

**ORDINANCE NO. 20080110-088**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1306 WEST AVENUE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) 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 (SF-3) district to multifamily residence moderate-high density (MF-4) district on the property described in Zoning Case No. C14-2007-0219, on file at the Neighborhood Planning and Zoning Department, as follows:

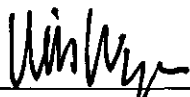
A 15,001 square foot tract of land, more or less, out of Outlot 7, Division E, City of Austin, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 1306 West Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on January 21, 2008.

**PASSED AND APPROVED**

\_\_\_\_\_  
January 10, 2008

§  
§  
§ \_\_\_\_\_  
  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
  
Shirley A. Gentry  
City Clerk

EXHIBIT A  
HOLT CARSON INC.

1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

OCTOBER 3, 2007

**FIELD NOTE DESCRIPTION OF 15,001 SQUARE FEET OR 75 FEET BY 200 FEET OF LAND, BEING A PART OF OUTLOT 7, DIVISION E OF THE CITY OF AUSTIN, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS "TRACT 6" AS CONVEYED TO DANFORTH PARTNERS II, LTD. BY WARRANTY DEED RECORDED IN VOLUME 13081 PAGE 859 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a ½" iron pipe found in the West right-of-way line of West Avenue for the Northeast corner of that certain tract of land described as "Tract 6" as conveyed to Danforth Partners II, Ltd. by Warranty Deed recorded in Volume 13081 Page 859 of the Real Property Records of Travis County, Texas, and also being the Southeast corner of that certain tract of land described as "Tract 5" as conveyed to Danforth Partners II, Ltd. by Warranty Deed Recorded in Volume 13081 Page 859 of the Real Property Records of Travis County, Texas, and being the Northeast corner and **PLACE OF BEGINNING** of the herein described tract, and from which a drill hole found in the top of a concrete wall bears, N 19 deg. 00' 23" E 152.41 ft.;

THENCE with the East line of said Danforth Partners II, Ltd. "Tract 6" tract and the West right-of-way line of West Avenue, **S 18 deg. 50' 15" W 74.95 ft.** to a calculated point for the Southeast corner of said Danforth Partners II, Ltd. "Tract 6" tract, and being the Northeast corner of Lot 2, West Avenue Gardens Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 85 Page 198C of the Plat Records of Travis County, Texas, and being the Southeast corner of this tract, and from which a ½" iron rod found for the Southeast corner of Lot 1, West Avenue Gardens Subdivision bears S 18 deg. 59' 46" W 118.00 ft.;

THENCE leaving the West right-of-way line of West Avenue with the South line of said Danforth Partners II, Ltd. "Tract 6" tract, **N 71 deg. 11' 21" W 200.00 ft.** to a calculated point for the Southwest corner of said Danforth Partners II, Ltd. "Tract 6" tract, and being the Northwest corner of said Lot 1, West Avenue Gardens Subdivision, and being the Southwest corner of this tract, and from which a ½" iron rod found bears S 18 deg. 54' 15" W 65.33 ft.;

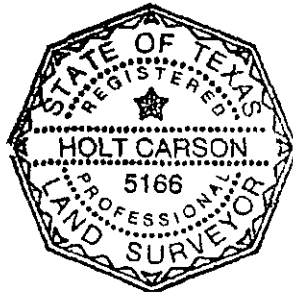
page 2 of 2  
(15,001 square feet)

THENCE with the West line of said Danforth Partners II, Ltd. "Tract 6" tract, **N 18 deg. 42' 24" E** passing a capped iron rod found marked "SAM" at 69.71 ft. and continuing along the same course for a total distance of **75.00 ft.** to a calculated point for the Northwest corner of said Danforth Partners II, Ltd. "Tract 6" tract, and being the Northwest corner of this tract;

