

ORDINANCE NO. 20240926-106

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8900 AND 8956 WEST STATE HIGHWAY 71 IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM AGRICULTURAL-NEIGHBORHOOD PLAN (AG-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-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 agricultural-neighborhood plan (AG-NP) combining district to multifamily residence moderate-high density-neighborhood plan (MF-4-NP) combining district on the property described in Zoning Case No. C14-2024-0032, on file at the Planning Department, as follows:

60.665 acres of land out of the Jesse Ward Survey No. 36, Abstract No. 2292, Evan Williams Survey No. 294, Abstract No. 824, and the Hugh McClure Survey No. 94, Abstract No. 569, in Travis County, Texas, being a portion of a called 53.357 acres conveyed by deed recorded in Volume 3792, Page 62, of the Deed Records of Travis County Texas, and also being a portion of a called 53.357 acres conveyed by deed recorded in Volume 3792, Page 55, of the Deed Records Of Travis County, Texas, said 60.665 acres being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (The "Property"),

locally known as 8900 and 8956 West State Highway 71 in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

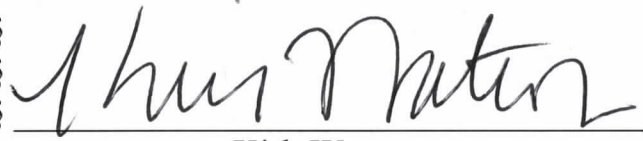
PART 2. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20081211-097 that established zoning for the West Oak Hill Neighborhood Plan.

PART 3. This ordinance takes effect on October 7, 2024.

PASSED AND APPROVED

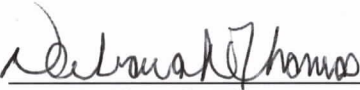
_____, September 26, 2024

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§



Kirk Watson
Mayor

APPROVED:



Deborah Thomas
Interim City Attorney

ATTEST:



Myrna Rios
City Clerk

EXHIBIT "A"



Professional Land Surveying, Inc.
Surveying and Mapping

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

5725 West Hwy 290, Suite 202
Austin, Texas, 78735-7822

60.665 ACRES

J. WARD SURVEY NO. 36, ABSTRACT NO. 2292

EVAN WILLIAMS SURVEY NO. 294, ABSTRACT NO. 824

HUGH McCLURE SURVEY NO. 94, ABSTRACT NO. 569

TRAVIS COUNTY, TEXAS

DESCRIPTION OF 60.665 ACRES OF LAND, OUT OF THE JESSE WARD SURVEY NO. 36, ABSTRACT NO. 2292, EVAN WILLIAMS SURVEY NO. 294, ABSTRACT NO. 824 AND THE HUGH McCLURE SURVEY NO. 94, ABSTRACT NO. 569 ALL IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT REMAINDER OF A CALLED 53.357 ACRES DESCRIBED IN A DEED TO HARRY MARX AND RECORDED IN VOLUME 3792, PAGE 62, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING A PORTION OF THAT REMAINDER OF A CALLED 53.357 ACRES DESCRIBED IN A DEED TO PAUL MARX AND RECORDED IN VOLUME 3792, PAGE 55 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 60.665 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8" inch rebar found for the south corner of a 16.576 acre tract described in Document No. 2013033217 of the Official Public Records of Travis County, Texas, same being in the northwest line of a 53.357 acre tract described in Document No. 2023132708 of the Official Public Records of Travis County, Texas, and being on the northeast right-of-way line of Old Bee Caves Road (60' ROW) described in Volume 6952, Page 741 (6952/741), of the Deed Records of Travis County, Texas

THENCE South 27°37'25" West, crossing said Old Bee Caves Road, a distance of **61.38 feet** to a 1/2" rebar with "Chaparral" cap set on the southwest right of way line of Old Bee Caves Road, also being on the northwest line of said 53.357 acre tract same being the east corner of said Paul Marx remainder tract and being the **POINT OF BEGINNING** and the east corner of the tract described herein;

