

**ORDINANCE NO. 20240418-068**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10911 STONELAKE BOULEVARD FROM LIMITED INDUSTRIAL SERVICE (LI) DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY (MF-6) 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 limited industrial service (LI) base district to multifamily residence highest density (MF-6) base district on the property described in Zoning Case No. C14-2024-0001, on file at the Planning Department, as follows:

10.010 acres of land in the James Rogers Survey No. 19, Abstract No. 659 in Travis County, Texas, being all of a 10 acre tract conveyed by deed recorded in Volume 12838, Page 943, of the Real Property Records of Travis County, Texas, said 10.010 acres being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

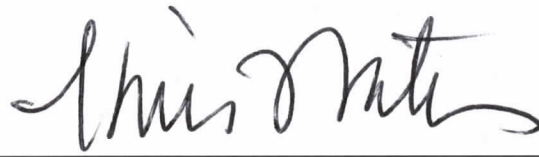
locally known as 10911 Stonelake Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on April 29, 2024.

**PASSED AND APPROVED**

\_\_\_\_\_, April 18, 2024

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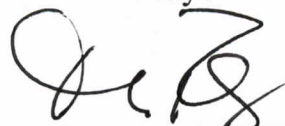
Kirk Watson  
Mayor

**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

earlysurveying.com

TBPELS Firm No. 10194487

### 10.010 ACRES

### TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 10.010 ACRES (APPROXIMATELY 436,041 SQ. FT.) IN THE JAMES ROGERS SURVEY NO. 19, ABSTRACT NO. 659 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 10 ACRE TRACT CONVEYED TO JAJ FAMILY PARTNERSHIP, LTD. IN A SPECIAL WARRANTY DEED EXECUTED DECEMBER 20, 1996 AND RECORDED IN VOLUME 12838, PAGE 943 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.010 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a mag nail with "Chaparral" washer found for the northernmost corner of the said 10 acre tract, being the easternmost corner of a 1.661 acre tract described in Document No. 2016074759 of the Official Public Records of Travis County, Texas, being also in the southwest line of Lot 1, Block A, Stonelake Office Park, a subdivision of record in Volume 99, Page 190 of the Plat Records of Travis County, Texas;

**THENCE** South  $61^{\circ}43'59''$  East, with the northeast line of the said 10 acre tract, the southwest line of said Lot 1, Block A, and the southwest line of a 0.149 acre tract described in Volume 12735, Page 24 of the Real Property Records of Travis County, Texas, a distance of 694.75 feet to a PK nail found in the northwest termination of Stonelake Boulevard (90' right-of-way width) as shown on Stonelake Section 1, a subdivision of record in Volume 87, Page 94A of the Plat Records of Travis County, Texas, being the easternmost corner of the said 10 acre tract, being also the southernmost corner of the said 0.149 acre tract, from which an "X" in concrete found for the northernmost terminus of Stonelake Boulevard, being an angle point in the southwest line of Lot 2, Block A, of said Stonelake Office Park, bears North  $23^{\circ}46'24''$  East, a distance of 45.11 feet;

**THENCE** South  $27^{\circ}39'35''$  West, with the northwest termination of Stonelake Boulevard, and the southeast line of the said 10 acre tract, a distance of 44.99 feet to a PK nail found for the westernmost terminus of Stonelake Boulevard, being also the northernmost corner of Lot 1, Block B, of said Stonelake Section 1;

**THENCE** South 27°39'35" West, with the southeast line of the said 10 acre tract and the northwest line of said Lot 1, Block B, a distance of 530.49 feet to a 1/2" rebar found for the westernmost corner of said Lot 1, Block B, being the northernmost corner of Lot 3, Block B, of said Stonelake Section 1;

**THENCE** South 27°39'35" West, with the southeast line of the said 10 acre tract and the northwest line of said Lot 3, Block B, a distance of 52.26 feet to a 1/2" rebar found for the southernmost corner of the said 10 acre tract, being the easternmost corner of an 8.299 acre tract described in Document No. 2019033421 of the Official Public Records of Travis County, Texas;

**THENCE** North 61°44'33" West, with the southwest line of the said 10 acre tract and the northeast line of the said 8.299 acre tract, a distance of 694.45 feet to a 1/2" rebar found for the westernmost corner of the said 10 acre tract, being the southernmost corner of a 5.939 acre tract described in said Document No. 2016074759 of the Official Public Records of Travis County, Texas;

**THENCE** North 27°37'57" East, with the northwest line of the said 10 acre tract and the southeast line of the said 5.939 acre tract, a distance of 494.00 feet to a 1/2" rebar with "Chaparral" cap found for the easternmost corner of the said 5.939 acre tract, being the southernmost corner of the said 1.661 acre tract;

**THENCE** North 27°37'57" East, with the northwest line of the said 10 acre tract and the southeast line of the said 1.661 acre tract, a distance of 133.86 feet to the **POINT OF BEGINNING**, containing 10.010 acres of land, more or less.

