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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4507 AND 4511 VINSON DRIVE IN THE SOUTH MANCHACA NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-6-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 family residence-neighborhood plan (SF-3-NP) combining district to townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district on the property described in Zoning Case No. C14-2016-0063.SH, on file at the Planning and Zoning Department, as follows:

1.8803 acre total; 0.9385 acre, more or less, out of a portion of Lot 11, Block D, of the James E. Bouldin Estate, a division of property recorded in District Court Minutes, Book U, Pages 75-79, District Court Records, Travis County, Texas, and further being that same property conveyed and more particularly described in special warranty deed to Rebecca Stubbe, trustee of the Garland Wayne Savage Trust, recorded in Document No. 2013207822, Official Public Records, together with Lots 5 and 6, Block 3, Hartkopf Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 5, Page 9, Plat Records of Travis County, Texas, save and except the east 140 feet of said lots conveyed to Judson F. Cary by deed recorded in Volume 2300, Page 190, Deed Records, Travis County, Texas, being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 4507 and 4511 Vinson Drive 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. Development of the Property shall comply with the following regulations:

1. The maximum number of residential units may not exceed 16 units.

B. A secondary apartment special use is prohibited on the Property.

**PART 3.** The Property is subject to Ordinance No. 20141106-087 that established zoning for the South Manchaca Neighborhood Plan.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2017.

\_\_\_\_\_, 2017

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Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan Jannette S. Goodall  
City Attorney City Clerk

**FIELD NOTES**

**BEING 1.8803 ACRE TOTAL; 0.9385 ACRE, MORE OR LESS OUT OF A PORTION OF LOT 11, BLOCK D, OF THE JAMES E. BOULDIN ESTATE, A DIVISION OF PROPERTY RECORDED IN DISTRICT COURT MINUTES, BOOK U, PAGES 75-79, DISTRICT COURT RECORDS, TRAVIS COUNTY, TEXAS, AND FURTHER BEING THAT SAME PROPERTY CONVEYED AND MORE PARTICULARLY DESCRIBED IN SPECIAL WARRANTY DEED TO REBECCA STUBBE, TRUSTEE OF THE GARLAND WAYNE SAVAGE TRUST, RECORDED IN DOCUMENT NO. 2013207822, OFFICIAL PUBLIC RECORDS, TOGETHER WITH LOTS 5 AND 6, BLOCK 3, HARTKOPF SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 9, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THE EAST 140 FEET OF SAID LOTS CONVEYED TO JUDSON F. CARY BY DEED RECORDED IN VOLUME 2300, PAGE 190, DEED RECORDS, TRAVIS COUNTY, TEXAS, FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron rod found at the NE corner of Lot 2, Block A, Greenwood Forest Sec. 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3, Page 53, Plat Records, also being the NW corner of Lot 3 of said subdivision and further being the SW corner of Lot 6, Greenwood Forest Annex, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 12, Page 66, Plat Records, for the southerly SE corner of a 0.9385 acre tract out of Lot 11, Block D, Bouldin Estate, recorded in District Court Minutes Book U. Pages 75-79, District Court Records, Travis County, Texas, for the SE corner hereof;

**THENCE** N62°15'27"W along the north line of said Lot 2 and 1, Greenwood Forest Sec.1, same being the south line of said 0.9385 acre tract for a distance of 168.53 to a 1/2" iron rod set with cap labeled "Waterloo RPLS 4324" at the SW corner of said 0.9385 acre tract, being in the SE line of Vinson Drive, a variable width public street, for the SW corner hereof;

**THENCE** the following twenty four (4) courses and distances along said Vinson Drive and the west line of the herein described tract:

- (1) N35°04'33"E for a distance of 272.89 feet to a 1/2" iron pipe found at the NW corner of said 0.9385 acre tract, for a corner hereof;
- (2) S61°59'55"E along the north line of said 0.9385 acre for a distance of 20.25 feet to an iron rod with cap labeled "Waterloo RPLS 4324" at the SW corner of the remainder of Lot 6, Block 3, Hartkopf Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 5, Page 9, Plat Records, for a corner hereof, from which point, a nail found in concrete in the south line of said Lot 6 bears S61°59'55"E at a distance of 113.61 feet;
- (3) N18°39'03"E for a distance of 85.03 feet to a 1/2" iron pipe found at an angle point in said Lot 6, for a corner hereof;
- (4) N43°19'00"W at a distance of 31.14 feet pass a 1/2" iron rod with cap labeled "Waterloo RPLS 4324" set at the SW corner of Lot 5, Block 3 of said Hartkopf Subdivision, continuing for a total of 150.00 feet to a 1/2" iron rod set with cap labeled "Waterloo RPLS 4324" at the NW corner of Lot 5, same being the SW corner of Lot 4, Block 3, Hartkopf Subdivision, for the NW corner hereof;

