

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6020 OLD FREDERICKSBURG ROAD IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM SINGLE-FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-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 single-family residence standard lot-neighborhood plan (SF-2-NP) combining district to family residence-neighborhood plan (SF-3-NP) combining district on the property described in Zoning Case No. C14-2019-0099, on file at the Planning and Zoning Department, as follows:

A 0.493 acre of land, being a portion of Lot 2AB, resubdivision of Lot 1B of the resubdivision of Lot 1, W.T. Wallis Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 18, Page 23 of the Plat Records of Travis County, Texas, said 0.493 acre of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 6020 Old Fredericksburg Road 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. 20081211-098 that established zoning for the East Oak Hill Neighborhood Plan.

PART 3. This ordinance takes effect on _____, 2019.

PASSED AND APPROVED

_____, 2019 § _____
 § _____
 § _____
Steve Adler
Mayor

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

C14-2019-0099

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

JUNE 20, 2000

FIELD NOTE DESCRIPTION OF 0.493 ACRES OF LAND, BEING A PORTION OF LOT 2AB, RESUBDIVISION OF LOT 1B OF THE RESUBD. OF LOT 1, W.T. WALLIS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18 PAGE 23 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT CONVEYED TO BIOREALTY, INC. BY WARRANTY DEED RECORDED IN VOLUME 12265 PAGE 877 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron pipe found in the north line of Lot 2AB, Resubdivision of Lot 1B of the Resubd. of Lot 1, W.T. Wallis Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 18 Page 23 of the Plat Records of Travis County, Texas, and being in the south line of Lot 1, Holiday Park, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 92 Pages 11-12 of the Plat Records of Travis County, Texas, and being at the Northwest corner of that certain tract conveyed to Biorealty, Inc., by warranty deed recorded in Volume 12265 Page 877 of the Real Property Records of Travis County, Texas, and being at the Northeast corner of that certain tract conveyed to Mark R. Austin and Barbara B. Austin by deed recorded in Volume 12241 Page 1157 of the Real Property Records of Travis County, Texas, and being the Northwest corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE with the north line of said Lot 2AB, the following three courses:

- 1) S 61 deg. 02' 53" E 9.97 ft. to a 60D nail found;
- 2) S 29 deg. 43' 13" W 4.09 ft. to a 3/4 inch iron pipe found;
- 3) S 60 deg. 03' 00" E 124.91 ft. to a 1/2 inch iron rod found at the Northeast corner of said Lot 2AB, and being the Northeast corner of said Biorealty tract, and being the Northwest corner of Lot 2, W. T. Wallis Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 9 Page 69 of the Plat Records of Travis County, Texas, and being the Northeast corner of this tract, and from which a 1/2 inch iron pipe found at the most northeasterly corner of said Lot 2 bears S 60 deg. 03' 00" E 339.76 ft.;

THENCE with the west line of said Lot 2, and the east line of said Lot 2AB, S 11 deg. 54' 00" W 136.86 ft. to a 1/2 inch iron rod found in the north right-of-way line of Old Fredericksburg Road at the Southeast corner of said Lot 2AB, and being the Southeast corner of said Biorealty tract, and being the Southwest corner of said Lot 2, and being the Southeast corner of this tract;

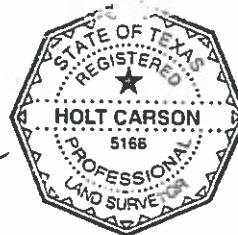
THENCE with the north right-of-way line of Old Fredericksburg Road and the south line of said Lot 2AB, N 82 deg. 20' 00" W 135.80 ft. to a 1/2 inch iron rod found at the Southwest corner of said Lot 2AB, and being the Southwest corner of said Biorealty tract, and being the Southeast corner of said Austin tract, and being the Southwest corner of this tract;

THENCE leaving the south line of said Lot 2AB with the east line of said Austin tract and the west line of said Biorealty tract, N 14 deg 23' 39" E at 3.74 ft. pass a 1/2 inch iron pipe found, and continuing on the same course 188.85 ft. more, for a total distance travelled on this course of 192.59 ft., to the **PLACE OF BEGINNING**, containing 0.493 Acre of land.

