

ORDINANCE NO. 20260924-087

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4302, 4304 1/2, AND 4316 NUCKOLS CROSSING ROAD IN THE SOUTHEAST COMBINED NEIGHBORHOOD PLAN AREA FROM SINGLE-FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-2-CO-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-3-CO-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 single-family residence standard lot-conditional overlay-neighborhood plan (SF-2-CO-NP) combining district to multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district on the property described in Zoning Case No. C14-2025-0065, on file at the Planning Department, as follows:

A 6.613 acre tract of land situated in the Santiago Del Valle Survey, Abstract No. 24, in the City of Austin, Travis County, Texas, being all that called 6.72 acre tract of land described in Document No. 2011113526 of the Official Public Records of Travis County, Texas, said 6.613 acre tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 4302, 4304 1/2, and 4316 Nuckols Crossing Road 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:

(A) Multifamily Residential use is a conditional use of the Property.

(B) Development of the Property shall not exceed 40 dwelling units.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) base district and other applicable requirements of the City Code.

PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 021010-12a that established zoning for the Franklin Park Neighborhood Plan.

PART 5. This ordinance takes effect on October 5, 2026.

PASSED AND APPROVED

September 24, 2026

§
§
§

Kirk Watson

Kirk Watson
Mayor

APPROVED:

Deborah Thomas

Deborah Thomas
City Attorney

ATTEST:

Erika Brady

Erika Brady
City Clerk

EXHIBIT A



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

6.613 ACRES

IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24 TRAVIS COUNTY, TEXAS

BEING a 6.613 acre tract situated in the Santiago Del Valle Survey, Abstract Number 24, Travis County, Texas, being all that same called 6.72 acre tract described in instrument to Mark Sebastian Mile Weindel, recorded under Clerk's File Number 2011113526 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), said 6.613 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap found on the southerly margin of St. Elmo Road for the common northerly corner of said 6.72 acre tract and that called 1.11 acre tract now of formerly described in instrument to Jose S. Guerro, recorded under Clerk's File Number 2002099442, O.P.R.T.C.T., being the northerly northwest corner of the herein described 6.613 acre tract, said **POINT OF BEGINNING**, HAVING A Texas State Plane Coordinate value of **N: 10,047,366.66, E: 3,117,718.57**, Texas Central Zone, (4203), grid measurements;

THENCE with the southerly margin of said St. Elmo Road and westerly margin said Nuckols Crossing Road, the northeasterly and easterly line of said 6.72 acre tract, the following eight (8) courses and distances:

1. South 63°06'43" East, 35.94 feet, to a 5/8 iron rod with cap found for corner;
2. South 50°50'50" East, 98.86 feet, to a 5/8 iron rod with cap found for corner;
3. South 30°20'54" East, 99.70 feet, to a ½ inch iron rod found (bent) for corner;
4. South 14°54'19" East, 99.25 feet, to a nail found for corner;
5. South 00°26'06" West, 99.46 feet, to a ½ inch iron pipe found for corner;
6. South 17°24'52" West, 101.75 feet, to a 5/8 iron rod with cap found for corner, from which a 5/8 inch iron rod found for reference bears, South 03°50'46" West, 0.24 feet;
7. South 24°21'03" West, 99.60 feet, to a ½ inch iron pipe found for corner;
8. South 27°07'08" West, 215.22 feet, to a ½ inch iron rod found for the common easterly corner of said 6.72 acre tract and that certain called 9.903 acre tract now or formerly described in instrument to MHP City Heights, LTD., recorded under Clerk's File Number 20211081648, O.P.R.T.C.T., being the southeasterly corner of the herein described 6.613 acre tract;

THENCE North 63°08'23" West, 678.78 feet, with the common line between said 6.72 acre tract and said 9.903 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the common southerly corner of said 6.72 acre tract and that certain called 2.58 acre tract now or formerly described in instrument to Harris P. Harrell, recorded under Clerk's File Number 2004240814, O.P.R.T.C.T., being the southwesterly corner of the herein described 6.613 acre tract, from which a ½ inch iron rod found for reference bears, North 16°54'46" West, 10.11 feet;