**THENCE** S62°02'12"E along the south line of said Lot 4, same being the north line of Lot 5 for a distance of 154.73 feet to a 3/4" iron rod found at the NW corner of Lot 4, Cary Subdivision Section 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 14, Page 14, Plat Records, for the NE corner hereof;

**THENCE** the following three (3) courses and distances along the west line of Cary Subdivision Section 1, and the west line of said remainder Lots 5 and 6:

- (1) S27°58'47"W for a distance of 113.99 feet to a 3/4" iron rod found at the SW corner of Lot 3, and the NW corner of Lot 2, Cary Subdivision, for a corner hereof;
- (2) S27°44'31"W for a distance of 57.13 feet to a 3/4" iron rod found at the NW corner of Lot 1, Cary Subdivision, for a corner hereof;
- (3) S27°26'15"W for a distance of 57.31 feet to a 3/4" iron rod found at the SW corner of Lot 1, being in the north line of Lot 1 Greenwood Forest Annex, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 12, Page 66, Plat Records, also being the SE corner of the remainder of Lot 6, Block 3, Hartkopf Subdivision, for an

**REFERENCES**

TCAD Parcel Nos. 313654-313652,3  
AUSTIN GRID 644 MG-18

**FIELD NOTES CONTINUED**

angle corner hereof;

**THENCE** N62°12'33"W along the north line of said Lot 1 for a distance of 67.79 feet to a nail found in concrete at the NW corner of said Lot 1, being in the south line of said remainder of Lot 6, at the NE corner of said 0.9385 acre tract, for a corner hereof;

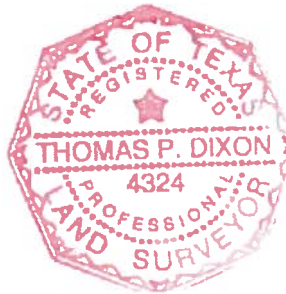
**THENCE** S27°46'33"W along the west line of Greenwood Forest Annex and the east line of said 0.9385 acre tract for a distance of 270.06 feet to the **POINT OF BEGINNING** containing 1.8803 acres more or less.

BEARING BASE: CENTRAL TEXAS ZONE STATE PLANE COORDINATES



THOMAS P. DIXON RPLS 4324  
WATERLOO SURVEYORS, INC  
P.O. BOX 160176  
AUSTIN, TEXAS 78716  
TBPLS FIRM# 10124400

2/28/17  
DATE



REFERENCES

TCAD Parcel Nos. 313654-313652,3  
AUSTIN GRID 644 MG-18

CS-2018-0215.04

# Waterloo Surveyors Inc. SURVEY PLAT

OWNERS:  
REMAINDER LOTS 5 AND 6-HORTIGUS, LLC  
0.9365 AC- GARLAND WAYNE SAVAGE TRUST

LEGAL DESCRIPTION:  
BEING 1.8003 ACRE TOTAL, 0.9365 OF AN ACRE, MORE OR LESS, OUT OF A PORTION OF LOT 11, BLOCK 0, OF THE JAMES E. BOLDEN ESTATE, A DIVISION OF PROPERTY RECORDED IN DISTRICT COURT MINUTES BOOK U, PAGES 75-79, DISTRICT COURT RECORDS, TRAVIS COUNTY, TEXAS, AND FURTHER BEING THAT SAME PROPERTY CONVEYED AND MORE PARTICULARLY DESCRIBED IN SPECIAL WARRANTY DEED TO REBECCA STUBBS, TRUSTEE OF THE GARLAND WAYNE SAVAGE TRUST, RECORDED IN DOCUMENT NUMBER 2013207822, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH LOTS 5 AND 6, BLOCK 3, HARTKOPF SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 9, PLAT RECORDS, SAME AND EXCEPT THE EAST 140 FEET OF SAID LOTS CONVEYED TO JACSON F. CARY BY DEED RECORDED IN VOLUME 1306, PAGE 180, DEED RECORDS, TRAVIS COUNTY, TEXAS.