THENCE South 27°37'25" West, with the southeast line of Paul Marx remainder tract and the northwest line of the 53.357 acre tract, a distance of **2122.27 feet** to a 1/2" rebar with "Chaparral" cap set in the north right-of-way line of State Highway 71 (S.H. 71) (R.O.W. Width Varies) as shown on CSJ 700-03, being the east corner of the 53.357 acre tract, also being the south corner of the Paul Marx remainder tract and being the south corner of the tract described herein, from which a 1/2" rebar with "4Ward Surveying" cap found for the most southerly west corner of Lot 1, Block A of Mountain Crest Subdivision recorded in Document No. 202200146 of the Official Records of Travis County, Texas also being the south corner of the Travis County Water Control and improvement District #4 described in Volume 1942, Page 212 of the Deed Records of Travis County, Texas bears, South 52°22'20" East, a distance of 525.56 feet to a calculated point, and South 61°59'27" East, a distance of 523.75 feet;

THENCE with the north right-of-way line of said S.H. 71 and with the southwest line of the Paul Marx remainder tract and the said Harry remainder tract the following two (2) courses and distances:

1. **North 52°22'20" West**, a distance of **405.40 feet** a 1/2" iron pipe found for an angle point in the southwest line of the Paul Marx remainder Tract;
2. **North 42°49'20" West**, a distance of **318.21 feet** to a 1/2" rebar with "Chaparral" cap set in the northeast right-of-way line of State Highway 71, also being in the southwest line of the Paul Marx remainder tract, from which a 1/2" iron pipe found for the west corner of the Paul Marx remainder tract, same being the south corner of the Harry Marx remainder tract bears, North 42°49'20" West, a distance of 34.21 feet;

THENCE crossing the Paul Marx Remainder Tract the following two (2) courses and distances;

1. **North 32°31'10" East**, a distance of **326.19 feet** to a 1/2" rebar with "Chaparral" cap set;
2. **North 08°16'54" East**, a distance of **182.14 feet** to a 1/2" rebar with "Chaparral" cap set in the southeast line of the Harry Marx remainder tract, also being the northwest line of the Paul Marx remainder tract;

THENCE North 27°35'38" East, a distance of **186.33 feet** a 1/2" rebar with "Chaparral" cap set in the southeast line of the Harry Marx remainder tract, also being the northwest line of the Paul Marx remainder tract;

THENCE crossing the Harry Marx Remainder Tract the following three (3) courses and distances;

1. **North 62°24'22" West**, a distance of **780.12 feet** to a 1/2" rebar with "Chaparral" cap set;
2. **South 27°48'45" West**, a distance of **171.95 feet** to a 1/2" rebar with "Chaparral" cap set;
3. **South 26°44'51" West**, a distance of **223.21 feet** to a 1/2" rebar with "Chaparral" cap set in the northeast right-of-way of State Highway 71, same being the southwest line of the Harry Marx remainder tract, from which the said 1/2" iron pipe found for the south corner of the Harry Marx remainder tract bears, South 42°49'20" East, a distance of 825.22 feet;

THENCE North 42°49'20" West, with the northeast right-of-way line of State Highway 71 and the southeast line of the Harry Marx remainder tract, a distance of **26.68 feet** a wood power pole found in the northeast right-of-way line of S.H. 71, being the south corner of Lot 8, Block A of the Old Bee Caves Subdivision recorded in Document No. 200400102 of the Official Public Records of Travis County, Texas, said power pole being the west corner of the Harry Marx remainder tract;

THENCE with the southeast line of said Lot 8 and Lot 1, Block A of said Old Bees Caves Subdivision also with the northwest line of the Harry Marx remainder tract the following four (4) courses and distances:

