ORDINANCE NO. __________________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4315 SOUTH CONGRESS AVENUE IN THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN (CS-MU-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-MU-V-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 general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district to general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district on the property described in Zoning Case No. C14-2019-0069, on file at the Planning and Zoning Department, as follows:

1.3996 acres of land being a part of Lot No. 26 Fortview Addition, a subdivision of a part of the Isaac Decker League, City of Austin, said 1.3996 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 4315 South Congress Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 2. The Property is subject to Ordinance No. 20050818-Z004 that established zoning for the East Congress Neighborhood Plan.
PART 3. This ordinance takes effect on ______________, 2019.

PASSED AND APPROVED

_________________ 2019

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Steve Adler
Mayor

APPROVED: ____________________________________________

Anne L. Morgan
City Attorney

ATTEST: ______________________________________________

Jannette S. Goodall
City Clerk
DESCRIPTION OF 1.3998 ACRES OF LAND BEING A PART OF LOT NO. 28, FORTVIEW ADDITION, A
SUBDIVISION OF A PART OF THE ISAAC DECKER LEAGUE, CITY OF AUSTIN, TRAVIS COUNTY,
TEXAS; BEING THE TRACT OF LAND DESCRIBED IN THE DEED TO TWIN OAKS ASSOCIATES OF
RECORD IN VOLUME 8777, PAGE 241, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
SAID 1.3998 ACRES OF LAND, AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., AND
SHOWN ON PLAN NO. 3842, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
FOLLOWS:

BEGINNING at a 1/2-Inch iron rod found in the east right-of-way line of S. Congress Avenue, for
the southwest corner of a certain called 0.688 acre tract described in the deed to 4341 S. Congress, LLC of
record in Document No. 2016098838, Official Public Records of Travis County, Texas, for the northwest
corner of the tract described herein, from which a "X" cut in concrete found for the northwest corner of said
0.688 acre tract bears N 27°14'47" E, a distance of 61.56 feet;

THENCE S 62°52'23" E, leaving said east right-of-way line of S. Congress Avenue, and with the south line
of said 0.688 acre tract, a distance of 356.51 feet to a 1/2-Inch iron rod found in the line of Lot A, William S.
Drake, Jr. Subdivision of record in Volume 78, Page 353, Plat Records of Travis County, Texas, for the
southeast corner of said 0.688 acre tract and the northeast of the tract described herein, from which a 5/8-
inch iron rod found at the northeast corner of said 0.688 acre tract bears N 27°26'48" E, a distance of 81.59
feet;

THENCE S 27°25'20" W, a distance of 171.20 feet with the west line of said Lot A, William S. Drake, Jr.
Subdivision, and the east line of the tract described herein to a 1/2-Inch iron rod with plastic cap stamped
"Terra Firma" found at a re-entrant corner of said Lot A and at the southeast corner of the tract described
herein;

THENCE N 62°51'00" W, a distance of 356.02 feet with the north line of said Lot A, and the south line of the
tract described herein to a 1/2-Inch iron rod with plastic cap stamped "KGBE" in the east line of S. Congress
Avenue for the northwest corner of said Lot A and at the southwest corner of the tract described herein, from
which a Magn nail with washer labeled "KGBE" found at an angle point of the west line of said Lot A and the
east line of S. Congress Avenue bears S 25°50'30" W, a distance of 9.00 feet;

THENCE N 27°15'31" E, with said east line of S. Congress Avenue and the west line of the tract described
herein, a distance of 171.07 feet to the POINT OF BEGINNING and containing 1.3998 acres of land, more
or less.

BEARING BASIS: Texas Coordinate System, NAD 83, Central Zone, Grid.

BOWMAN WORD FILE: FN2197(dz)
H:\Survey\FieldNotes\FN-21005\FN2197(dz).doc

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

That I, Donald J. Zdancewicz, a Registered Professional Land Surveyor, do hereby certify that the above
description and the accompanying sketch is true and correct to the best of my knowledge and belief and that
the property described herein was determined by a survey made on the ground during the months of
December 2018, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 18th of December, 2018 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78748

Donald J. Zdancewicz
Registered Professional Land Surveyor
No. 8687 - State of Texas

EXHIBIT "A"