

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9501 FM 969 ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT AND FAMILY RESIDENCE (SF-3) DISTRICT TO PUBLIC (P) 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) district and family residence (SF-3) district to public (P) district on the property described in Zoning Case No. C14-2025-0037, on file at the Planning Department, as follows:

283.74 acres of land, out of the Phillip McElroy Survey Abstract No. 16, in Travis County, Texas, and being the same tracts of land conveyed by deeds recorded in Volume 2567, Page 542, and Volume 2597, Page 93, of the Deed Records of Travis County, Texas, said 283.74 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

46.48 acres of land, out of the Phillip McElroy Survey Abstract No. 16, in Travis County, Texas, and being the same tract of land conveyed by deed recorded in Volume 2567, Page 542, of the Deed Records of Travis County, Texas, said 46.48 acres of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance,

(collectively, the "Property"),

locally known as 9501 FM 969 Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2025.

**PASSED AND APPROVED**

§

§

\_\_\_\_\_, 2025

§

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

Deborah Thomas  
City Attorney

Erika Brady  
City Clerk

## EXHIBIT "A"

**CARSON AND BUSH**  
**PROFESSIONAL SURVEYORS, INC.**  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

JANUARY 7, 2003

### TRACT ONE

**FIELD NOTE DESCRIPTION OF 283.74 ACRES OF LAND OUT OF THE PHILLIP McELROY SURVEY ABSTRACT No. 16 IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN (313.89 ACRE) TRACT OF LAND AND ALL OF THAT CERTAIN (1.19 ACRE) TRACT OF LAND AS CONVEYED TO E.G. MORRISON BY DEED RECORDED IN VOLUME 2567 PAGE 542 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND FURTHER DESCRIBED AS "TRACT No. 1" AND "TRACT No. 3", RESPECTIVELY, IN CORRECTION DEED OF RECORD IN VOLUME 2597 PAGE 93 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a one inch diameter iron pipe found in the curving Southwesterly right-of-way line of F.M. Highway No. 969 for the northerly Northwest corner of that certain (313.89 acre) tract of land as conveyed to E.G. Morrison by deed recorded in Volume 2567 Page 542 of the Deed Records of Travis County, Texas, and further described as "Tract No. 1" in Correction Deed of record in Volume 2597 Page 93 of the Deed Records of Travis County, Texas, and for the Northeasterly corner of that certain (12.019 acre) tract of land as conveyed to Church Extension of the Church of God by General Warranty Deed recorded in Document No. 1999100561 of the Official Public Records of Travis County, Texas, and being the northerly Northwest corner and **PLACE OF BEGINNING** of the herein described tract, and from which a broken concrete right-of-way monument for a point of curvature in the Southwesterly right-of-way line of F.M. Highway No. 969 at record Highway Station No. 236+29.1 bears N 54 deg. 48' 18" W 819.36 ft. (direct tie);

**THENCE** with the Southwesterly right-of-way line of F.M. Highway No. 969, the following five (5) courses;

- 1) along a curve to the left with a radius of 2914.00 ft. for an arc length of 75.37 ft. and which chord bears S 67 deg. 18' 25" E 75.37 ft. to a concrete right-of-way monument found for a point of tangency;
- 2) S 67 deg. 41' 41" E 715.82 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature;
- 3) along a curve to the right with a radius of 1382.71 ft. for an arc length of 333.84 ft. and which chord bears S 60 deg. 49' 22" E 333.03 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency;
- 4) S 53 deg. 54' 22" E 572.20 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature;
- 5) along a curve to the right with a radius of 666.24 ft. for an arc length of 232.09 ft. and which chord bears S 43 deg. 55' 34" E 230.92 ft. to a 5/8" iron pipe found for the Northeast corner of said Morrison (313.89 acre) tract and for the Northwest corner of Lot 3, The Meredith-Rollin Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 79 Page 160 of the Plat Records of Travis County, Texas, and being the Northeast corner of this tract;

Page 2 of 4  
283.74 Acres

THENCE leaving the Southwest right-of-way line of F.M. Highway No. 969 with the Easterly line of said Morrison (313.89 acre) tract, S 28 deg. 26' 00" W 441.74 ft. to a ½" iron rod set with plastic cap imprinted with "Carson and Bush Professional Surveyors" and from which a ½" iron pipe found for the Southwest corner of said Lot 3, The Meredith-Rollin Subdivision, and for an angle corner of that certain (10.00 acre) tract of land as conveyed to Sterling E. McCulloch by deed recorded in Volume 2645 Page 400 of the Deed Records of Travis County, Texas bears N 18 deg. 16' E 5.78 ft., and also from which a ½" iron pipe found for the Southwest corner of said McCulloch (10.00 acre) tract and for the Northwest corner of Lot 12, Imperial Valley Sec. 1 Amended, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 50 Page 71 of the Plat Records of Travis County, Texas, bears S 28 deg. 47' 07" W 639.72 ft.;

