

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 6405 HERGOTZ LANE FROM FAMILY RESIDENCE**  
3 **(SF-3) DISTRICT TO MULTI-FAMILY RESIDENCE-LIMITED DENSITY-**  
4 **CONDITIONAL OVERLAY (MF-1-CO) COMBINING DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from family residence (SF-3) district to multi-family residence-  
10 limited density-conditional overlay (MF-1-CO) combining district on the property  
11 described in Zoning Case No. C14-2011-0096, on file at the Planning and Development  
12 Review Department, as follows:  
13

14 A 2.2611 acre tract of land, more or less, out of the Santiago Del Valle Grant,  
15 Abstract No. 24, the tract of land being more particularly described by metes and  
16 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),  
17

18 locally known as 6405 Hergotz Lane in the City of Austin, Travis County, Texas, and  
19 generally identified in the map attached as Exhibit "B".  
20

21 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
22 established by this ordinance is subject to the following conditions:  
23

24 Development of the Property shall comply with the following regulations:  
25

- 26 a. The maximum density is 12 dwelling units per acre.  
27  
28 b. The maximum number of residential units is 27.  
29

30 Except as specifically restricted under this ordinance, the Property may be developed and  
31 used in accordance with the regulations established for the multi-family residence-limited  
32 density (MF-1) base district, and other applicable requirements of the City Code.  
33

34 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2011.  
35  
36  
37

Office: 512-481-9602  
 Fax: 512-330-1621  
 Page 1 of 1

Waterloo Surveyors Inc.

Thomas P. Dixon  
 R.P.L.S. 4324  
 J12939

EXHIBIT "A"

August 1, 2011

FIELD NOTES

**2.2611 ACRES OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, SAME BEGIN OUT OF AND PART OF THAT CERTAIN 3.474 ACRES OF LAND CONVEYED TO ARTIE F. OSBORN RECORDED IN DOCUMENT NUMBER 2000045021 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron rod found on the south R.O.W. of Herotz Lane, a public road, same being at an ell corner of said 3.474 acre tract for the N.W. corner hereof, from which point a bolt found next to fence corner post bears S02°36'52"E at a distance of 2.31 feet and from which point 1/2" iron rod a 1/2" iron rod on the south R.O.W. of Herotz Lane at the N.W. corner of that certain 3.075 acre tract conveyed to Aero Mobile Home Corporation recorded in Volume 10774, Page 108, Real Property Records, Travis County, Texas, bears S84°06'00"W at a distance of 200.00 feet;

**THENCE** N83°53'11"E, crossing said 3.474 acre tract along the south R.O.W. of Herotz Lane for a distance of 202.11 feet to a fence corner point in the east line of said 3.474 acre tract for the N.E. corner hereof, from which point a 60d nail found at a fence post on the north R.O.W. of Herotz Lane bears N03°53'26"W at a distance of 38.68 feet;

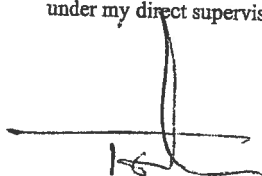
**THENCE** the following two (2) courses and distances along the common east line of said 3.474 acre tract and a wire fence:

1. S03°43'07"E for a distance of 390.29 feet to a fence point;
2. S02°33'36"W for a distance of 81.17 feet to a fence corner post at the S.E. corner of said 3.474 acre tract for the S.E. corner hereof;

**THENCE** S85°11'29"W along a wire game fence and the south line of said 3.474 acre tract for a distance of 211.33 feet to an corner fence post at the S.W. corner of said 3.474 acre tract for the S.W. corner hereof;

**THENCE** N01°28'44"W along a wire fence and the west line of said 3.474 acre tract for a distance of 466.90 feet to the **PONT OF BEGINNING** of this 2.2611 acre tract of land.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.

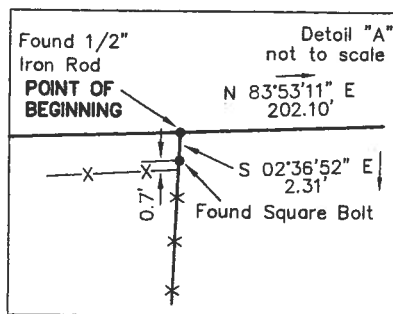


Thomas P. Dixon R.P.L.S. 4324

OWNER:  
ARTIE F. OSBORN  
ADDRESS:  
405 HERGOTZ LANE

LEGAL DESCRIPTION:  
2.2611 ACRES OF LAND, MORE OR LESS, OUT OF THE  
SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN  
TRAVIS COUNTY, TEXAS, SAME BEING OUT OF AND  
PART OF THAT CERTAIN 3.474 ACRES OF LAND CONVEYED  
TO ARTIE F. OSBORN RECORDED IN DOCUMENT NO. 2000045021.  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

THE PROPERTY SURVEYED IS SUBJECT TO:  
RESTRICTIONS AND EASEMENT RIGHTS OF RECORD.



LEGEND  
RECORD CALL ( )  
WIRE FENCE -X-X-X-

OUT OF 3.474 ACRES  
DOC# 200004521

Found 60d Nail

HERGOTZ LANE  
(a public road)

BEARING BASE  
S 84°06'00" W 200.00'

Found 1/2" Iron Rod  
in asphalt driveway

See Detail "A"

Found 1/2"  
Iron Rod  
**POINT OF  
BEGINNING**

Fence Corner  
Post

AERO MOBILE HOME  
CORPORATION  
10774/108  
(3.075 AC)

Waterloo Surveyors Inc.  
**SURVEY PLAT**

2.2611 ACRES  
OUT OF 3.474 ACRES  
DOC# 200004521  
ARTIE F. OSBORN  
(improvements not shown)

State of Texas:  
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

Dated this the 1ST day of AUGUST  
2011.

