

ORDINANCE NO. _____

**1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 12015 BUCKNER ROAD FROM DEVELOPMENT
3 RESERVE (DR) DISTRICT TO MULTIFAMILY RESIDENCE LIMITED
4 DENSITY-CONDITIONAL OVERLAY (MF-1-CO) COMBINING DISTRICT.**

5 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

6 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
7 change the base district from development reserve (DR) base district to multifamily
8 residence limited density-conditional overlay (MF-1-CO) combining district on the
9 property described in Zoning Case No. C14-2025-0041, on file at the Planning
10 Department, as follows:

11 2.540 acres of land, more or less, out of the W.A. King Survey No. 540, Abstract
12 467, in Travis County, Texas, being the same property conveyed by deed recorded
13 in Volume 11182, Page 544, of the Real Property Records of Travis County,
14 Texas, including a portion of the property described in Volume 8242, Page 718, of
15 the Deed Records of Travis County, Texas, said 2.540 tract of land being more
16 particularly described by metes and bounds in **Exhibit “A”** incorporated into this
17 ordinance (the “Property”),
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19 locally known as 12015 Buckner Road in the City of Austin, Travis County, Texas,
20 generally identified in the map attached as **Exhibit “B”**.
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22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:

24 (A) Development of the Property is limited to two dwelling units.
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26 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
27 developed and used in accordance with the regulations established for the multifamily
28 residence limited density (MF-1) base district and other applicable requirements of the City
29 Code.
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40 **PART 4.** This ordinance takes effect on _____, 2025.
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43 **PASSED AND APPROVED**

44 _____, 2025

45 §
46 §
47 § _____

48 Kirk Watson
49 Mayor

50 **APPROVED:** _____ **ATTEST:** _____
51

52 Deborah Thomas
53 City Attorney

54 Erika Brady
City Clerk

DRAFT

EXHIBIT "A"

METES AND BOUNDS

Being 2.540 acres of land, more or less, out of the W.A. King Survey No. 540, Abstract 467, Travis County, Texas, and being that same property described in General Warranty Deed recorded in Volume 11182, Page 544, Real Property Records of Travis County, Texas, TOGETHER WITH AND SUBJECT TO a 30-foot Roadway Easement described in Warranty Deed with Vendor's Lien recorded in Volume 8242, Page 718, Deed Records of Travis County, Texas, said 2.540 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the North corner of this 2.540 acres, same being the East corner of the Gary Gene Schneider, et ux, 8.860 acres (Document No. 2000008999), and on the southwest boundary of the Jerry Franklin Suva II, et ux, 13.09 acres (Document No. 2014042634), same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 2.540 acres and said Suva 13.09 acres, South 64 degrees 15 minutes 24 seconds East (called South 61 degrees 18 minutes 05 seconds East), a distance of 472.68 feet (called 672.83 feet) to a 1/2 inch iron found (monument of record dignity) for an angle corner of this 2.540 acres, same being the common corner of said Suva 13.09 acres and the James Eldon Crump 5.047 acres (Document No. 2006014603);

THENCE along the line common to this 2.540 acres and said Crump 5.047 acres, South 64 degrees 28 minutes 39 seconds East (called South 61 degrees 31 minutes 20 seconds East), a distance of 304.50 feet to a mag nail stamped "WALS" set for the northeast corner of this 2.540 acres, same being in the centerline of the Right-of-Way line of a Roadway (called County Road), and the northwest corner of the Patrick M. McElhenney, et ux, 0.3399 acres (Document No. 20000084841);

THENCE along the centerline of the Right-of-Way line of said Roadway, the following courses and distances:

North 17 degrees 22 minutes 11 seconds East (called North 20 degrees 19 minutes 30 seconds East), a distance of 41.88 feet to a mag nail stamped "WALS" set for an angle corner of this 2.540 acres, same being the beginning of a tangent curve to the left;