THENCE North 26°51'37" East, 198.24 feet, with the common line between said 6.72 acre tract and said 2.58 acre tract, to a ½ inch iron rod found for the common westerly corner of said 6.72 acre tract and that certain called 1.78 acre tract now of formerly described in instrument to John R. Nichols, recorded under Clerk's File Number 2001191157, O.P.R.T.C.T., being the westerly northwest corner of the herein described 6.613 acre tract, from which a 5/8 inch iron rod with cap found for reference bears, North 37°19'38" West, 5.96 feet;

THENCE generally with a creek, the southerly line of said 1.78 acre tract and said 1.11 acre tract, common to the northwesterly line of said 6.72 acre tract, the following twelve (12) courses and distances:

1. South 16°57'55" East, 53.99 feet, to a 5/8 inch iron rod with cap found for corner, from which a 5/8 inch iron rod with cap found for reference bears, North 35°43'06" West, 5.93 feet;
2. South 68°31'03" West, 31.66 feet, to a 1/2 inch iron rod found for corner;
3. South 14°27'39" East, 29.71 feet, to a 1/2 inch iron rod found (bent) for corner;
4. South 67°39'51" East, 81.43 feet, to a 1/2 inch iron rod found (bent) for corner;
5. North 72°19'12" East, 53.86 feet, to a 1/2 inch iron rod found for corner, from which a 5/8 inch iron rod with cap found for reference, North 60°01'22" West, 5.11 feet;
6. North 52°23'34" East, 88.50 feet, to a 1/2 inch iron rod found (bent) for corner, from which a 5/8 inch iron rod with cap found for reference bears, North 61°19'29" West, 3.89 feet;
7. North 29°44'49" West, 73.30 feet, to a 1/2 inch iron rod for corner, from which a 1/2 inch iron pipe found for reference bears, North 47°39'35" West, 4.22 feet;
8. North 40°43'42" East, 74.17 feet, to a 1/2 inch iron rod with cap found (bent) for corner, from which a 5/8 inch iron rod with cap found for reference bears, North 41°03'15" West, 4.17 feet;
9. North 82°01'37" East, 34.68 feet, to a 1/2 inch iron rod with cap found (bent) for corner, from which a 1/2 inch iron rod found bears, South 54°49'31" East, 0.13 feet, and a 3/8 inch iron rod found for reference bears, South 02°15'12" East, 2.03 feet and another 1/2 inch iron rod found for reference bears, South 64°09'18" East, 7.93 feet;
10. South 82°53'54" East, 34.84 feet, to a mag nail found for corner, from which a 5/8 inch iron rod with cap found for reference bears, North 32°22'14" West, 1.88 feet;
11. South 67°17'29" East, 76.19 feet, to a 5/8 inch iron rod with cap found for corner, from which a 5/8 inch iron rod with cap found for reference bears, North 58°24'03" West, 2.72 feet;
12. North 61°01'28" East, 80.01 feet, to a 1/2 inch iron rod found for the common southerly corner of said 6.72 acre tract and said 1.11 acre tract, being an interior corner of the herein described 6.613 acre tract. From which a 5/8 inch iron rod with cap found for reference bears, North 49°18'50" West, 1.83 feet and another 1/2 inch iron rod found for reference bears, South 69°02'17" East, 9.80 feet;

THENCE North 26°43'39" East, 200.20 feet, with the common line between said 6.72 acre tract and said 1.11 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 6.613 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on July 19, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 33530.

