

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 401 NORTH BLUFF DRIVE IN THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-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-neighborhood plan (SF-6-NP) combining district on the property described in Zoning Case No. C14-2020-0142, on file at the Housing and Planning Department, as follows:

A 2.817 acre tract of land situated in the William Cannon League Survey, Abstract No. 6 in Austin, Travis County, Texas; being all of that certain tract of land called to contain 2.82 acres to North Bluff Residences, LP in a Special Warranty Deed in Document No. 2020091014 of the Official Public Records of Travis County, Texas, said 2.817 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 401 North Bluff Drive 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-Z002 that established zoning for the Sweetbriar Neighborhood Plan.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_, 2021      § \_\_\_\_\_  
                                 § \_\_\_\_\_  
                                 § \_\_\_\_\_  
                                 Steve Adler  
                                 Mayor

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

LEGAL DESCRIPTION

**BEING** all of a 2.817 acre tract of land situated in the William Cannon League Survey, Abstract No. 6 in Austin, Travis County, Texas; being all of that certain tract of land called to contain 2.82 acres to North Bluff Residences, LP as described in a Special Warranty Deed with Vendor's Lien recorded in Document No. 2020091014 of the Official Public Records of Travis County, Texas, said 2.817 tract being more particularly described as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

**BEGINNING:** at a 3/8-inch iron pipe found for the northeastern corner of a 1.64 acre tract of land to Austin Independent School District as described in a General Warranty Deed recorded in Document No. 2005222797 of the Official Public Records of Travis County, Texas, on the southwestern line of North Bluff Drive (Public R.O.W. Varies), for the northwestern corner of this herein described tract;

**THENCE:** South 58°11'21" East a distance of 20.43 feet along the southwestern line of said North Bluff Drive to a 1/2-inch iron pipe found for a corner of this herein described tract;

**THENCE:** South 41°31'46" East a distance of 100.11 feet continuing along the southwestern line of said North Bluff Drive to a 1/2-inch iron rod found for a corner of this herein described tract;

**THENCE:** South 33°22'17" East a distance of 30.47 feet continuing along the southwestern line of said North Bluff Drive to a calculated point found in a 24-inch cedar elm tree for the northwestern corner of a 1.773 acre tract of land to David Bustamante as described in a Warranty Deed with Vendor's Lien recorded in Document No. 2012072012 of the Official Public Records of Travis County, Texas, for the northeastern corner of this herein described tract;

**THENCE:** South 15°13'53" West a distance of 902.63 feet along the northwestern line of said 1.773-acre tract to a 1/2-inch iron rod found for the southwestern corner of said 1.773-acre tract, on a northern line a 14.7988-acre tract of land to CF Willow Brook Associates as described in a Special Warranty Deed recorded in Volume 11338, Page 540 of the Real Public Records of Travis County, Texas, for the southeastern corner of this herein described tract;

**THENCE:** South 83°23'08" West a distance of 87.49 feet along a northern line of the said 14.7988-acre tract to a 3/8-inch iron rod found for a corner of the said 14.7988-acre tract, for a corner of this herein described tract;

**THENCE:** South 80°54'23" West a distance of 48.99 feet continuing along a northern line of the said 14.7988-acre tract to a 1/2-inch iron pipe found for a corner of the said 14.7988-acre tract, for the southeastern corner of the said 1.64 acre tract, for the southwestern corner of this herein described tract;

**THENCE:** North 15°12'49" East a distance of 1036.22 feet along the southeastern line of said 1.64-acre tract to the **POINT OF BEGINNING and CONTAINING** an area of 2.817 acres of land.

*Rhe*

Rex L. Hackett

Registered Professional Land Surveyor No. 5573

rhackett@jonescarter.com

TCAD: 334301

Austin Grid: G-16

*03-01-2021*

Date



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 60'



AUSTIN HOUSING FINANCE  
CORPORATION  
SPECIAL WARRANTY DEED  
TRACT 1, 2, 3 & PARCEL A  
DOC. NO. 2010017676 O.P.R.T.C.T.

**CROW LN**  
(PUBLIC R.O.W. VARIES)

DANIEL & JEAN GEURINK  
GENERAL WARRANTY DEED  
WITH VENDOR'S LIEN  
1.09 ACRES  
VOL. 13134, PG. 426 O.P.R.T.C.T.

**N. BLUFF DR.**  
(PUBLIC R.O.W. VARIES)

POINT OF  
BEGINNING  
FOUND  
3/8" IRON PIPE

FOUND  
1/2" IRON  
PIPE

FOUND  
1/2" IRON  
ROD

CALCULATED POINT  
24" CEDAR ELM

**2.817 ACRES**

AUSTIN INDEPENDENT  
SCHOOL DISTRICT  
GENERAL WARRANTY DEED  
DOC. NO. 2003222787 O.P.R.T.C.T.

