

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4022 VALLEY VIEW ROAD FROM FAMILY RESIDENCE (SF-3) 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 family residence (SF-3) district to townhouse and condominium residence (SF-6) district on the property described in Zoning Case No. C14-2020-0076, on file at the Planning and Zoning Department, as follows:

Being a 0.89 acre tract of land in the Issac Decker Survey, Block 20, Abstract No. 8, in Travis County, Texas, said 0.89 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 4022 Valley View Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2020.

**PASSED AND APPROVED**

\_\_\_\_\_, 2020      § \_\_\_\_\_  
§  
§  
§

Steve Adler  
Mayor

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



*Land Surveyors, Inc.*

*8000 Anderson Square Rd., Suite 101*

*Austin, Texas 78757*

*Office: 512.374.9722*

*Firm Reg. No. 10015100*

### METES AND BOUNDS DESCRIPTION

BEING A 0.89 OF ONE ACRE TRACT OF LAND IN THE ISSAC DECKER SURVEY, BLOCK 20, ABSTRACT NO. 8 IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND CONVEYED TO RICHTER FAMILY TRUST BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2018195599 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" Iron Rebar found at the southeast corner of said 0.89 acre tract, same being the northeast corner of Lot 1, Gruver-Haynes Subdivision, a subdivision of record in Volume 15, Page 97 of the Plat records of Travis County, Texas;

‘THENCE North 62°21’37" West, along the south line of the 0.89 acre tract, same being the north line of Lot 1 and Lot 2, Gruver-Haynes Subdivision, a distance of 410.07 feet to a found iron pipe “ West a distance of at the southwest corner of the 0.89 acre tract, same being the southeast corner of Lot 1, Chamberlain Addition, a subdivision of record in Volume 85, Page 196B, of the Plat records of Travis County, Texas, from which a found bolt in the west right-of-way line of Manchaca Road at the southwest corner of said Lot 1, Chamberlain Addition bears North 67°17’12" West a distance of 216.63 feet;

THENCE North 27°40’06" East, along the west line of the 0.89 acre tract, same being the east line of Lot 1, Chamberlain Addition, a distance of 94.30 feet to an Iron Pipe found at the northwest corner of the 0.89 acre tract, and being in the south line of Lot 1, Resubdivision of Lots 1 & 2, J.D. Horne Addition, a subdivision of record in Volume 77, Page 57 of the Plat records of Travis County, Texas;

THENCE South 62°27’24" East, along the north line of the 0.89 acre tract, same being the south line of Lot 1 and Lot 2, said Resubdivision of Lots 1 & 2, J.D. Horne Addition, a distance of 411.90 feet to a calculated point at the northeast corner of the 0.89 acre tract, from which a 1/2" Iron rebar found at the southeast corner of Lot 2, Resubdivision of Lots 1 & 2, J.D. Horne Addition, bears North 62°27’24" West, 10.00 feet and from said calculated northeast corner of the 0.89 acre tract, a found “X” chiseled in concrete at the base of a wrought iron fence bears North 272°48’27" East a distance of 404.11 feet;

THENCE South 28°46’32" West, along the east line of the 0.89 acre tract, same being the west line of Valley View Road, a distance of 95.01 feet to the POINT OF BEGINNING

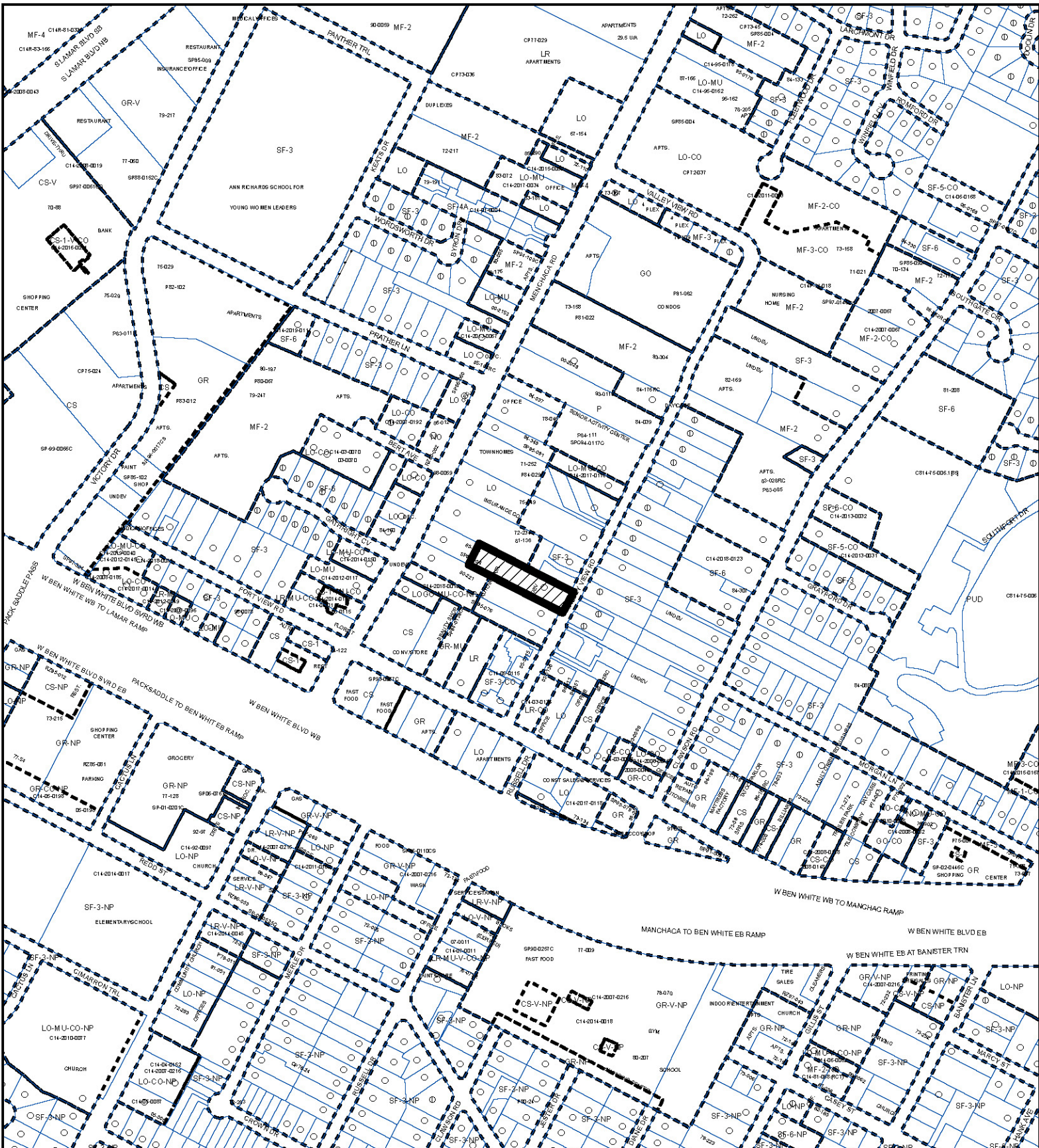
This tract contains 0..89 of one acre of land, more or less, out of the Isaac Decker Survey, Block 20, Abstract Number 8 in Travis County, Texas. Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83 (2011), CORS.






Robert Glen Maloy 02/19/2020  
Robert Glen Maloy                      Date

Registered Professional Land Surveyor  
State of Texas No. 6028

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### ZONING

ZONING CASE#: C14-2020-0076

### 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: 7/9/2020

1" = 506'