Along said curve to the right having a radius of 108.65 feet, an arc length of 172.72 feet, a chord length of 155.10 feet (called 154.57 feet), a chord bearing of South 27 degrees 25 minutes 48 seconds East (called South 25 degrees 01 minutes 10 seconds East), and a delta angle of 91 degrees 04 minutes 53 seconds (called 90 degrees 41 minutes 20 seconds) to a mag nail stamped "WALS" set for the southeast corner of this 2.540 acres, same being at the end of said curve, and the South corner of said McElhenney 0.3399 acres, same also being at the centerline of the Right-of-Way line of Buckner Road and the centerline of said 30-foot Roadway Easement, same also being the northeast corner of the Philip M. Smith 0.727 acres (Volume 8218, Page 489);

THENCE along the centerline of said 30-foot Roadway Easement, the following courses and distances:

North 71 degrees 39 minutes 24 seconds West (called North 68 degrees 53 minutes 30 seconds West), a distance of 160.34 feet (called 160.08 feet) to a point for an angle corner of this 2.540 acres, from which a 60d nail found bears South 52 degrees 57 minutes 41 seconds West, 3.22 feet, same being the common corner of said Smith 0.727 acres and the Patrick M. McElhenney, et ux, 3.596 acres (Document No. 2001047099);

North 57 degrees 24 minutes 44 seconds West (called North 54 degrees 33 minutes 30 seconds West), at a distance of 232.51 feet (called 233.14 feet) pass a 60d nail found on line, and continuing for a total distance of 307.28 feet (called 307.94 feet) to a pk nail found for an angle corner of this 2.540 acres;

South 58 degrees 17 minutes 35 seconds East (called South 55 degrees 23 minutes 30 seconds East), a distance of 49.85 feet (called 49.88 feet) to a point for an angle corner of this 2.540 acres;

North 79 degrees 12 minutes 04 seconds East (called North 84 degrees 27 minutes 00 seconds East), a distance of 65.03 feet (called 64.87 feet) to a 1/2 inch iron rod found for an angle corner of this 2.540 acres;

South 08 degrees 13 minutes 38 seconds East (called South 05 degrees 58 minutes 30 seconds East), a distance of 147.93 feet (called 150.67 feet) to a 1/2 inch iron rod found for an angle corner of this 2.540 acres;

North 41 degrees 59 minutes 53 seconds East (called North 45 degrees 44 minutes 30 seconds East), a distance of 46.44 feet (called 45.80 feet) to a point for the South corner of this 2.540

acres, same being on the northeast boundary of the James A. Kindred 13.170 acres (Document No. 2000009580);

THENCE along the lines common to this 2.540 acres and said James A. Kindred 13.170 acres, the following courses and distances:

North 03 degrees 39 minutes 04 seconds West (called North 00 degrees 30 minutes 30 seconds West), a distance of 21.53 feet (called 21.63 feet) to a 1/2 inch iron rod found for an angle corner of this 2.540 acres;

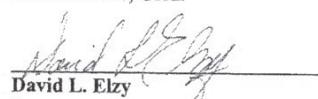
North 13 degrees 19 minutes 04 seconds West (called North 10 degrees 10 minutes 30 seconds West), a distance of 242.13 feet (called 241.31 feet) to a 1/2 inch iron rod found for an angle corner of this 2.540 acres;

North 54 degrees 54 minutes 21 seconds West (called North 51 degrees 58 minutes 00 seconds West), a distance of 115.62 feet (called 116.07 feet) to a 1/2 inch iron rod found for an angle corner of this 2.540 acres;

North 70 degrees 35 minutes 21 seconds West (called North 67 degrees 39 minutes 00 seconds West), a distance of 175.92 feet (called 177.25 feet) to a point for the West corner of this 2.540 acres, from which a 1/2 inch iron rod found bears North 54 degrees 13 minutes 57 seconds West, 5.77 feet, same being the southeast corner of said Schneider 8.860 acres;

