

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1145 AND 1147 PERRY LANE IN THE GOVALLE/JOHNSTON TERRACE 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. C14-2018-0074, on file at the Planning and Zoning Department, as follows:

### Tract 1:

Being 1.019 of an acre of land out of the J. C. Tannehill Survey No. 29, Abstract No. 22, in Travis County, Texas, said 1.019 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, and

## Tract 2:

Being 0.834 of an acre of land out of the J. C. Tannehill Survey No. 29, Abstract No. 22, in Travis County, Texas, said 0.834 acres of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance, and

### Tract 3:

Being 0.173 of an acre of land out of the J. C. Tannehill Survey No. 29, Abstract No. 22, in Travis County, Texas, said 0.173 acres of land being more particularly described by metes and bounds in **Exhibit “C”** incorporated into this ordinance, (cumulatively referred to as the “Property”),

locally known as 1145 and 1147 Perry Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “D”**.

1 **PART 2.** The Property is subject to Ordinance No. 030327-11b that established zoning for  
2 the Johnston Terrace Neighborhood Plan.

3  
4 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2019.

5  
6 **PASSED AND APPROVED**

7  
8 §  
9 §  
10 \_\_\_\_\_, 2019 § \_\_\_\_\_  
11 Steve Adler  
12 Mayor

13  
14  
15 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
16 Anne L. Morgan Jannette S. Goodall  
17 City Attorney City Clerk  
18

**EXHIBIT A**

**TRACT I**

**LEGAL DESCRIPTION**

**BEING 1.019 OF AN ACRE OF LAND OUT OF THE J. C. TANNEHILL SURVEY No. 29 ABSTRACT No. 22 IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME 1.02 ACRE TRACT CONVEYED TO BEAU REICHERT IN DOCUMENT NUMBER 2008110961 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 1.018 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron rebar with cap set in the easterly right of way of Perry Road at the southwest corner of that certain 0.84 acre tract of land conveyed to Beau Reichert in Doc. No. 2008110952 of said Official Public Records, same being the northwest corner of said Reichart 1.02 acre tract and from which, a bolt found at the southwest corner of that certain 1.008 acre tract conveyed to Sergio Trevino and Theresa L. Houston in General Warranty Deed recorded in Volume 12704 Page 1459 Real Property Records of Travis County, same being the northwest corner of said Reichert 0.84 acre tract bears: N 29° 26' 51" E a distance of 80.99 feet, said 1/2" iron rebar with cap set being the northwest corner and PLACE OF BEGINING hereof;

**THENCE** with the south line of said Reichart 0.84 acre tract, same being the north line of said Reichart 1.02 acre tract S 63° 01' 17" E passing at a distance of 142.75 feet a 1/2" iron rebar found at the southwest corner of that certain 0.17 acre tract conveyed to Beau Reichert in Doc. No. 2008110952 of said Official Public Records, continuing on the same course passing at a dittance of 292.85 feet a 1/2" iron rebar found at the southeast corner of said Reichart 0.17 acre tract continuing for a total distance of 542.16 feet to a 1/2" iron pipe found in the west line of Lot 17 Block A, Johnston Terrace Subdivision recorded in Volume 35 Page 32 Plat Records of said County, same being at the southeast corner of said Reichart 0.84 acre tract, and being the northeast corner of said Reichart 1.02 acre tract and the northeast corner hereof;

**THENCE** Lots 17 and 16 Block A of said Johnston Terrace subdivision, S 29° 59'53" W a distance of 81.91 feet to a 1/2" pipe found at the common easterly corner of Lot 10 and Lot 11, Block C, Sol Subdivision recorded in Doc. No. 200800145 of said Official Public Records for the southeast corner hereof;

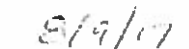
**THENCE** with the north line of Lots 10 though 1 Block A of said Sol Subdivision, N 63° 02' 39" W passing at a distance of 536.34 feet a 1/2" iron rebar found at the northwest corner of said Lot 1, continuing for a total distance of 541.38 feet to a a 1/2" iron rebar

with cap set in the east right of way line of said Perry Road at the southwest corner of said Reichart 1.02 acre tract for the southwest corner hereof;

**THENCE** with the east right of way line of said Perry Road N 29° 26' 51" E a distance of 82.09 feet to the **PLACE OF BEGINING** hereof, containing a calculated area of 1.018 acre of land, more or less.

**THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.**

  
Victor M. Garza, R.P.L.S. 4740

  
Date

B & G Surveying, Inc.  
1404 W. North Loop Blvd.  
Austin, Texas 78756  
Phone (512) 458-6969

[www.bandgsurvey.com](http://www.bandgsurvey.com)  
Firm Reg. No. 100363-00



B0719217 TRACT 1

**EXHIBIT B**

**TRACT II**

**LEGAL DESCRIPTION**

**BEING 0.834 OF AN ACRE OF LAND OUT OF THE J. C. TANNEHILL SURVEY No. 29 ABSTRACT No. 22 IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME 0.84 ACRE TRACT CONVEYED TO BEAU REICHERT IN DOCUMENT NUMBER 2008110952 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.834 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a bolt found in the easterly right of way of Perry Road, at the southwest corner of that certain 1.008 acre tract conveyed to Sergio Trevino and Theresa L. Houston in General Warranty Deed recorded in Volume 12704 Page 1459 Real Property Records of Travis County, same being the northwest corner of Reichert 0.84 acre tract and the northwest corner and **PLACE OF BEGINNING** hereof;

**THENCE** with the south line of said Trevino tract S 63° 00' 54" E (Bearing Basis) a distance of 542.92 feet to a 1/2" iron pipe found in the west line of Lot 19, Block, A Johnston Terrace Subdivision recorded in Volume 35 Page 32 Plat Records of Travis County, same being the southeast corner of said Trevino tract and the northeast corner hereof;

**THENCE** with the west line of Lots 19, 18 and 17 Block A of said Johnston Terrace subdivision,

S 29° 59' 09" W a distance of 80.95 feet to a 1/2" pipe found at the northeast corner of that certain 1.02 acre tract conveyed to Beau Reichert in Doc. No. 2008110961 of said Official Public Records, said 1/2" pipe found being the southeast corner hereof;

**THENCE** with the south line of said Reichert 0.84 acre tract the following five courses:

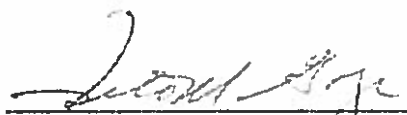
1. with the north line of said Reichart 1.02 acre tract, N 63° 01' 17" W a distance of 249.31 feet to a 1/2" iron rebar found at the southeast corner of that certain 0.17 acre tract conveyed to Beau Reichert in Doc. No. 2008110952 of said Official Public Records,
2. leaving the north line of said Reichart 1.02 acre tract, with the east line of said Reichart 0.17 acre tract, N 26° 59' 36" W a distance of 50.23 feet to a mag nail found at the northeast corner of said Reichart 0.17 acre tract for an interior ell corner hereof;

3. with the north line of said Reichart 0.17 acre tract, N 63° 01' 04" W a distance of 149.90 feet to a calculated point at the northwest corner of said Reichart 0.17 acre tract for an interior ell corner hereof;
4. with the west line of said Reichart 0.17 acre tract, S 27° 13' 14" W a distance of 50.24 feet to a 1/2" iron rebar found in the north line of said Reichart 1.02 acre tract at the southwest corner of said Reichart 0.17 acre tract for an interior ell corner hereof;
5. with the north line of said Reichart 1.02 acre tract, S 63° 01' 17" W a distance of 142.75 feet to a 1/2" iron rebar with cap set at in the easterly right of way line of said Perry Road at the northwest corner of said Reichart 1.02 acre tract for the southwest corner hereof;

**THENCE** with the easterly right of way line of said Perry Road, N 29 26' 51" E a distance of 80.99 feet to the **PLACE OF BEGINING** hereof, containing a calculated area of 0.834 of an acre of land, more or less.