NORTH BLUFF RESIDENCES, LP  
SPECIAL WARRANTY DEED  
W/ VENDOR'S LIEN  
DOC. NO. 2020091014 O.P.R.T.C.T.

DAVID BUSTAMANTE  
WARRANTY DEED  
W/ VENDOR'S LIEN  
1.773 ACRES  
DOC. NO. 2012072012 O.P.R.T.C.T.

ROBERT JOHNSON  
GENERAL WARRANTY DEED  
1.01 ACRES  
DOC. NO. 2005229804 O.P.R.T.C.T.

## LEGEND

- IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- △ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

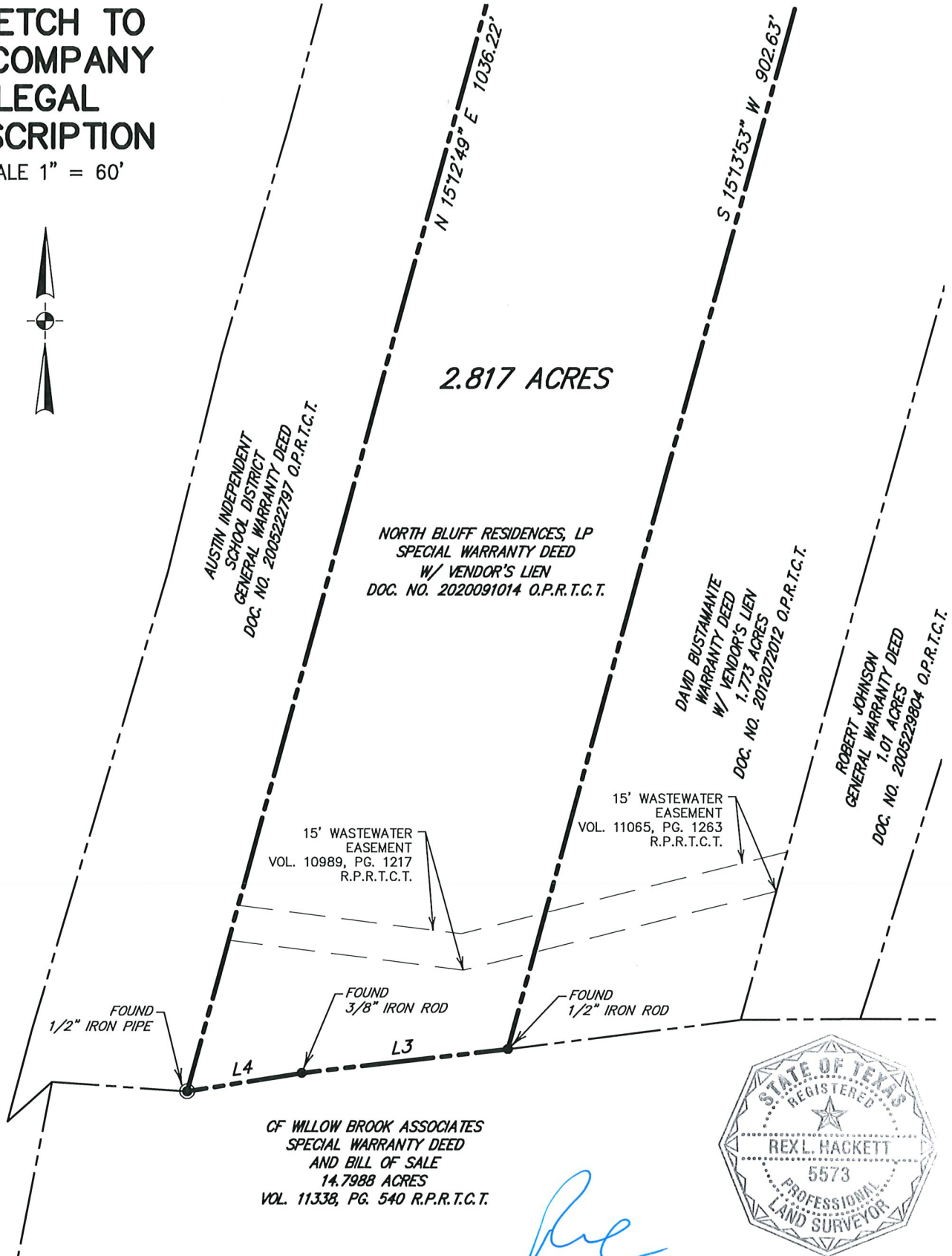


**JONES | CARTER**

Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 10046101  
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 60'