THENCE continuing with the East line of said Morrison (313.89 acre) tract and with the West line of that certain tract of land described as "Tract No. One" and as conveyed to Sterling McCulloch by deed recorded in Volume 1114 Page 44 of the Deed Records of Travis County, Texas, S 28 deg. 40' 00" W 902.79 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for an angle corner of this tract;

THENCE continuing with the East line of said Morrison (313.89 acre) tract and the West line of said McCulloch "Tract No. One", and deviating from the monumented West line of said Imperial Valley Sec. 1 Amended, the following nine (9) courses;

- 1) S 29 deg. 12' 00" W 983.62 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors";
- 2) S 31 deg. 27' 00" W 85.00 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors";
- 3) S 22 deg. 47' 00" W 48.06 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors";
- 4) S 20 deg. 21' 00" W 72.78 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors";
- 5) S 13 deg. 46' 00" W 183.06 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors";
- 6) S 30 deg. 11' 00" W 135.83 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors";
- 7) S 30 deg. 59' 00" W 310.00 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors";
- 8) S 31 deg. 23' 00" W 1473.07 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors";
- 9) S 30 deg. 35' 00" W 505.84 ft. to a point on the Northerly gradient boundary line of the Colorado River for the Southeasterly corner of this tract, and from which a brass cap in concrete found (for City of Austin EUD Monument No. 275) bears S 77 deg. 09' 06" E 17564.19 ft.;

THENCE with the present Northerly gradient boundary line of the Colorado River, the following three (3) courses;

- 1) N 83 deg. 28' 00" W 227.85 ft. to a point, and from which a spindle set in a 10" Elm tree (for reference) bears N 33 deg. 14' E 45.86 ft.;
- 2) S 84 deg. 30' W 53.00 ft. to a point;
- 3) N 84 deg. 30' W 98.00 ft. to a point for an angle corner of this tract;

Page 3 of 4  
283.74 Acres

THENCE leaving the present Northerly gradient boundary line of the Colorado River with the Southwesterly line of said Morrison (313.89 acre) tract, the following ten (10) courses;

- 1) N 56 deg. 04' W 122.50 ft.;
- 2) N 28 deg. 36' E 25.28 ft.;
- 3) N 35 deg. 14' W 411.67 ft.;
- 4) N 01 deg. 26' E 79.72 ft.;
- 5) N 54 deg. 59' W 88.61 ft.;
- 6) N 22 deg. 19' W 1100.01 ft.;
- 7) N 43 deg. 34' W 672.78 ft.;
- 8) N 52 deg. 09' W 202.22 ft.;
- 9) N 64 deg. 54' W 188.89 ft.;
- 10) N 72 deg. 51' 45" W crossing Walnut Creek, 452.45 ft. to a point at the approximate intersection point of a Westerly bank of Walnut Creek and the Northerly bank of the Colorado River for the Southwesterly corner of said Morrison (313.89 acre) tract and for the Southeasterly corner of that certain (140.96 acre) tract of land as conveyed to Travis County by deed recorded in Volume 12257 Page 911 of the Real Property Records of Travis County, Texas, and being the Southwesterly corner of this tract, and from which a brass cap in concrete found (for City of Austin EUD Monument No. 264) bears S 43 deg. 23' 56" W 9365.61 ft.;

THENCE with the common line of said Morrison (313.89 acre) tract and said Travis County (140.96 acre) tract, the following two (2) courses;

- 1) N 30 deg. 07' 30" E at 455 ft. passing the vegetation line on a Southerly bank of Walnut Creek and at 685 ft. passing the high North bank of Walnut Creek, and continuing along the same course for a total distance of 931.27 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in an old Elm tree stump approximately 2.5 ft. East of a newer wire fence;
- 2) N 29 deg. 05' 54" E 1060.41 ft. to a 5/8" iron pipe found in concrete at a fence corner post for a Northeast corner of said Travis County (140.96 acre) tract and for the westerly Northwest corner of said Morrison (313.89 acre) tract, and for an angle corner in the Southwest line of that certain (171.987 acre) tract of land as conveyed to A&R Vision, Inc. by General Warranty Deed recorded in Document No. 1999100560 of the Official Public Records of Travis County, Texas, same being the westerly Northwest corner of this tract, and from which a brass cap in concrete found (for City of Austin EUD Monument No. 409) bears N 80 deg. 53' 00" W 10780.63 ft.;