LEGEND  
FOUND 1/2" IRON PIPE FIP  
FOUND 1/2" IRON ROD FIR  
FOUND 1/2" IRON ROD W/CAP FIR  
SET 1/2" IRON ROD W/CAP SRC  
LABELED "WATERLOO RPLS 4324"  
WOOD FENCE - - -  
CHAIN LINK FENCE - - -  
HOG WIRE FENCE - - -  
UTILITY POLE - - -  
ELECTRIC LINE - - -  
(RECORD)  
TREE SYMBOL  
W/DIP LINE  
POINT OF BEGINNING POB

BENCHMARK BM:  
BM#1:  
Top of Iron Pipe,  
Elevation 670.97 NAVD88  
BM#2:  
Triangle cut on concrete drainage  
inlet, Elevation 660.92 NAVD88  
BM#3:  
Spindle set in utility pole,  
Elevation 673.47 NAVD88  
BEARING BASE: CENTRAL TEXAS ZONE  
STATE PLANE COORDINATES

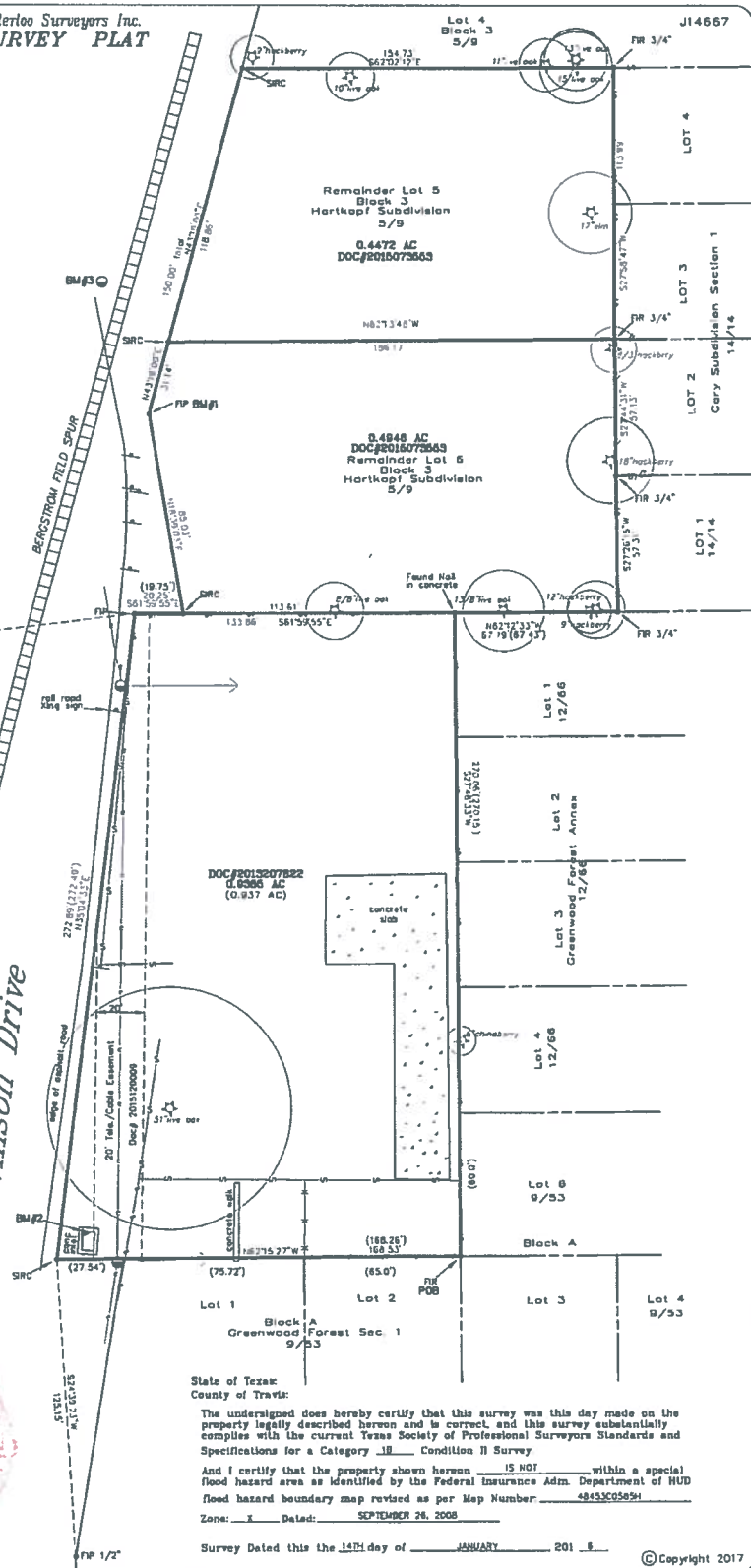
SCALE  
1"=30'