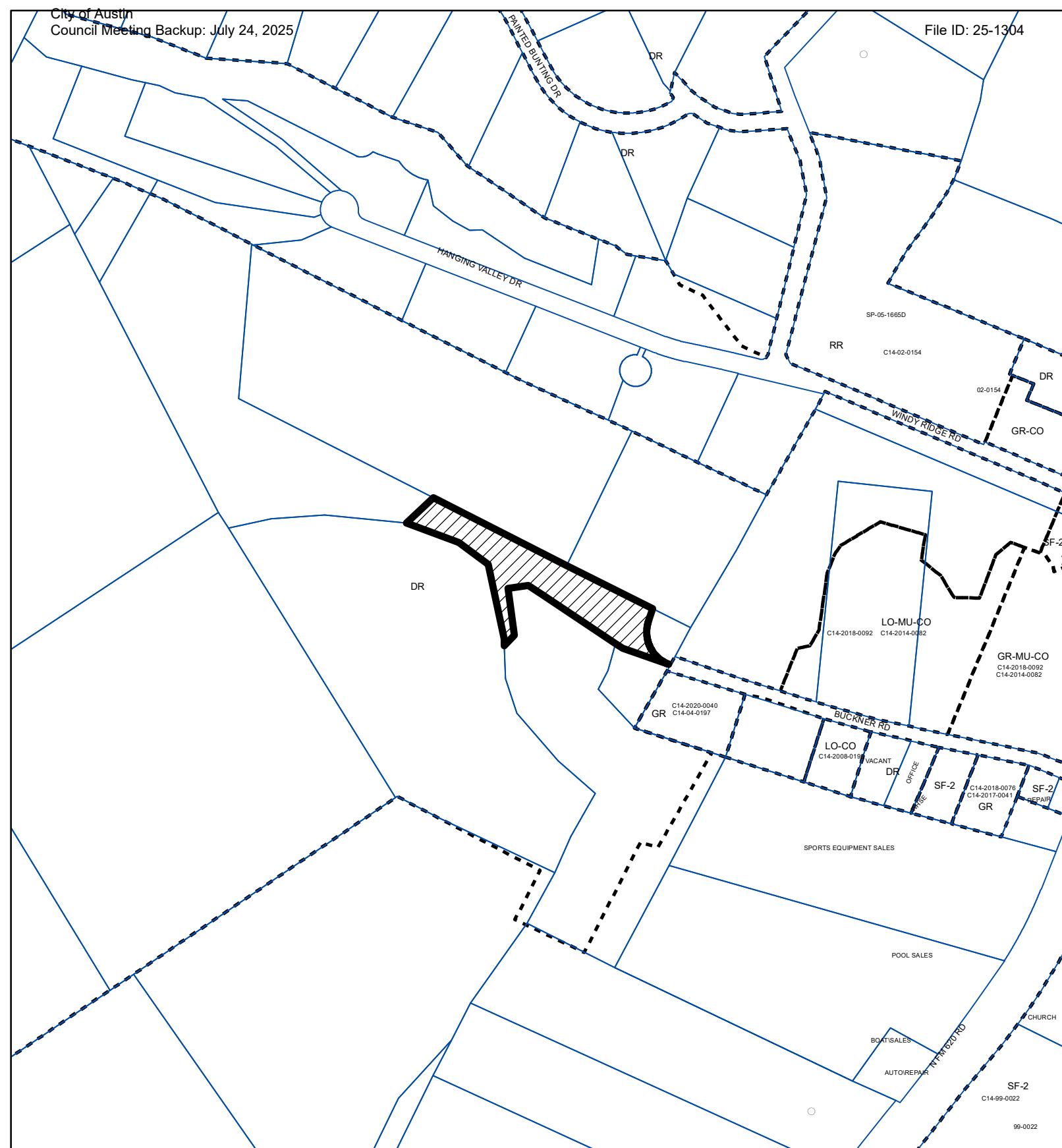
THENCE along the line common to this 2.540 acres and said Schneider 8.860 acres, North 45 degrees 49 minutes 14 seconds East (called North 48 degrees 45 minutes 35 seconds East), a distance of 119.15 feet (called 116.91 feet) to the **POINT OF BEGINNING**, and containing 2.540 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, Central Zone, Grid.



David L. Elzy
Registered Professional Land Surveyor
Texas Registration No. 4675
August 18, 2021





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SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0041



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.

1" = 400'

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: 3/25/2025