THENCE with the common line of said Morrison (313.89 acre) tract and said A&R Vision, Inc. (171.987 acre) tract, the following two (2) courses;

- 1) S 67 deg. 09' 14" E 701.59 ft. to a 5/8" iron rod found in concrete in a row of old fence posts (with no wire), and from which an old fence angle post bears N 59 deg. 34' W 29.5 ft.;
- 2) S 57 deg. 22' 20" E 683.68 ft. to a 5/8" iron rod found in concrete;

Page 4 of 4  
283.74 Acres

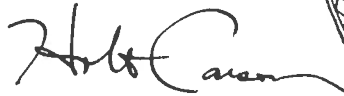
THENCE continuing with the common line of said Morrison (313.89 acre) tract and said A&R Vision, Inc. (171.987 acre) tract, the following seven (7) courses;

- 1) N 32 deg. 19' 07" E 213.39 ft. to a ½" iron rod found;
- 2) N 39 deg. 30' 27" E 93.64 ft. to a ½" iron rod found;
- 3) N 38 deg. 13' 12" E 148.03 ft. to a ½" iron rod found;
- 4) N 29 deg. 01' 18" E 206.22 ft. to a 5/8" iron rod found;
- 5) N 28 deg. 05' 18" E 247.72 ft. to a 5/8" iron rod found;
- 6) N 27 deg. 17' 30" E 131.89 ft. to a 5/8" iron rod found;
- 7) N 28 deg. 30' 06" E 391.45 ft. to a 5/8" iron rod found;

THENCE continuing with the West line of said Morrison (313.89 acre) tract, the following two (2) courses;

- 1) N 27 deg. 03' 14" E 518.36 ft. to a 5/8" iron rod found in the East line of the aforementioned Church Extension of the Church of God (12.019 acre) tract;
- 2) N 25 deg. 25' 44" E 257.90 ft. to the **PLACE OF BEGINNING** containing 283.74 acres of land.

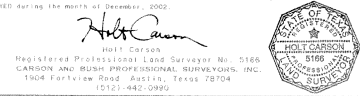
**SURVEYED: December 2002.**



**Holt Carson**  
**Registered Professional Land Surveyor No. 5166**

see accompanying map: B 688002  
see accompanying Surveyor's Report

FIELD NOTES REVIEWED  
By Jah Moore Date 9-09-2003  
Engineering Support Section  
Department of Public Works  
and Transportation



## EXHIBIT "B"

### CARSON AND BUSH PROFESSIONAL SURVEYORS, INC.

1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

JANUARY 7, 2003

#### TRACT TWO

**FIELD NOTE DESCRIPTION OF 46.48 ACRES OF LAND OUT OF THE PHILLIP McELROY SURVEY ABSTRACT No. 16 IN TRAVIS COUNTY, TEXAS, AND BEING A TRACT OF LAND LOCATED BETWEEN THE SOUTHWEST DEED LINE OF THAT CERTAIN (313.89 ACRE) TRACT OF LAND AS CONVEYED TO E.G. MORRISON BY DEED RECORDED IN VOLUME 2567 PAGE 542 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND THE PRESENT NORTHEASTERLY GRADIENT BOUNDARY LINE OF THE COLORADO RIVER, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING FOR REFERENCE** at a 5/8" iron pipe found in concrete at a fence corner post for the most westerly Northwest corner of that certain (313.89 acre) tract of land as conveyed to E.G. Morrison by deed recorded in Volume 2567 Page 542 of the Deed Records of Travis County, Texas, and further described as "Tract No. 1" in Correction Deed of record in Volume 2597 Page 93 of the Deed Records of Travis County, Texas, and for a Northeasterly corner of that certain (140.96 acre) tract of land as conveyed to Travis County by deed recorded in Volume 12257 Page 911 of the Real Property Records of Travis County, Texas, and for an angle corner in the Southwesterly line of that certain (171.987 acre) tract of land as conveyed to A&R Vision, Inc. by General Warranty Deed recorded in Document No. 1999100560 of the Official Public Records of Travis County, Texas, and from which a brass cap in concrete found (for City of Austin EUD Monument No. 409) bears N 80 deg. 53' 00" W 10780.63 ft., and also from which a 5/8" iron rod found in concrete for a common angle corner of said Morrison (313.89 acre) tract and said A&R Vision, Inc. (171.987 acre) tract bears S 67 deg. 09' 14" E 701.59 ft.;

