

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7300 SOUTH CONGRESS AVENUE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) 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 development reserve (DR) district to townhouse and condominium residence (SF-6) district on the property described in Zoning Case No. C14-2017-0007, on file at the Planning and Zoning Department, as follows:

8.153 acres (355,160 square feet) of land situated in the William Cannon Survey No. 19, City of Austin, Travis County, Texas, and being all of Blocks 3, 3A, 4, and 4A of the Sarah Ann Fritts Subdivision, as recorded in Volume 721, Page 1 of the Deed Records of Travis County, Texas, and being a portion of Lot 1 of the Fritts Subdivision, as recorded in Volume 89, Page 308 of the Plat Records of Travis County, Texas, all as conveyed to Elwyn Carol Williams, Jr., by warranty deed recorded in Document No. 2004199468 of the Official Public Records of Travis County, Texas, and being more particularly described by metes and bounds in Exhibit “A” incorporated into this Ordinance (the “Property”),

locally known as 7300 South Congress Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

1 **PART 2.** This ordinance takes effect on \_\_\_\_\_, 2017.

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3 **PASSED AND APPROVED**

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5 §  
6 §  
7 \_\_\_\_\_, 2017 § \_\_\_\_\_  
8 Steve Adler  
9 Mayor

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11  
12 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
13 Anne L. Morgan Jannette S. Goodall  
14 City Attorney City Clerk  
15  
16

EXHIBIT \_\_\_\_

PROPOSED TRACT – 8.153 ACRES  
JOB NO. 4553-00LEGAL DESCRIPTION

FIELD NOTES FOR AN 8.153 ACRE (355,160 SQUARE FOOT) TRACT OF LAND SITUATED IN THE WILLIAM CANNON SURVEY NO. 19, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING ALL OF BLOCKS 3, 3A, 4 AND 4A OF THE SARAH ANN FRITTS SUBDIVISION, AS RECORDED IN VOLUME 721, PAGE 1 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOT 1 OF THE FRITTS SUBDIVISION, AS RECORDED IN VOLUME 89, PAGE 308 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALL AS CONVEYED TO ELWYN CAROL WILLIAMS, JR. BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2004199468 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 8.153 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING for POINT OF REFERENCE** at a ½" iron pipe found on the west right-of-way line of South Congress Avenue, at the northeast corner of Block 5A of the above described Sarah Ann Fritts Subdivision, also being the south east corner of Lot 1, South Congress Subdivision as recorded in Volume 40, Page 13 of the Plat Records of Travis County, Texas; Thence with the west right-of-way line of said South Congress Avenue and the east line of said Block 5A, S 13°53'41" W a distance of 24.74 feet to a ½" iron rod set with cap stamped "Brown & Gay" at the common east corner of said Blocks 4 and 5A, for the northeast corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, continuing with the west right-of-way line of said South Congress Avenue and the east line of said Blocks 4 and 3, S 13°53'41" W a distance of 233.48 feet to a ½" iron pipe found at the southeast corner of said Block 3, also being the northeast corner of Block 2 of said Sarah Ann Fritts Subdivision;

THENCE, with the north line of said Blocks 2 and 2A and the south line of said Blocks 3 and 3A, N 72°49'17" W a distance of 442.16 feet to a ½" iron rod set with cap stamped "Brown & Gay" at the common west corner of said Blocks 2A and 3A, on the east line of said Lot 1, Fritts Subdivision, for an inside corner of this tract;

THENCE, with the east line of said Lot 1 and the west line of said Block 2A, S 17°27'36" W a distance of 149.75 feet to a ½" iron pipe found on the north line of Block 1A of said Sarah Ann Fritts Subdivision, at the common south corner of said Lot 1, Fritts Subdivision and said Block 2A, for an outside corner of this tract;

THENCE, with the south line of said Lot 1, Fritts Subdivision and the north line of said Block 1A, N 72°51'45" W a distance of 259.31 feet to a ½" iron rod set with cap stamped "Brown & Gay" at an angle point;

THENCE, continuing with the south line of said Lot 1, Fritts Subdivision and the north line of said Block 1A, N 73°30'52" W a distance of 253.35 feet to a ½" iron pipe found at an inside corner of said Lot 1, at the northwest corner of said Block 1A;