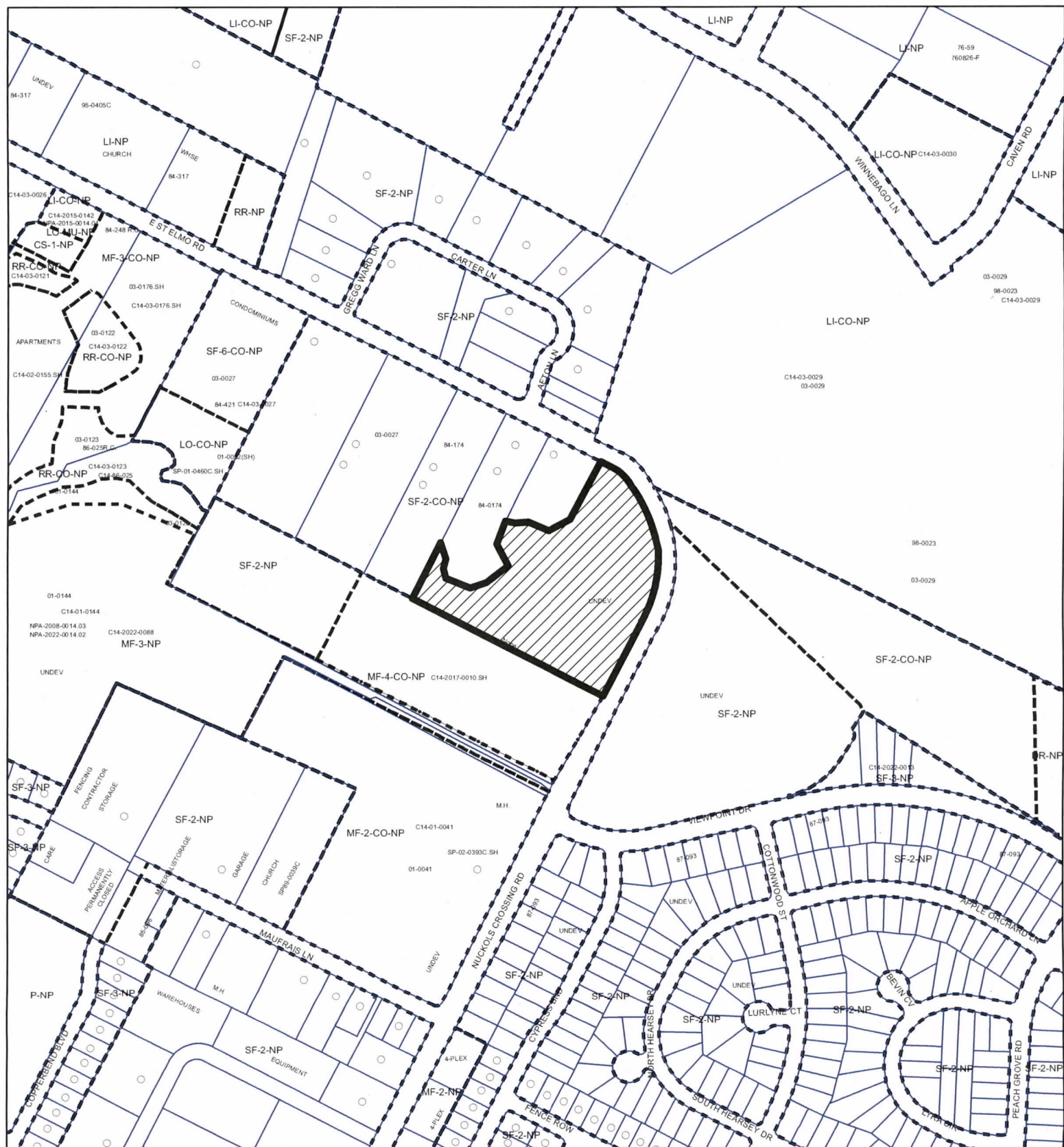
Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

July 21, 2023
Date



A handwritten signature in blue ink, appearing to read "Thomas A. McIntyre".

Thomas A. McIntyre
R.P.L.S. No. 6921



ZONING

EXHIBIT "B"

ZONING CASE#: C14-2025-0065



-  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: 6/9/2025