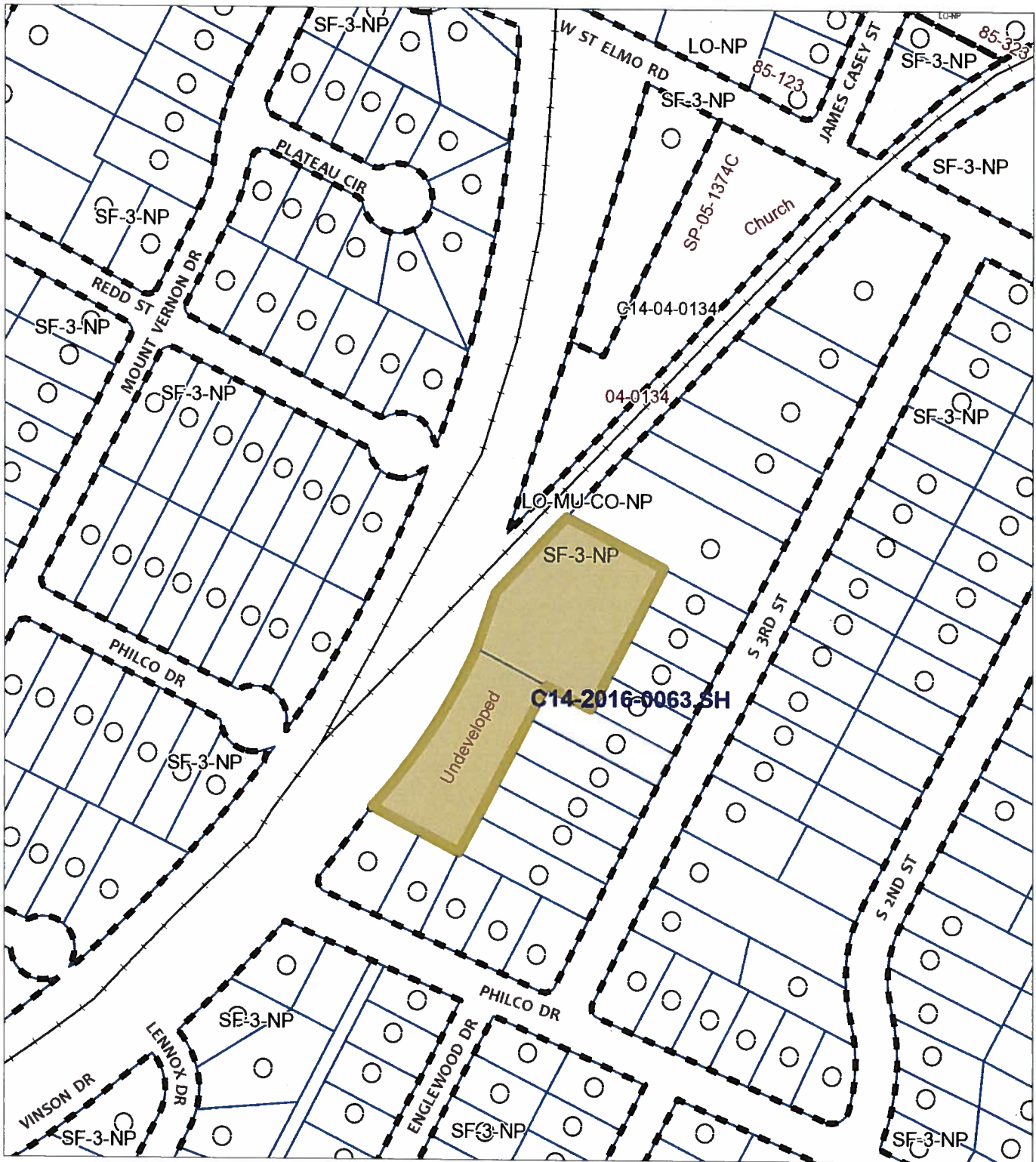
Thomas P. Dixon R.P.L.S. 4324  
WATERLOO SURVEYORS INC  
P.O. BOX 160176  
AUSTIN, TEXAS 78716-0176  
Phone: 512-481-9602  
www.waterloosurveyors.com  
FIRM# 10124400



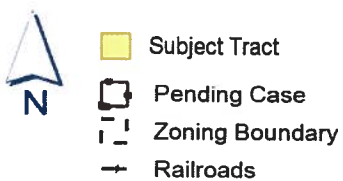
Vinson Drive







## EXHIBIT B



100 200  
Feet

1" = 200'

### ZONING

ZONING CASE#: C14-2016-0063.SH



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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created 08/09/16