

ORDINANCE NO. 20220217-041

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 February 28, 2022.

PASSED AND APPROVED

February 17, 2022

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§

Steve Adler
Mayor

APPROVED:

Anne L. Morgan
City Attorney

ATTEST:

Myrna Rios
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

GF NO. 20-518359-AM CAPITAL TITLE
ADDRESS: 1208 EAST HOWARD LANE
AUSTIN, TEXAS 78753
BORROWER: MKM VENTURES, LLC

THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS ESTABLISHED
BY THE U.S. DEPT. OF HOUSING & URBAN
DEVELOPMENT.
COMMUNITY/PANEL NO. 48453C 0270 J
MAP REVISION: 08/18/2014
ZONE X

BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

NOTE: RIGHT OF WAY EASEMENT TO CITY OF AUSTIN PER
VOL. 655, PG. 350.

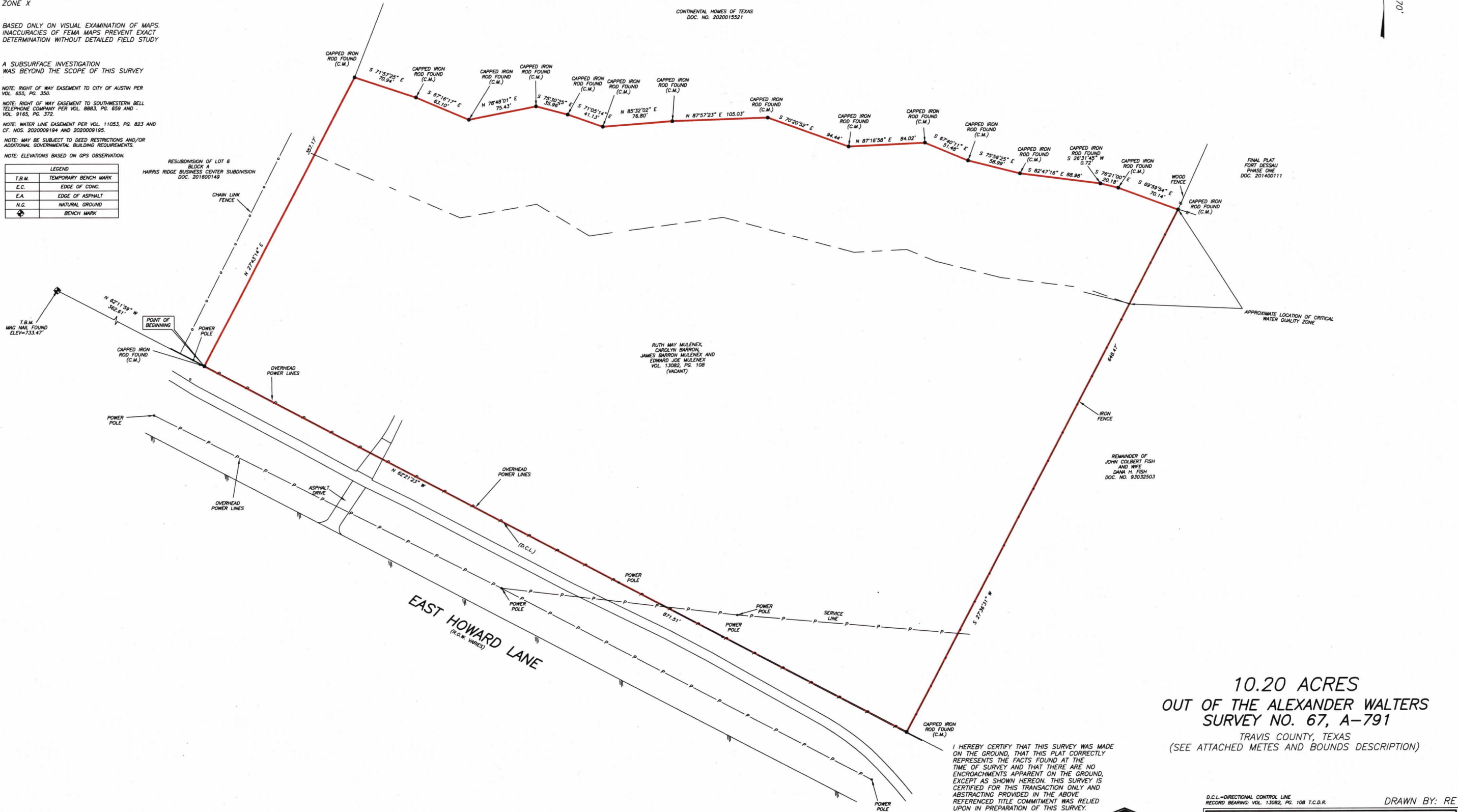
NOTE: RIGHT OF WAY EASEMENT TO SOUTHWESTERN BELL
TELEPHONE COMPANY PER VOL. 8883, PG. 859 AND
VOL. 9185, PG. 372.

NOTE: WATER LINE EASEMENT PER VOL. 11053, PG. 823 AND
CF. NOS. 202009194 AND 202009195.

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR
ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

NOTE: ELEVATIONS BASED ON GPS OBSERVATION.

LEGEND	
T.B.M.	TEMPORARY BENCH MARK
E.C.	EDGE OF CONC.
E.A.	EDGE OF ASPHALT
N.G.	NATURAL GROUND
⊕	BENCH MARK



10.20 ACRES
OUT OF THE ALEXANDER WALTERS
SURVEY NO. 67, A-791
TRAVIS COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
ENCROACHMENTS APPARENT ON THE GROUND,
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED FOR THIS TRANSACTION ONLY AND
ABSTRACTING PROVIDED IN THE ABOVE
REFERENCED TITLE COMMITMENT WAS RELIED
UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH
PROFESSIONAL LAND SURVEYOR
NO. 4981
DRAWING NO. SA2020-02796
DECEMBER 2, 2020



D.C.L.=DIRECTIONAL CONTROL LINE
RECORD BEARING: VOL. 13082, PG. 108 T.C.D.R.

DRAWN BY: RE

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FIRM NO. 10063700

Created: 12/8/2021