**THENCE** with the common line of said Morrison (313.89 acre) tract and said Travis County (140.96 acre) tract, the following two (2) courses;

- 1) S 29 deg. 05' 54" W 1060.41 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in an old Elm tree stump approximately 2.5 ft. East of a newer wire fence;
- 2) S 30 deg. 07' 30" W at 246 ft. passing the North high bank of Walnut Creek and at 476 ft. passing the vegetation line along the South bank of Walnut Creek, and continuing along the same course for a total distance of 931.27 ft. to a point at the approximate intersection point of a Westerly bank of Walnut Creek and the Northerly bank of the Colorado River for the Southwesterly corner of said Morrison (313.89 acre) tract and for the Southeasterly corner said Travis County (140.96 acre) tract, and being the Southwesterly corner and **PLACE OF BEGINNING** of the herein described tract, and from which a brass cap in concrete found (for City of Austin EUD Monument No. 264) bears S 43 deg. 23' 56" W 9365.61 ft.;

THENCE with the Southwesterly line of said Morrison (313.89 acre) tract the following ten (10) courses;

- 1) S 72 deg. 51' 45" E ,crossing Walnut Creek, 452.45 ft.;
- 2) S 64 deg. 54' E 188.89 ft.;
- 3) S 52 deg. 09' E 202.22 ft.;
- 4) S 43 deg. 34' E 672.78 ft.;
- 5) S 22 deg. 19' E 1100.01 ft.;
- 6) S 54 deg. 59' E 88.61 ft.;
- 7) S 01 deg. 26' W 79.72 ft.;
- 8) S 35 deg. 14' E 411.67 ft.;
- 9) S 28 deg. 36' W 25.28 ft.;
- 10) S 56 deg. 04' E 122.50 ft. to a point of intersection with the present  
Northeasterly gradient boundary line of the Colorado River for the  
Southeasterly corner of this tract, and from which a spindle set in a 10"  
Elm tree (for reference) bears N 79 deg. 01' E 178.71 ft.;

THENCE with the present Northeasterly gradient boundary line of the Colorado River,  
the following twenty-three (23) courses;

- 1) N 84 deg. 30' W 194.00 ft., and from which a spindle set in a 14" Sycamore  
tree (for reference) bears N 57 deg. 49' 27" E 55.88 ft.;
- 2) N 72 deg. 15' W 169.00 ft.;
- 3) S 66 deg. 30' W 46.00 ft.;
- 4) N 67 deg. 40' W 153.00 ft.;
- 5) N 84 deg. 10' W 475.00 ft.;
- 6) S 86 deg. 00' W 84.00 ft.;
- 7) S 84 deg. 15' W 181.00 ft., and from which a spindle set in a 16" Cottonwood  
tree (for reference) bears N 11 deg. 06' 17" W 151.54 ft.;
- 8) S 28 deg. 53' W 42.00 ft.;
- 9) N 79 deg. 40' W 143.00 ft.;
- 10) N 70 deg. 00' W 173.00 ft.;
- 11) N 39 deg. 25' W 153.00 ft.;
- 12) N 08 deg. 27' W 253.00 ft.;
- 13) N 06 deg. 40' E 461.00 ft.;
- 14) N 29 deg. 30' E 248.00 ft.;
- 15) N 11 deg. 36' E 107.00 ft.;
- 16) N 00 deg. 05' E 150.00 ft.;
- 17) N 24 deg. 17' E 183.00 ft.;
- 18) N 01 deg. 15' E 81.00 ft.;
- 19) N 14 deg. 50' W 96.00 ft.;
- 20) N 33 deg. 50' W 144.00 ft.;
- 21) N 76 deg. 50' W 120.00 ft.;
- 22) N 41 deg. 18' W 273.50 ft.;
- 23) N 33 deg. 26' W 71.00 ft. to a point at the Easterly edge of the mouth of  
Walnut Creek;

THENCE crossing the mouth of Walnut Creek, N 40 deg. 21' 38" W 221.14 ft. to the  
**PLACE OF BEGINNING** containing 46.48 acres of land.