And I certify that the property shown hereon  
IS NOT within a special flood

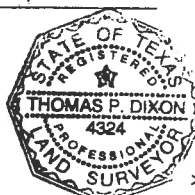
hazard area as identified by the Federal Insurance Adm. Department of HUD Flood

hazard boundary map revised as per

Map Number: 48453C0605H

Zone: X Dated: 09/26/08

Thomas P. Dixon R.P.L.S. 4324



Fence Corner  
/ Post

wire game fence

 $211.33' (211.64')$ 

S 85°11'29" W  
(S 85°17'56" W)

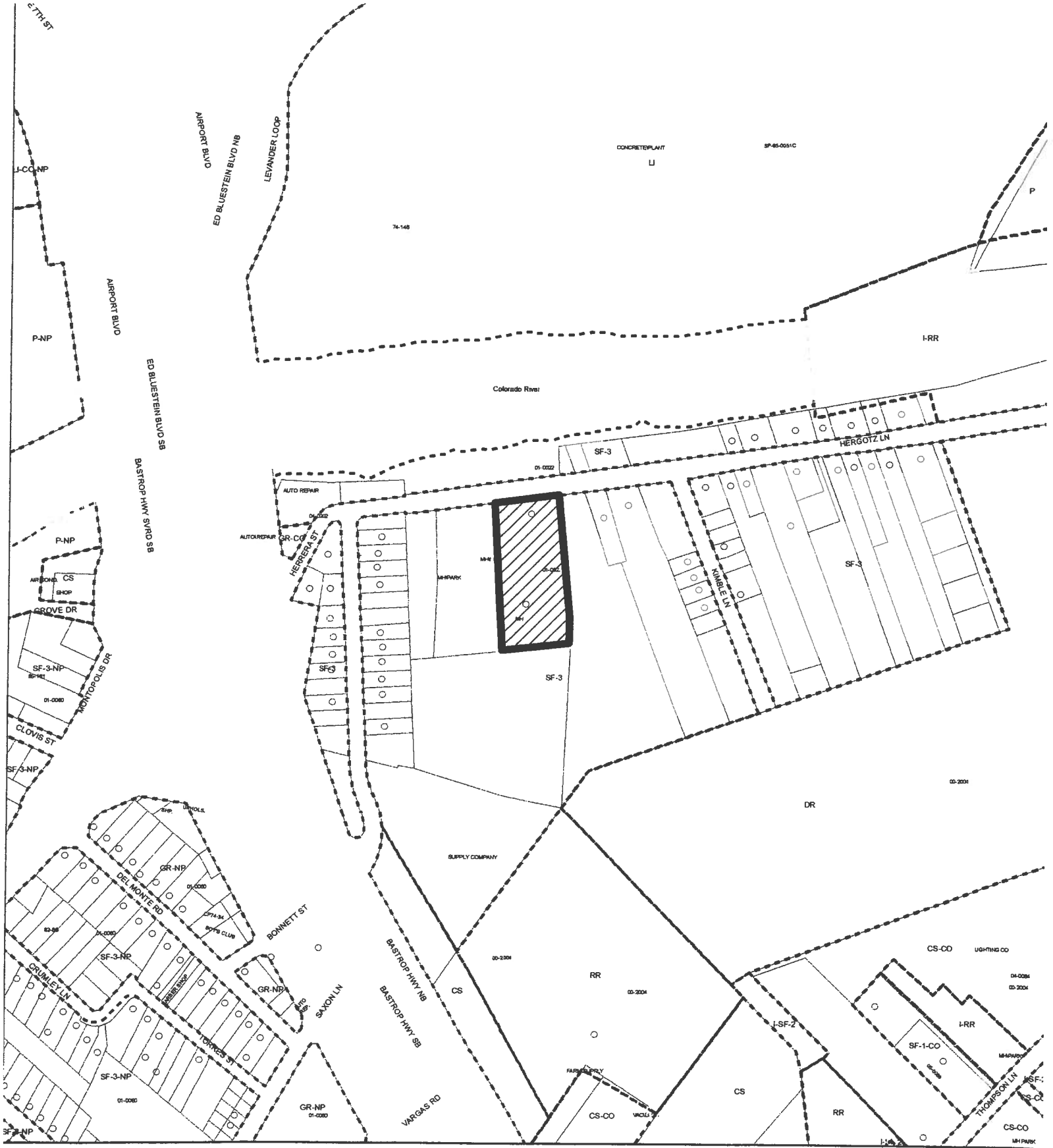
ROSS WILLHOITE  
(no record found)

Fence Co  
Post

S 02°33'36" W  
S 02°53'42" W  
81.17' (81.19')

Fence Corner  
Post

ROSS WILLHOITE  
(no record found)



# **ZONING**

ZONING CASE#: C14-2011-0096  
 LOCATION: 6405 HERGOTZ LANE  
 SUBJECT AREA: 2.261 ACRES  
 GRID: M20  
 MANAGER: WENDY RHOADES

**Exhibit B**



- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.