SURVEYED: June 13, 2000



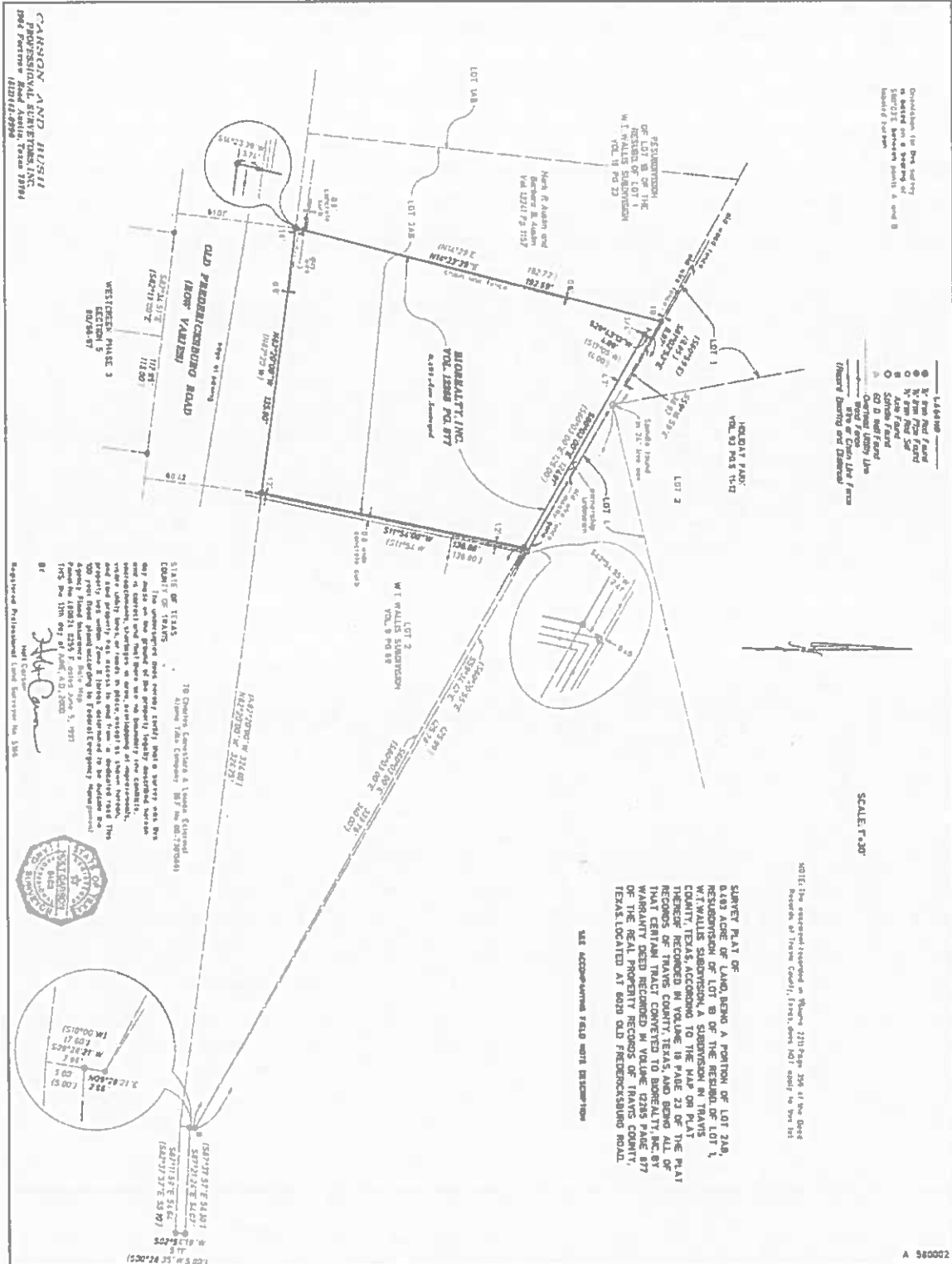
Holt Carson
Registered Professional Land Surveyor No. 5166

