ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1306 WEST AVENUE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) 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 family residence (SF-3) district to multifamily residence moderate-high density (MF-4) district on the property described in Zoning Case No. C14-2007-0219, on file at the Neighborhood Planning and Zoning Department, as follows:

A 15,001 square foot tract of land, more or less, out of Outlot 7, Division E, City of Austin, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 1306 West Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

§
§
_____, 2008 § _____
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

EXHIBIT A

HOLT CARSON INC.

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

OCTOBER 3, 2007

FIELD NOTE DESCRIPTION OF 15,001 SQUARE FEET OR 75 FEET BY 200 FEET OF LAND, BEING A PART OF OUTLOT 7, DIVISION E OF THE CITY OF AUSTIN, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS "TRACT 6" AS CONVEYED TO DANFORTH PARTNERS II, LTD. BY WARRANTY DEED RECORDED IN VOLUME 13081 PAGE 859 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pipe found in the West right-of-way line of West Avenue for the Northeast corner of that certain tract of land described as "Tract 6" as conveyed to Danforth Partners II, Ltd. by Warranty Deed recorded in Volume 13081 Page 859 of the Real Property Records of Travis County, Texas, and also being the Southeast corner of that certain tract of land described as "Tract 5" as conveyed to Danforth Partners II, Ltd. by Warranty Deed Recorded in Volume 13081 Page 859 of the Real Property Records of Travis County, Texas, and being the Northeast corner and **PLACE OF BEGINNING** of the herein described tract, and from which a drill hole found in the top of a concrete wall bears, N 19 deg. 00' 23" E 152.41 ft.;

THENCE with the East line of said Danforth Partners II, Ltd. "Tract 6" tract and the West right-of-way line of West Avenue, **S 18 deg. 50' 15" W 74.95 ft.** to a calculated point for the Southeast corner of said Danforth Partners II, Ltd. "Tract 6" tract, and being the Northeast corner of Lot 2, West Avenue Gardens Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 85 Page 198C of the Plat Records of Travis County, Texas, and being the Southeast corner of this tract, and from which a ½" iron rod found for the Southeast corner of Lot 1, West Avenue Gardens Subdivision bears S 18 deg. 59' 46" W 118.00 ft.;

THENCE leaving the West right-of-way line of West Avenue with the South line of said Danforth Partners II, Ltd. "Tract 6" tract, **N 71 deg. 11' 21" W 200.00 ft.** to a calculated point for the Southwest corner of said Danforth Partners II, Ltd. "Tract 6" tract, and being the Northwest corner of said Lot 1, West Avenue Gardens Subdivision, and being the Southwest corner of this tract, and from which a ½" iron rod found bears S 18 deg. 54' 15" W 65.33 ft.;

(15,001 square feet)

THENCE with the West line of said Danforth Partners II, Ltd. "Tract 6" tract, **N 18 deg. 42' 24" E** passing a capped iron rod found marked "SAM" at 69.71 ft. and continuing along the same course for a total distance of **75.00 ft.** to a calculated point for the Northwest corner of said Danforth Partners II, Ltd. "Tract 6" tract, and being the Northwest corner of this tract;

THENCE with the North line of said Danforth Partners II, Ltd. "Tract 6" tract, **S 71 deg. 10' 30" E 200.17 ft.** to the Place of Beginning, containing 15,001 square feet of land.

PREPARED: October 3, 2007

STATE OF TEXAS
REGISTERED
HOLT CARSON
5166
PROFESSIONAL
LAND SURVEYOR

BY:

Holt Carson
Registered Professional Land Surveyor No. 5166

ZONING EXHIBIT B

N

Subject Tract

Zoning Boundary

Pending Cases

ZONING CASE#: C14-2007-0219
ADDRESS: 1306 WEST AVE
SUBJECT AREA: 0.344 ACRES
GRID: J23
MANAGER: J. ROUSSELIN

1" = 400' OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839