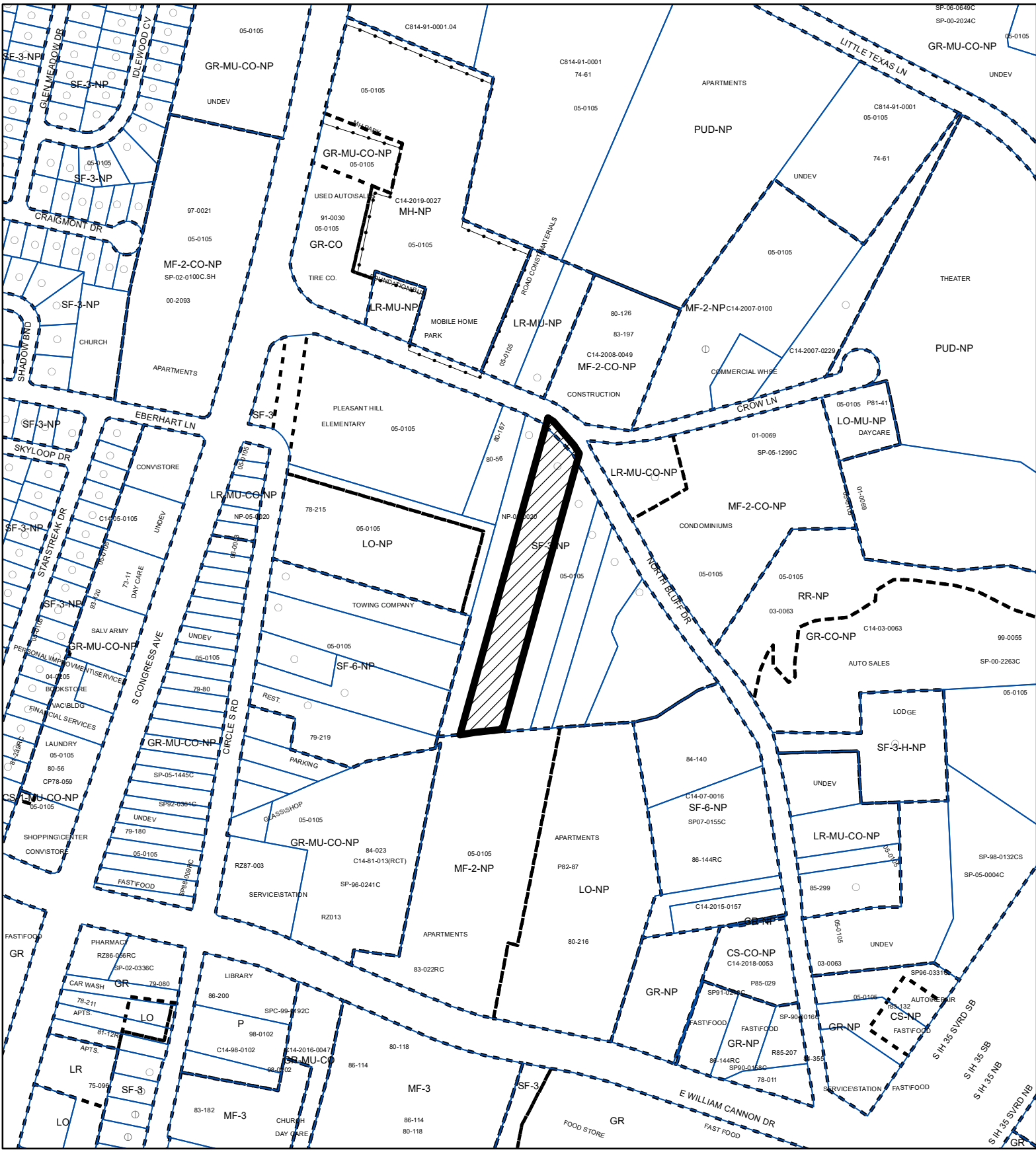
CF WILLOW BROOK ASSOCIATES  
SPECIAL WARRANTY DEED  
AND BILL OF SALE  
14.7988 ACRES  
VOL. 11338, PG. 540 R.P.R.T.C.T.




LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°11'21" E	20.43'
L2	S 33°22'17" E	30.47'
L3	S 83°23'08" W	87.49'
L4	S 80°54'23" W	48.99'



*Re*  
03-01-2021

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

**ZONING CASE#: C14-2020-0142**

**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.

1" = 400'

**Created: 12/8/2020**