The field work was completed on November 2, 2023

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

Attachments: Survey Drawing No. 1005-016-BASE



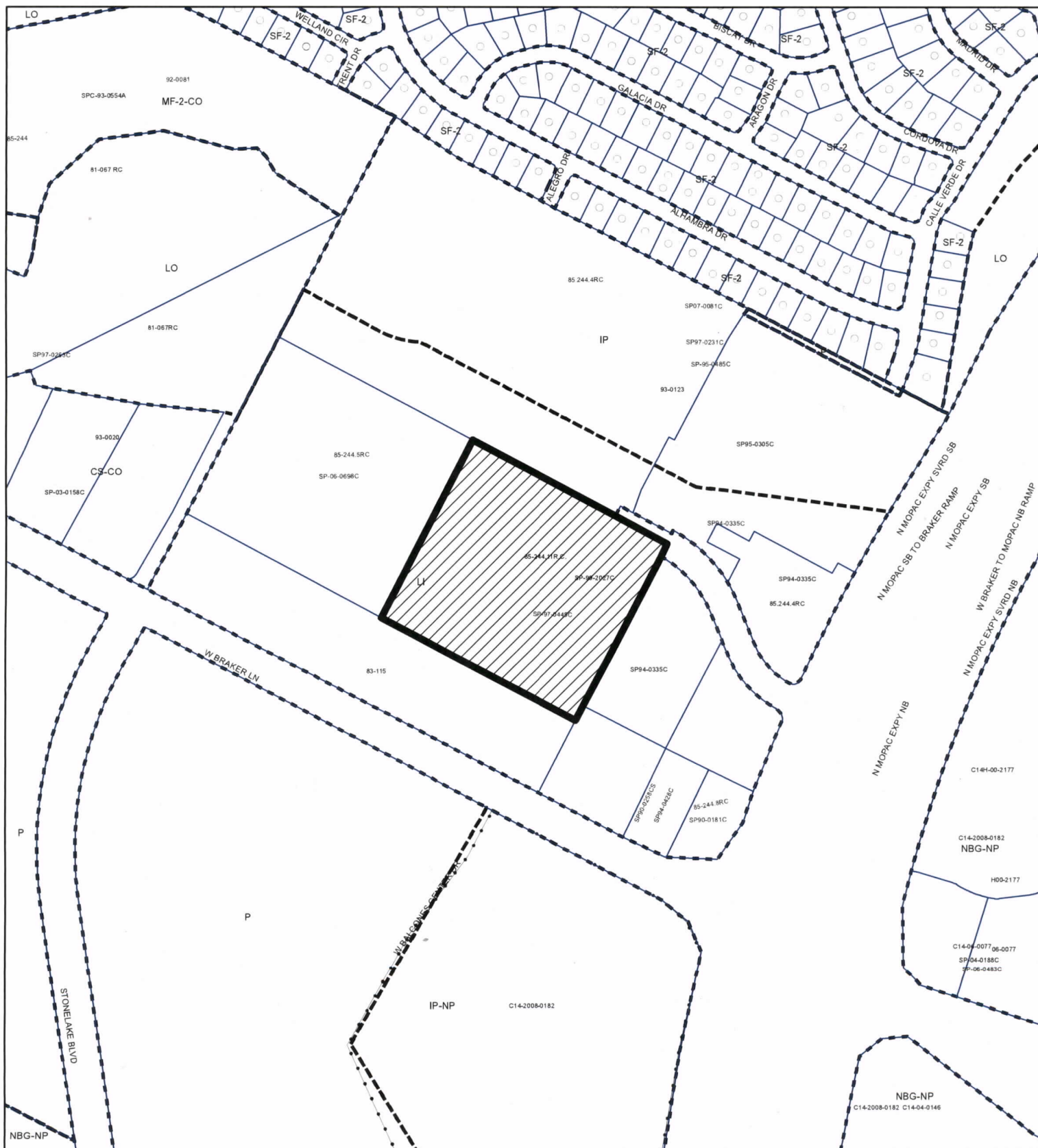
Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016

11/3/2023  
Date









## ZONING

## EXHIBIT "B"

ZONING CASE#: C14-2024-0001



SUBJECT TRACT



PENDING CASE

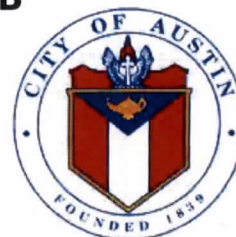


ZONING BOUNDARY

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 Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 1/5/2024