

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1208 EAST HOWARD LANE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) 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 interim rural residence (I-RR) district to multifamily residence moderate-high density (MF-4) district on the property described in Zoning Case No. C14-2021-0186, on file at the Housing and Planning Department, as follows:

A tract of land containing 10.20 acres out of the Alexander Walters Survey No. 67, Abstract 791, Travis County, Texas being the remainder of a tract recorded in Executor's Deed recorded in Volume 13082, Page 108, Real Property Records of Travis County, Texas, said 10.20 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1208 East Howard Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on _____, 2022.

PASSED AND APPROVED

_____, 2022 § _____
§ _____
§ _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

STATE OF TEXAS §
 §
 §
 §
COUNTY OF TRAVIS §

Metes & Bounds Property Description

A tract of land containing 10.20 Acres out of the Alexander Walters Survey No. 67, Abstract 791, Travis County, Texas, being the remainder of a tract recorded in the name of Ruth May Mulenex Carolyn Barron, James Barron Mulenex and Edward Joe Mulenex in Volume 13082, Page 108 in the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on Volume 13082, Page 108 in the R.P.R.T.C.T.)

BEGINNING at an iron rod found on the north right-of-way line of East Howard Lane (variable width), being the southwest corner of this tract;

THENCE, **NORTH 27° 43' 14" EAST**, with the east line of Resubdivision of Lot 6, Block A, of Harris Ridge Business Center Subdivision as recorded under Document No. 201600149 in the R.P.R.T.C.T., a distance of **357.17 Feet** to a iron rod found at the northwest corner of this tract;

THENCE, with the southerly lines of a tract recorded in the name of Continental Homes of Texas under Document No. 2020015521 of the R.P.R.T.C.T., the following fourteen (14) courses:

- 1. **SOUTH 71° 57' 25" EAST**, a distance of **70.94 Feet** to an iron rod found at a corner of this tract;
- 2. **SOUTH 67° 16' 17" EAST**, a distance of **63.10 Feet** to an iron rod found at a corner of this tract;
- 3. **NORTH 78° 48' 01" EAST**, a distance of **75.43 Feet** to an iron rod found at a corner of this tract;
- 4. **SOUTH 75° 30' 25" EAST**, a distance of **35.96 Feet** to an iron rod found at a corner of this tract;
- 5. **SOUTH 71° 05' 14" EAST**, a distance of **41.13 Feet** to an iron rod found at a corner of this tract;
- 6. **NORTH 85° 32' 02" EAST**, a distance of **76.80 Feet** to an iron rod found at a corner of this tract;
- 7. **NORTH 87° 57' 23" EAST**, a distance of **105.03 Feet** to an iron rod found at a corner of this tract;
- 8. **SOUTH 70° 20' 52" EAST**, a distance of **94.44 Feet** to an iron rod found at a corner of this tract;
- 9. **NORTH 87° 16' 58" EAST**, a distance of **84.02 Feet** to an iron rod found at a corner of this tract;
- 10. **SOUTH 67° 40' 11" EAST**, a distance of **51.48 Feet** to an iron rod found at a corner of this tract;
- 11. **SOUTH 75° 56' 25" EAST**, a distance of **58.99 Feet** to an iron rod found at a corner of this tract;
- 12. **SOUTH 82° 47' 16" EAST**, a distance of **88.98 Feet** to an iron rod found at a corner of this tract;

13. **SOUTH 76° 21' 00" EAST**, a distance of **20.18 Feet** to an iron rod found at a corner of this tract;

14. **SOUTH 69° 59' 54" EAST**, a distance of **70.14 Feet** to an iron rod found at the northeast corner of this tract;