THENCE, with an easterly line of said Lot 1 and the west line of said Block 1A, S 09°24'38" E a distance of 173.85 feet to a ½" iron rod found at the common south corner of said Lot 1 and Block 1A, also being on the north line of a 5.113-acre tract as conveyed to Alan and Denise Chamberlain by instrument recorded in Document No. 2011159156 of the Official Public Records of Travis County, Texas;

THENCE, with a southerly line of said Lot 1 and the north line of said Chamberlain 5.113-acre tract, N 72°37'52" W a distance of 104.38 feet to a ½" iron rod found at the southwest corner of said Lot 1, Fritts Subdivision, also being the southeast corner of Lot 8, Block H of Meadowcreek, Section 2, Phase 2, as recorded in Volume 71, Page 31 of the Plat Records of Travis County, Texas;

THENCE, with the west line of said Lot 1, and the east line of said Block H, Meadowcreek, Section 2, Phase 2, N 00°03'42" E a distance of 441.04 feet to a ½" iron rod found at the southwest corner of Lot 1, Block G of Sunridge South, Section Two, as recorded in Volume 77, Page 320 of the Plat Records of Travis County, Texas;

THENCE, with the south line of said Sunridge South Section Two and a northerly line of said Lot 1, Fritts Subdivision, S 59°29'50" E a distance of 281.96 feet to a ½" iron rod found at the southeast corner of Lot 4 of said Block G, Sunridge South Section Two, at an inside corner of said Lot 1, Fritts Subdivision;

THENCE, with an east line of said Sunridge South Section Two and a west line of said Lot, Fritts Subdivision N 22°31'31" E, pass a ½" iron rod found at the northeast corner of said Lot 4 at a distance of 117.98 feet, and continuing on for a total distance of 178.56 feet to a ½" iron rod found at the southeast corner of Lot 20, Block C of said Sunridge South Section Two, for an outside corner of this tract;

THENCE, over and across said Lot 1, Fritts Subdivision, S 59°27'57" E a distance of 164.64 feet to a ½" iron rod set with cap stamped "Brown & Gay" for an inside corner of this tract;

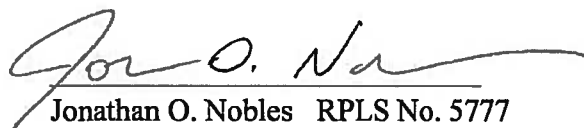
THENCE, continuing over and across said Lot 1, Fritts Subdivision, N 30°40'18" E a distance of 189.02 feet to a ½" iron rod set with cap stamped "Brown & Gay" on the north line of said Lot 1 Fritts Subdivision, for a northerly outside corner of this tract;

THENCE, with the north line of said Lot 1, Fritts Subdivision, S 62°11'11" E a distance of 179.20 feet to a 1" iron pipe found at the northeast corner of said Lot 1, Fritts Subdivision, also being at the northwest corner of said Block 5A, Sarah Ann Fritts Subdivision, for an outside corner of this tract;

THENCE, with the west line of said Block 5A and the east line of said Lot 1, Fritts Subdivision, S 17°27'36" W a distance of 24.86 feet to a ½" iron rod found at the common west corner of said Blocks 4A and 5A, for an inside corner of this tract;

THENCE, with the south line of said Block 5A and the north lines of said Blocks 4A and 4, S 62°05'36" E a distance of 434.84 feet to the **POINT OF BEGINNING**, and containing 8.153 acres (355,160 square feet) of land, more or less.

I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on December 1, 2016 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD-83, Texas Central Zone 4203. A survey plat dated January 5, 2017 was prepared by the undersigned in conjunction with this metes and bounds description.



Jonathan O. Nobles RPLS No. 5777

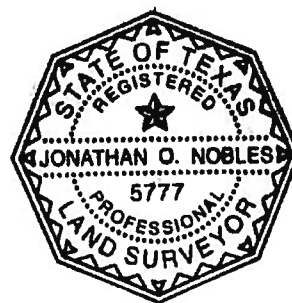
BGE, Inc.