**SURVEYED: December 2002.**



**Holt Carson**  
**Registered Professional Land Surveyor No. 5166**

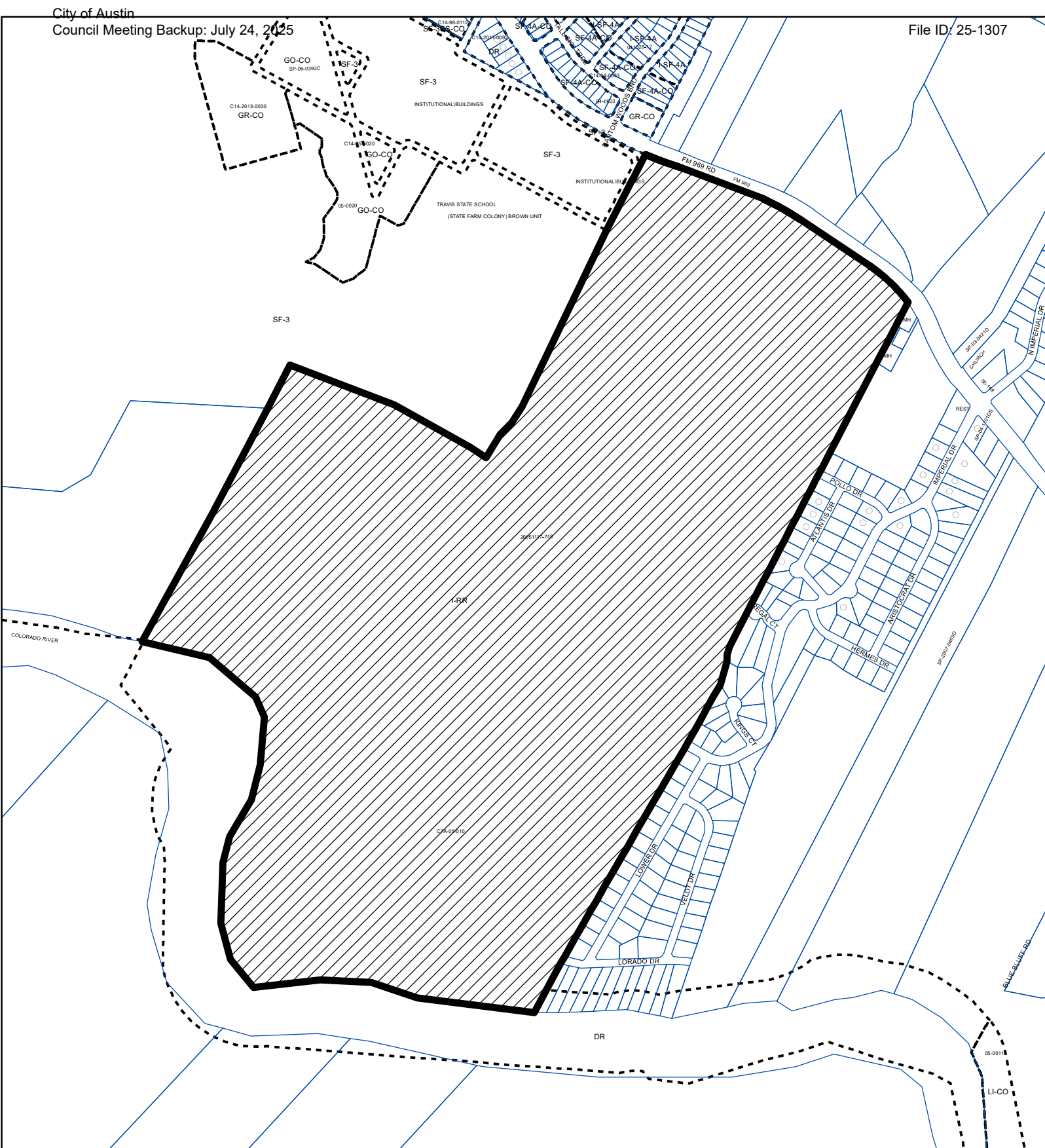


see accompanying map: B 688002  
see accompanying Surveyor's Report

FIELD NOTES REVIEWED  
By JHN MOORE Date 1-10-2003  
Engineering Support Section  
Department of Public Works  
and Transportation







- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

**ZONING**

ZONING CASE#: C14-2025-0037

**EXHIBIT "C"**



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.

1" = 800'

Exhibit A

Created: 3/6/2025