**Bearing Basis** for this tract is the common line of said Reichart 0.84 acre tract and said Trevino tract: S 63 00' 54" E 542.92 feet from the aforementioned bolt found to a 1/2" iron pipe found at the southeast corner of said Trevino tract.

**THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.**

  
Victor M. Garza, R.P.L.S. 4740

8-7-97  
Date

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B0719217 TRACT II

**EXHIBIT C**

**TRACT III**

**LEGAL DESCRIPTION**

**BEING 0.173 OF AN ACRE OF LAND OUT OF THE J. C. TANNEHILL SURVEY No. 29 ABSTRACT No. 22 IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME 0.17 ACRE TRACT CONVEYED TO BEAU REICHERT IN DOCUMENT NUMBER 2008110952 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.173 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 1/2" iron rebar with cap set in the easterly right of way of Perry Road at the southwest corner of that certain 0.84 acre tract of land conveyed to Beau Reichert in Doc. No. 2008110952 of said Official Public Records, same being the northwest corner of said Reichart 1.02 acre tract and from which, a bolt found at the southwest corner of that certain 1.008 acre tract conveyed to Sergio Trevino and Theresa L. Houston in General Warranty Deed recorded in Volume 12704 Page 1459 Real Property Records of Travis County, same being the northwest corner of said Reichert 0.84 acre tract bears: N 29° 26' 51" E a distance of 80.99 feet,

**THENCE** with the south line of said Reichart 0.84 acre tract, same being the north line of said Reichart 1.02 acre tract S 63° 01' 17" E a distance of 142.75 feet a 1/2" iron rebar found at the southwest corner of said Reichart 0.17 acre tract at an exterior ell corner of said Reichart 0.84 acre tract for the southwest corner and **PLACE OF BEGINNING** hereof;

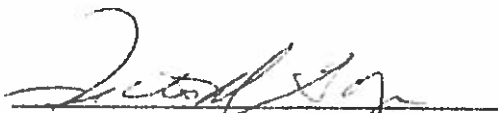
**THENCE** with the south line of said Reichart 0.84 acre tract the following three (3) courses:

1. N 27° 13' 14" E a distance of 50.24 feet to a calculated point at an interior ell corner of said Reichart 0.84 acre tract and the northwest corner hereof;
2. S 63° 01' 04" E a distance of 149.90 feet to a mag nail set at an interior ell corner of said Reichart 0.84 acre tract for the northeast corner hereof;
3. S 26° 59' 36" W a distance of 50.23 to a 1/2" iron rebar found in the north line of said Reichart 1.02 acre tract for the southeast corner hereof, from which a 1/2" iron pipe found in the west line of Lot 17, Block A Johnston Terrace Subdivision recorded in Volume 35 Page 32 Plat Records of said County, same being at the common east corner of said Reichart 0.84 acre tract and said Reichart 1.02 acre tract bears: S 63° 01' 17" E a distance of 249.31 feet

THENCE with the north line of said Reichart 1.02 acre tract, N 63 01' 17" W a distance of 150.10 feet to the PLACE OF BEGINING hereof, containing a calculated area of 0.173 acre of land, more or less.

Bearing Basis for this tract is the common line of said Reichart 0.84 acre tract and said Trevino tract: S 63 00' 54" E 542.92 feet from the aforementioned bolt found to a 1/2" iron pipe found at the southeast corner of said Trevino tract.

**THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.**

  
Victor M. Garza, R.P.L.S. 4740

8/9/17  
Date

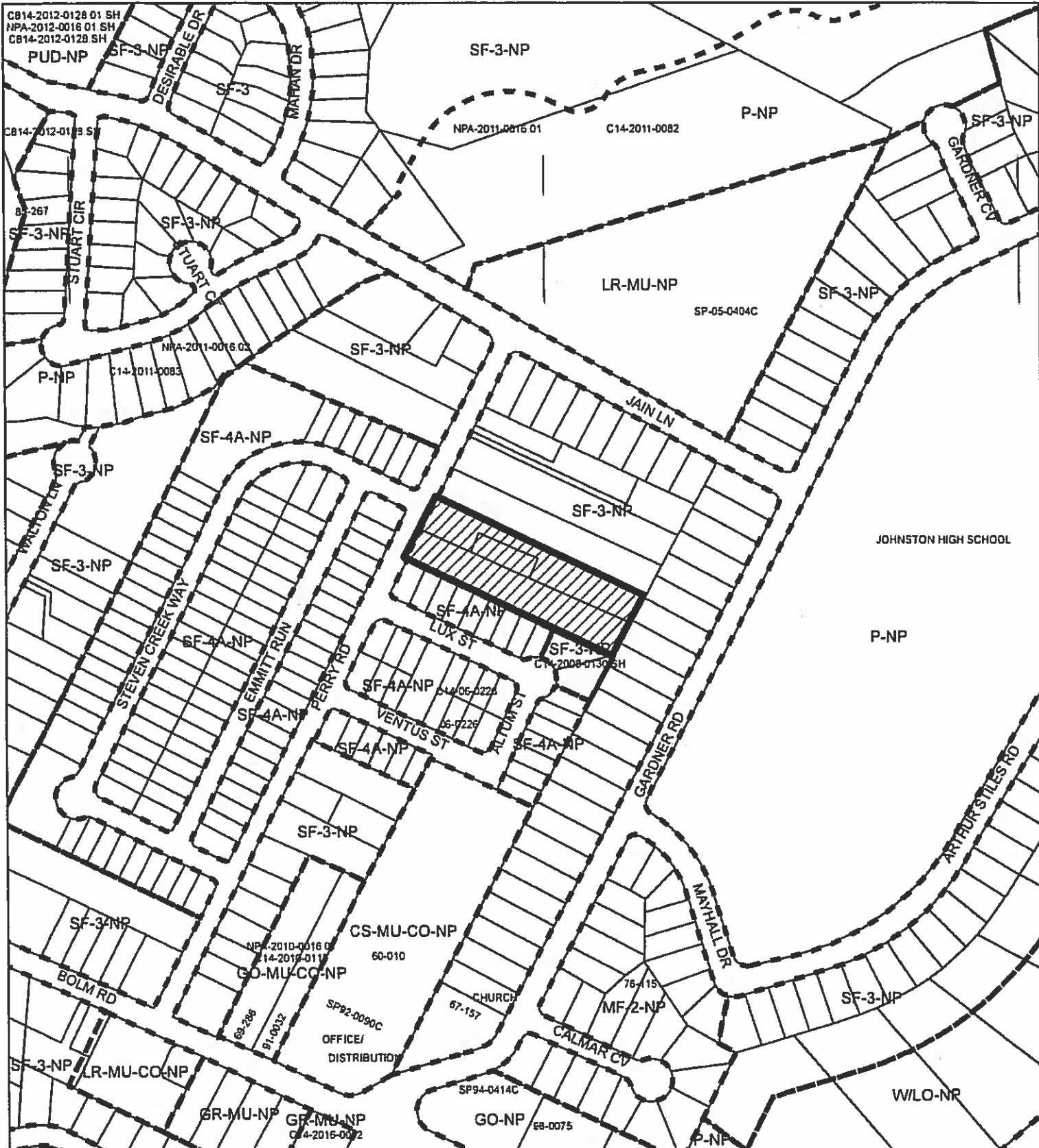
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B0719217 TRACT III








## Zoning Case C14-2018-0074

Exhibit D



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 300'

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.

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