7000 North Mopac, Suite 330

Austin, Texas 78731

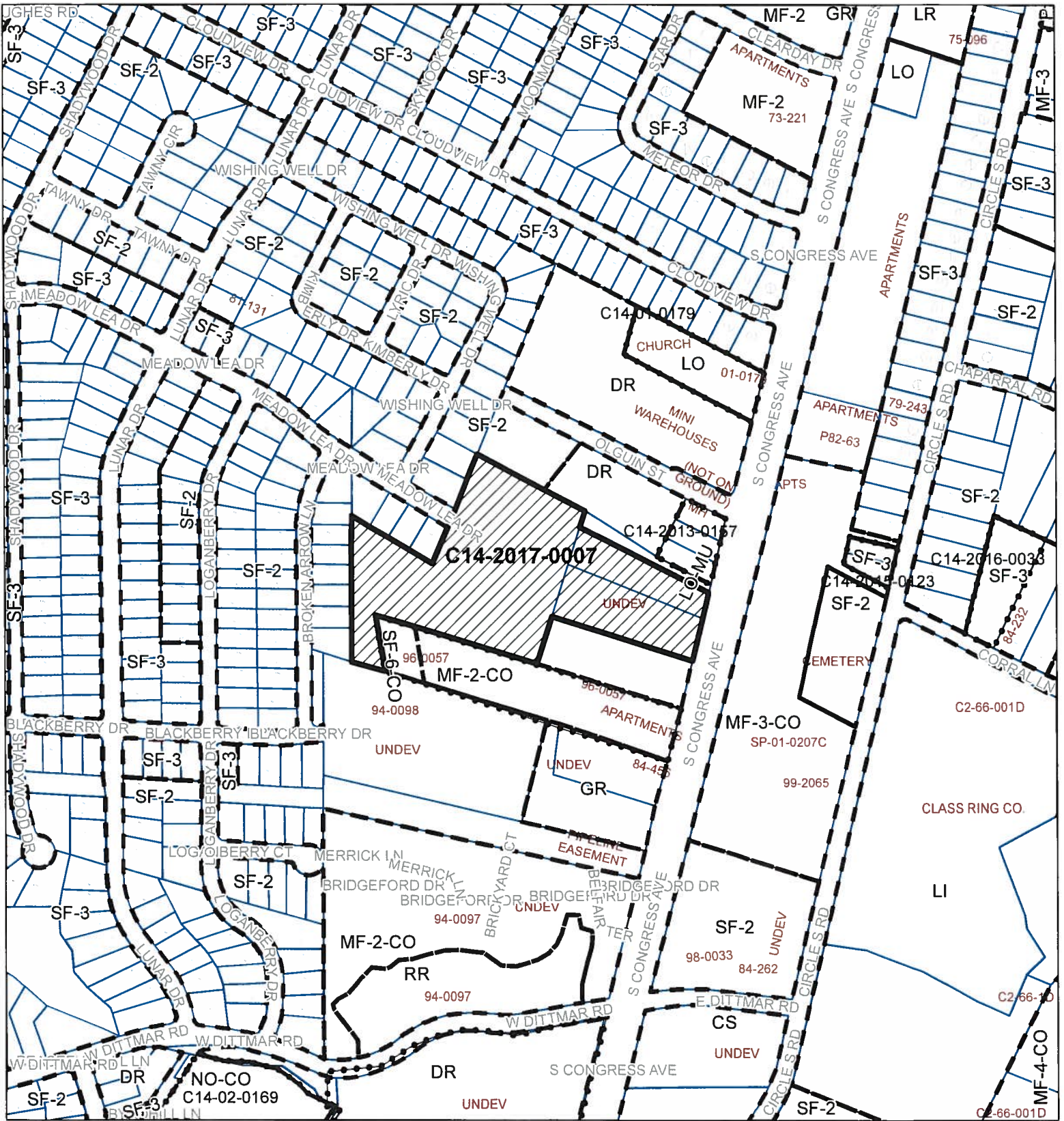
Telephone: (512) 879-0400

TBPLS Licensed Surveying Firm No. 10106502



1/24/2017  
Date

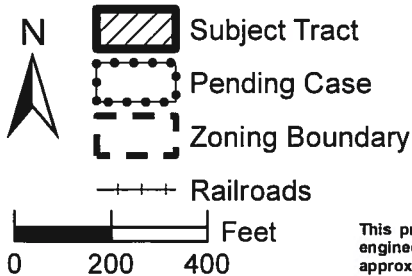




## ZONING

Case#: C14-2017-0007

## 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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/22/2017