1. **North 26°44'51" East**, a distance of **214.13 feet** to a 1/2" rebar found for an angle point in the southeast line of Lot 8, also being an angle point in the northwest line of the Harry Marx remainder tract;
2. **North 27°48'45" East**, passing at a distance of **253.32 feet** to a 1/2" rebar found for the east corner of Lot 8, also being the south corner of said Lot 1, continuing a total distance of **303.19 feet** to a 1/2" rebar found for an angle point on the southeast line of Lot 1 and being an angle point on the northwest line of the Harry Marx remainder tract;
3. **North 28°18'45" East**, a distance of **740.87 feet** to a 1/2" iron pipe found for an angle point in the southeast line of Lot 1, also being an angle point in the northwest line of the Harry Marx remainder tract;
4. **North 28°09'17" East**, a distance of **343.74 feet** to a 3/4" iron pipe found in the south right-of-way line of Old Bee Caves Road described in Volume 6952, Page 743 (6952/743) of the Deed Records of Travis County, Texas, also being the east corner of Lot 1 and being the northwest corner of the Harry Marx remainder tract, from which a 1/2" iron pipe found disturbed in the south right-of-way of Bee Caves Road, also being an angle point in the north line of Lot 1, bears, North 85°09'42" East, a distance of 77.79 feet

THENCE with the south right-of-way line of Old Bee Caves Road (6952/743) and (6952/741) and also the north line of the Harry Marx Remainder Tract and the Paul Marx remainder Tract the following four (4) courses and distances:

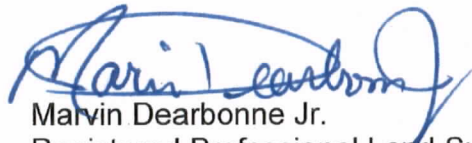
1. **THENCE South 89°31'58" East**, a distance of **457.90 feet** to a 1/2" rebar with "Chaparral cap set for an angle point on the south right-of-way line of Old Bee Caves Road (6952/743) and an angle point on the north line of the Harry Marx Remainder Tract;
2. **THENCE South 77°43'28" East**, a distance of **107.33 feet** to a 1/2" rebar with "Chaparral" cap set for an angle point on the south right-of-way line of Old Bee Caves Road (6952/743) and an angle point on the north line of the Harry Marx Remainder Tract;
3. **THENCE South 56°24'28" East**, a distance of **253.39 feet** to a 1/2" rebar with "Chaparral" cap set for an angle point on the south right-of-way line of Old Bee Caves Road (6952/743) and an angle point on the north line of the Harry Marx Remainder Tract;

4. **THENCE South 50°12'38" East**, passing at a distance of **29.58 feet** a 1/2" rebar with "Chaparral cap set for a point on the south right-of-way line of Old Bee Caves Road (6952/743) and (6952/741), also being the east corner of the Harry Marx Remainder Tract and being the north corner of the Paul Remainder Tract, continuing a total distance of **778.82 feet** to the **POINT OF BEGINNING** and containing 60.665 acre of land, more or less.

Surveyed on the ground on January 19, 2024.