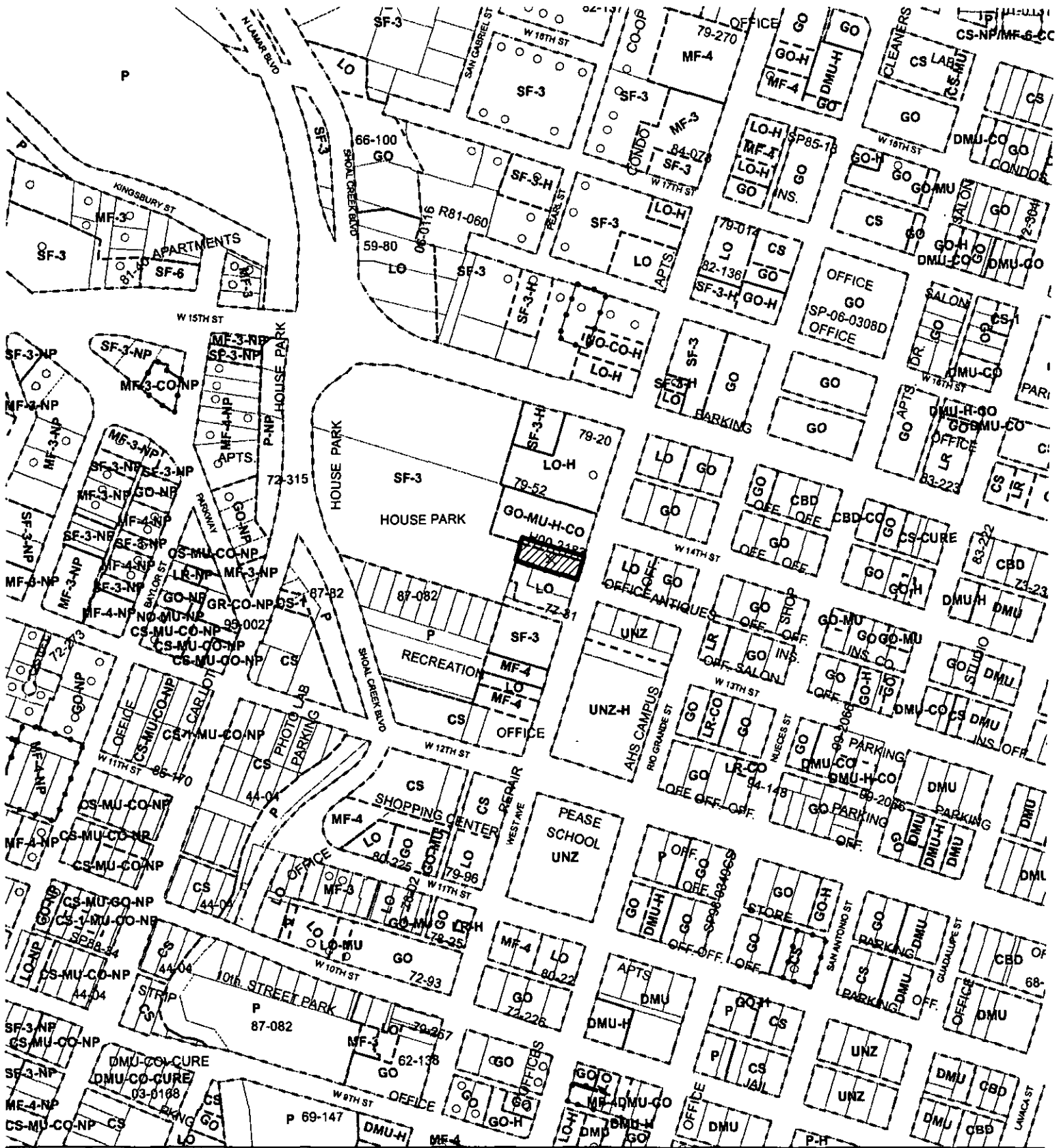
THENCE with the North line of said Danforth Partners II, Ltd. "Tract 6" tract, **S 71 deg. 10' 30" E 200.17 ft.** to the Place of Beginning, containing 15,001 square feet of land.

PREPARED: October 3, 2007





BY:



Holt Carson  
Registered Professional Land Surveyor No. 5166



ZONING EXHIBIT P

-  N
-  Subject Tract
-  Zoning Boundary
-  Pending Cases

ZONING CASE#: C14-2007-0219  
 ADDRESS: 1306 WEST AVE  
 SUBJECT AREA: 0.344 ACRES  
 GRID: J23  
 MANAGER: J. ROUSSELIN



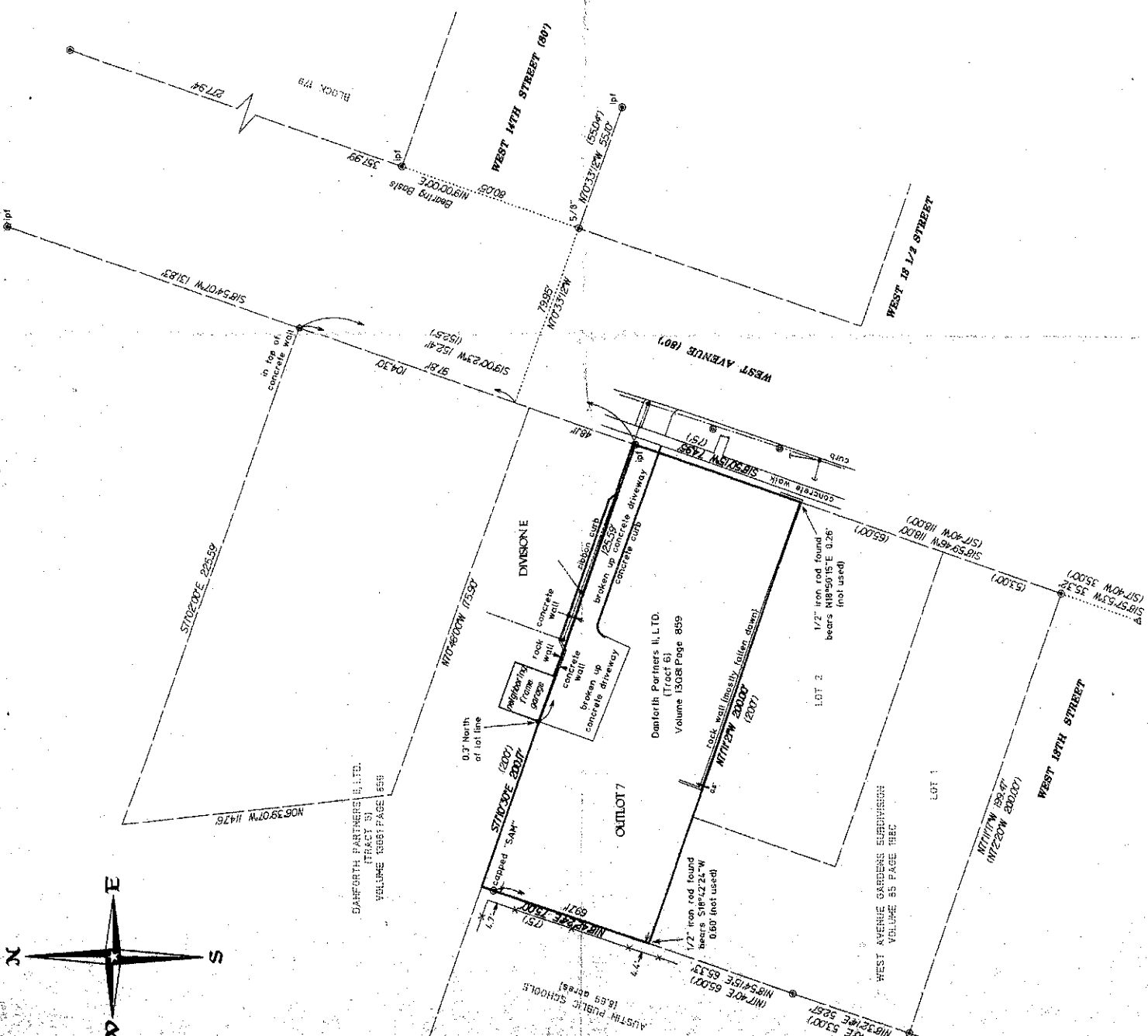
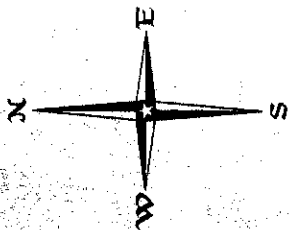
1" = 400' OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness

SCALE 1" = 30'

Legend

- ⊗ Iron Rod Found
- ⊕ Iron Pipe Found
- ⊙ Iron Rod Set with plastic cap
- ⚡ Electric Meter
- ▲ EOD Nail Found
- △ PK Nail Found with washer marked "SAM"
- ⊗ Drill Hole Found
- ⊙ Parking Meter
- ⊙ Chain Link Fence
- Overhead Utility Line (Record Bearing and Distance)
- pole
- x — guy wire



SURVEY PLAT OF

75 FEET BY 200 FEET, BEING PART OF OUTLOT 7, DIVISION E OF THE CITY OF AUSTIN, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS "TRACT 6" AS CONVEYED TO DAMFORTH PARTNERS II, LTD. BY WARRANTY DEED RECORDED IN VOLUME 13081, PAGE 899 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

File No. 508436  
 TO: Stewart Title Guaranty Company  
 Gracy Title Company

THE STATE OF TEXAS  
 COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated roadway. This property is within Zone X areas determined to be outside of the 100 Year Flood Plain according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 480624 0165 E, dated June 16, 1993. THIS the 16th day of FEBRUARY, A.D., 2006.



BY: *Holt Carson*  
 Holt Carson  
 Registered Professional Land Surveyor No. 5166  
 HOLT CARSON, INC.  
 1804 Fortylow Road Austin, Texas 78704  
 (512) 442-0930