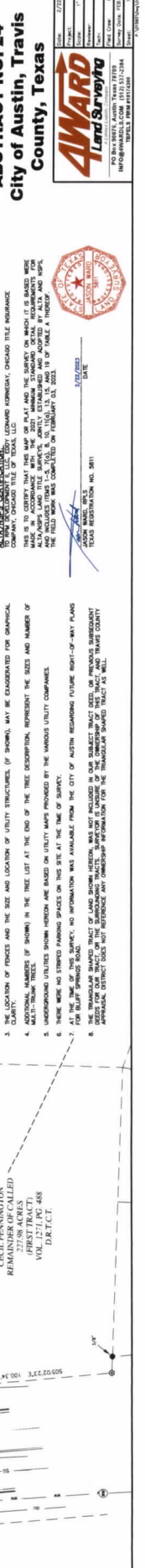
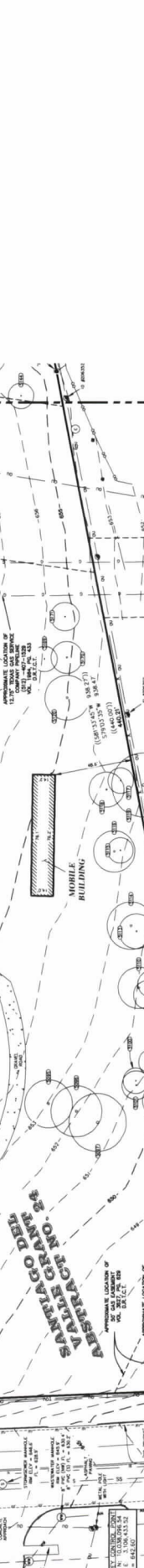
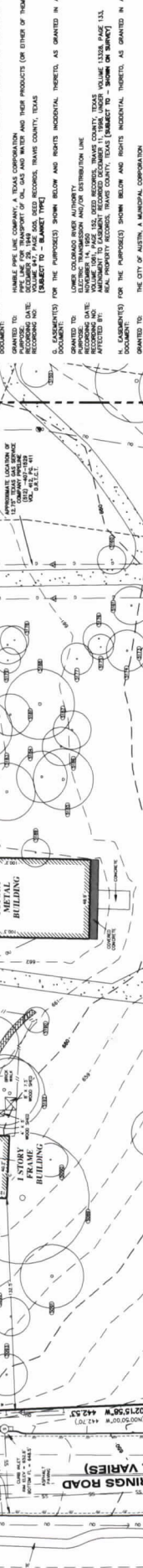
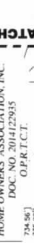
THENCE, in part with the north line of said Lot 24, in part with the north line of Lot 1, Block "K" of said Silverstone, in part with the north line of the northern terminus of Dan Pass (50' Right-of-way) recorded in Volume 84, Pages 147B-147D (P.R.T.C.T.), in part with the north line of Lot 54, Block "A" of said Silverstone, in part with the north line of Lot 53, Block "A" of said Silverstone, in part with the north line of Lot 52, Block "A" of said Silverstone and in part with the north line of said Pennington tract and with the south line of said Kornegay tract, **S79°03'35"W**, passing at a distance of 177.16 feet, a 1/2" iron rod found for the northwest corner of said Lot 1 and the northeast corner of the northern terminus of said Dan Pass, passing at a distance of 233.48 feet, a 1/2" iron rod found for the northwest corner of the northern terminus of said Dan Pass and the northeast corner of said Lot 54, passing at a distance of 498.27 feet, a 1/2" iron rod with "Premier" cap found for the northwest corner of said Lot 53 and the northeast corner of said Lot 52, passing at a distance of 938.48 feet, a square bolt found for the northwest corner of said Lot 52 and the northeast corner of said Pennington tract, continuing in all **1,147.74** feet to the **POINT OF BEGINNING** and containing 8.4514 acres (368,142 Square Feet) of land, more or less.

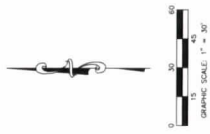
NOTES:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000046744335. Reference drawing: 01595.dwg.

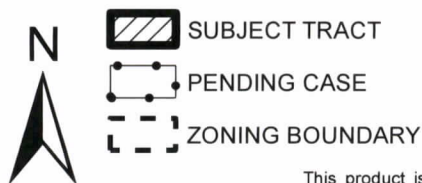

2/16/2023
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC





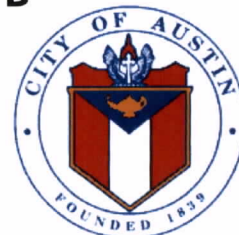


LEGEND	
PROPERTY LINE	PROPERTY LINE
EXISTING EASEMENTS	EXISTING EASEMENTS
1/2" DIA. 100' TYP.	1/2" DIA. 100' TYP.
1/4" DIA. 50' TYP.	1/4" DIA. 50' TYP.
3/8" DIA. 75' TYP.	3/8" DIA. 75' TYP.
1" DIA. 200' TYP.	1" DIA. 200' TYP.
2" DIA. 400' TYP.	2" DIA. 400' TYP.
4" DIA. 800' TYP.	4" DIA. 800' TYP.
8" DIA. 1600' TYP.	8" DIA. 1600' TYP.
16" DIA. 3200' TYP.	16" DIA. 3200' TYP.
32" DIA. 6400' TYP.	32" DIA. 6400' TYP.
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162259276829213363391847704035328" DIA. 32451855365842672678369540807065600' TYP.	162259276829213363391847704035328" DIA. 32451855365842672678369540807065600' TYP.
324518553658426726783695408070656" DIA. 64903710731685345356739081614131200' TYP.	324518553658426726783695408070656" DIA. 64903710731685345356739081614131200' TYP.
649037107316853453567390816141312" DIA. 129807421463370690713478163228262400' TYP.	649037107316853453567390816141312" DIA. 129807421463370690713478163228262400' TYP.
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2596148429267413814269563264565248" DIA. 519229685853482762853912652913049600' TYP.	2596148429267413814269563264565248" DIA. 519229685853482762853912652913049600' TYP.
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10384593717069655257078253058260992" DIA. 2076918743413931051415650611652198400' TYP.	10384593717069655257078253058260992" DIA. 2076918743413931051415650611652198400' TYP.
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41538374868278621028313012233043968" DIA. 8307674973655724205662602446608793600' TYP.	41538374868278621028313012233043968" DIA. 8307674973655724205662602446608793600' TYP.
83076749736557242056626024466087936" DIA. 1661	



ZONING
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