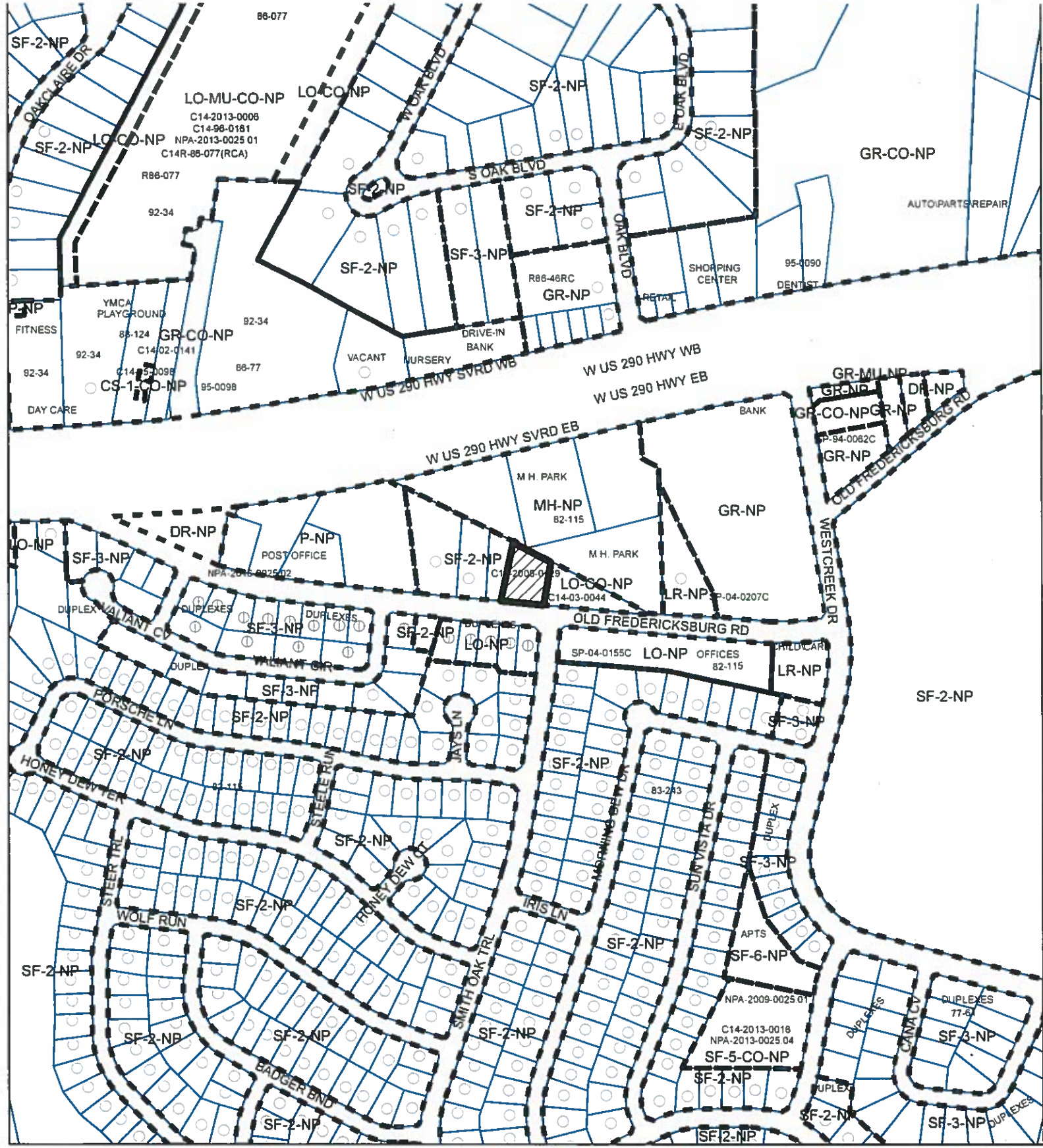





see accompanying map no. A 580002

EXHIBIT "A"

Survey





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2019-0099

EXHIBIT "B"

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: 8/5/2019

1" = 400'