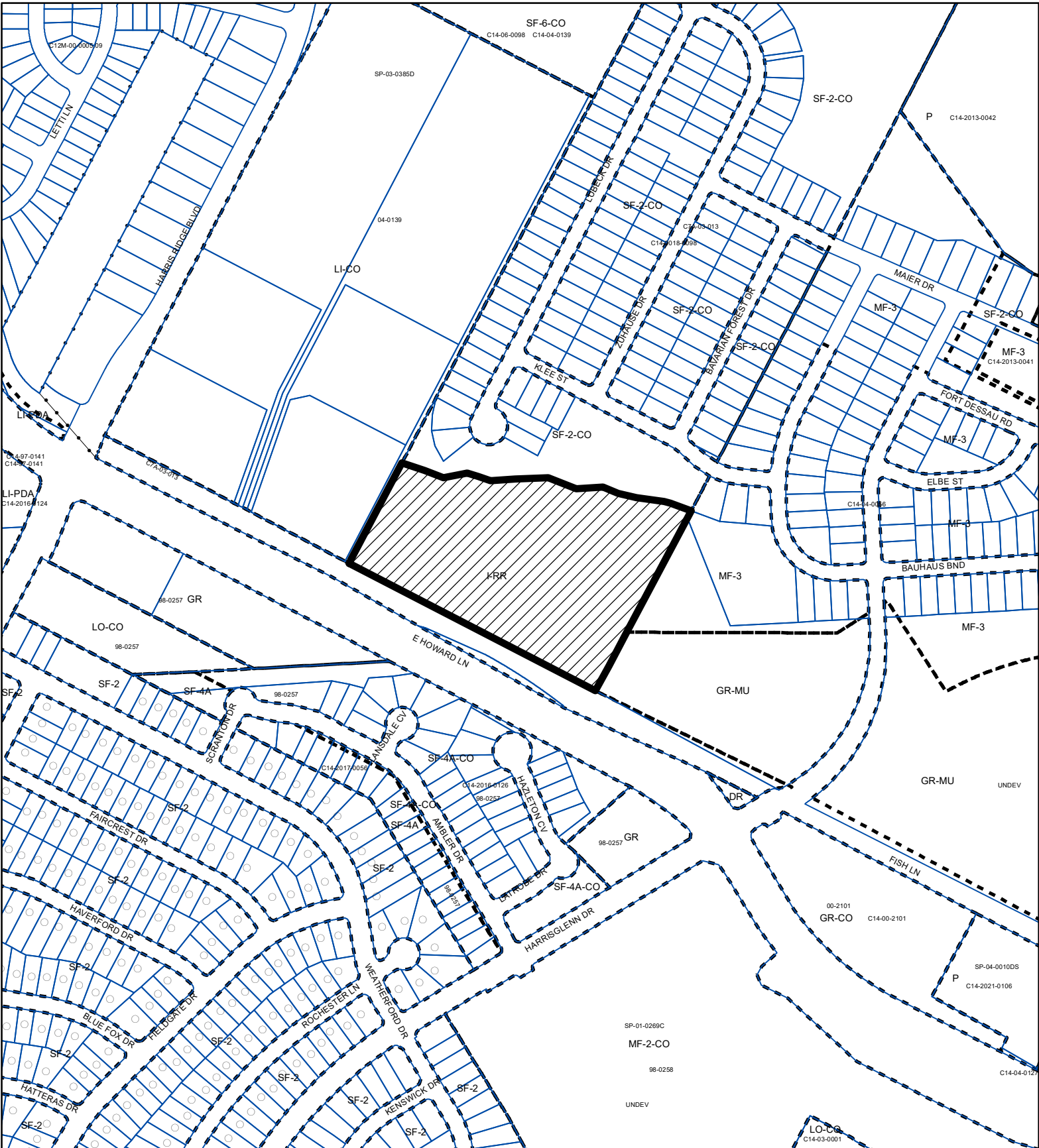
THENCE, **SOUTH 27° 36' 31" WEST**, with the a west line of the Final Plat of Fort Dessau, Phase One as recorded as recorded under Document No. 201400111 in the R.P.R.T.C.T., a distance of **648.47 Feet** to a iron rod found on the aforementioned north right-of-way line of East Howard Lane at the southeast corner of this tract;




THENCE, **NORTH 62° 21' 23" WEST**, with said north right-of-way line, a distance of **871.51 Feet** to the POINT OF BEGINNING and containing 10.20 Acres of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. SA2020-02796
December 03, 2020



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2021-0186

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



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