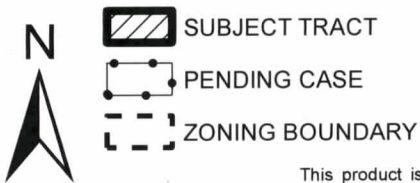
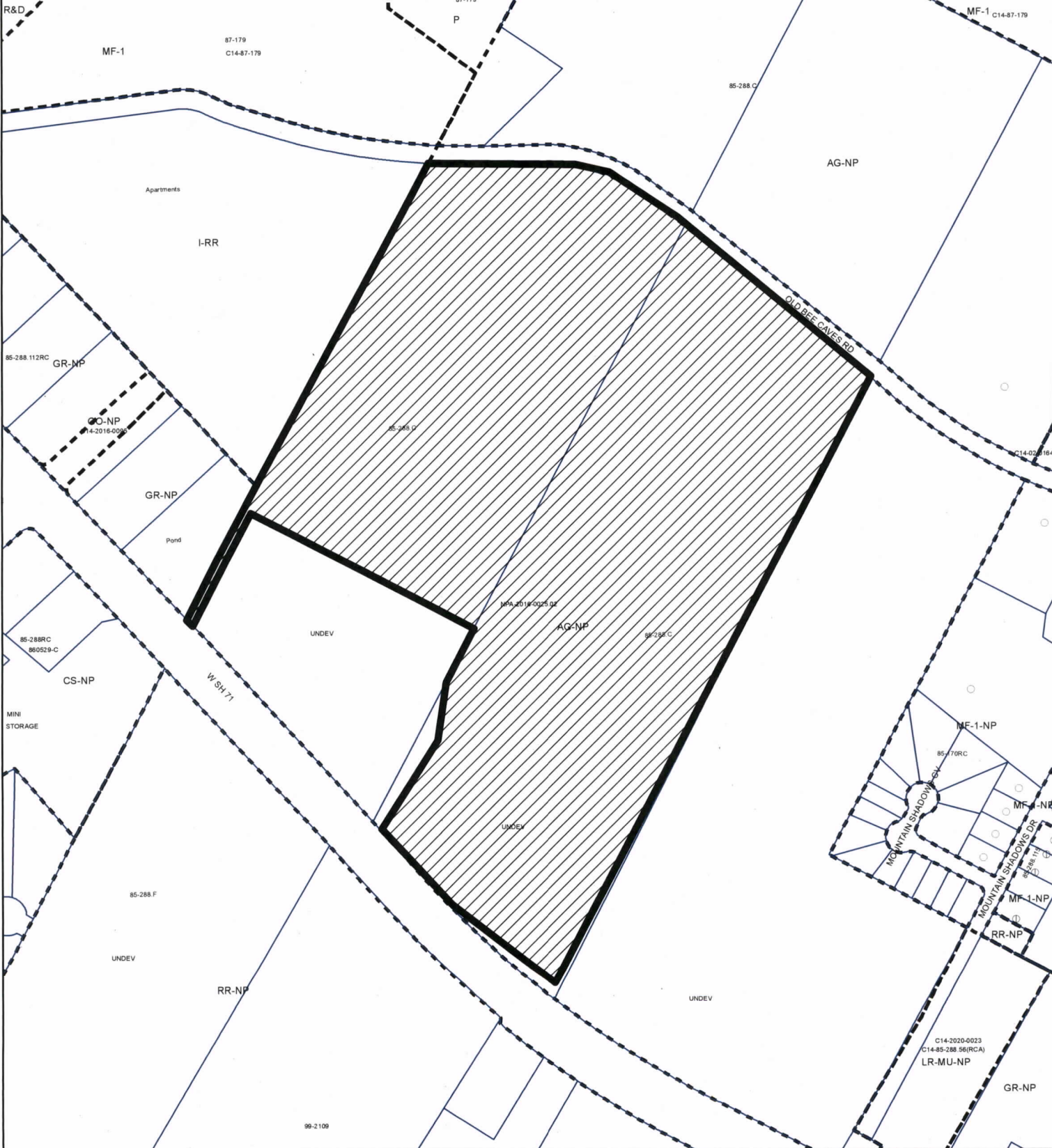
Bearing Basis: Grid bearings of the Texas Coordinate System of 1983 (NAD_83) (2011), Central Zone, US Survey Feet, based on GPS solutions from the Local Real Time Network (RTN).

Attachments: Survey Drawing No. 1856-002-ALTA2.dwg


Marvin Dearbonne Jr.
Registered Professional Land Surveyor
State of Texas No. 5697
TBPELS Firm No. 10124500

7 MAR 24
Date




$$1'' = 400'$$

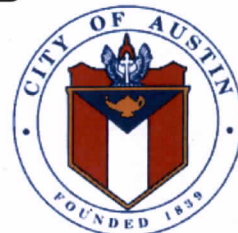
ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0032

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: 3/13/2024