

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1421 EAST HOWARD LANE FROM COMMUNITY COMMERCIAL-MIXED USE (GR-MU) COMBINING DISTRICT AND MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) 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 community commercial-mixed use (GR-MU) combining district and multifamily residence medium density (MF-3) district to multifamily residence moderate-high density (MF-4) district on the property described in Zoning Case No. C14-2021-0195, on file at the Housing and Planning Department, as follows:

Being 8.382 acres of land in the Alexander Walters Survey No. 67, Abstract No. 791 in Travis County, Texas, being a portion of the remainder of a called 122.63 acre tract of land described in a Warranty Deed John Colbert Fish and Dana H. Fish recorded in Volume 11903, Page 280 of the Real Property Records of Travis County, Texas, said 8.382 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1421 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
City Attorney

Myrna Rios
City Clerk



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " A "

METES AND BOUNDS DESCRIPTION

BEING 8.382 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 122.63 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO JOHN COLBERT FISH AND DANA H. FISH RECORDED IN VOLUME 11903, PAGE 280 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), SAID 8.38 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar found in the existing Northerly right-of-way line of E Howard Lane (right-of-way width varies) for the Southwest corner of said 122.63 acre tract and the common Southeast corner of a called 10.20 acre tract of land described in a Special Warranty Deed to 1208 Howard Lane LLC., recorded in Document No. 2021026083 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.);

THENCE **North 27°37'01" East** with the West line of said 122.63 acre tract and the common East line of said 10.20 acre tract, a distance of **623.23** feet to a 1/2-inch rebar with cap stamped "BASELINE INC." found for the Northwest corner of the portion of the remainder of said 122.63 acre tract and a common corner of Lot 5, Block F, FORT DESSAU PHASE ONE (PH1), a subdivision of record in Document No. 201400111 of said O.P.R.T.C.T., from which a 1/2-inch rebar with cap stamped "BASELINE INC." found for the Northwest corner of said Lot 5, a common Northeast corner of said 10.20 acre tract, a common Southwest corner of Lot 8, Block F, FORT DESSAU PHASE TWO (PH2), a subdivision of record in Document No. 201500134 of said O.P.R.T.C.T., and a common Southeast corner of Lot 83, Block A, FORT DESSAU WEST, a subdivision of record in Document No. 202000036 of said O.P.R.T.C.T., bears North 27°37'01" East a distance of 25.26 feet;

THENCE with the North line of the portion of the remainder of said 122.63 acre tract and the common South line of said Block F (PH1) and then the common South line of said Block F (PH2), the following two (2) courses and distances:

1. **South 21°39'18" East** a distance of **365.11** feet to a 1/2-inch rebar with cap stamped "BASELINE INC." found; and

Exhibit A



2. **North 86°51'33" East** a distance of **436.23** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Northeast corner of the portion of the remainder of said 122.63 acre tract and the common Southeast corner of Lot 1, said Block F (PH2), also being in the existing Westerly right-of-way line of Harrisglenn Drive (right-of-way width varies);


THENCE with the East line of the portion of the remainder of said 122.63 acre tract and the existing Westerly right-of-way line of said Harrisglenn Drive, the following three (3) courses and distances:

1. **South 03°03'20" East** a distance of **41.70** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
2. Along a curve to the **Right** having a radius of **527.50** feet, an arc length of **566.61** feet, a delta angle of **61°32'37"**, and a chord which bears **South 27°43'30" West** a distance of **539.76** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set; and
3. **South 58°29'49" West** a distance of **39.35** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Southeast corner of the portion of the remainder of said 122.63 acre tract, also being at the intersection of said existing Northerly right-of-way line of E Howard Lane and said existing Westerly right-of-way line of Harrisglenn Drive, from which a 1/2-inch rebar with cap stamped "TRI-TECH SURVEYING" found for the Southwest corner of Lot 1, Block A of LEGACY RANCH AT DESSAU EAST, a subdivision of record in Document No. 201800344 of said O.P.R.T.C.T., also being the intersection of the existing Northerly right-of-way line of said E Howard Lane and the existing Easterly right-of-way line of said Harrisglenn Drive, bears South 62°16'09" East a distance of 92.03 feet;

THENCE **North 62°16'09" West** with the South line of said 122.63 acre tract and the common existing Northerly right-of-way line of said E Howard Lane, a distance of **651.61** feet to the **POINT OF BEGINNING** and containing 8.382 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.0000952400.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on December 16, 2021.


12/20/21
Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



Job Number: 21-062

Attachments: K:\21062 – JCI 1208 E Howard\CAD\DWGs\JCI 1421 E Howard Zoning.dwg

FORT DESSAU WEST
DOC. NO. 202000036
O.P.R.T.C.T.

ALEXANDER WALTERS
SURVEY NO. 67
ABSTRACT NO. 791

1208 HOWARD LANE LLC
(10.20 ACRES)
DOC. NO. 2021026083
O.P.R.T.C.T.

KLEE STREET
(50' R.O.W.)

BAUHAUS BEND
(50' R.O.W.)

N27°37'01"E 623.23'

25.26'
N27°37'01"E

S21°39'18"E 365.11'

N86°51'33"E 436.23'

8.382 ACRES

JOHN COLBERT FISH AND
DANA H. FISH
REMAINDER (122.63 ACRES)
VOL. 11903, PG. 280
R.P.R.T.C.T.

POINT OF BEGINNING

N62°16'09"W 651.61'
E HOWARD LANE
(R.O.W. WIDTH VARIES)

HARRISGLENN DRIVE
(R.O.W. WIDTH VARIES)

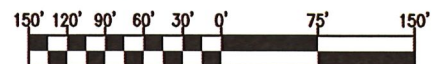
LEGEND

- 1/2" REBAR FOUND
- ⊙ 1/2" REBAR WITH CAP MARKED "BASELINE INC." FOUND
- 1/2" REBAR WITH CAP MARKED "LSI SURVEY" SET

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

TRI-TECH
SURVEYING



GRAPHIC SCALE



JOB NUMBER: 21-062		DATE: 12/20/2021	
PROJECT NAME: JCI 1208 E HOWARD			
DRAWING NAME: JCI 1421 E HOWARD ZONING			
DRAWING FILE PATH:			
K:\21062 - JCI 1208 E HOWARD\CAD\DWGS			
METES AND BOUNDS FILE PATH:			
K:\21062 - JCI 1208 E HOWARD\DESCRIPTIONS			
RPLS: FWF	TECH: JRM	PARTY CHIEF: KD	CHK BY: TST
SHEET 03 of 04		FIELDBOOKS 379	SCALE:1"= 150'

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S03°03'20"E	41.70'
L2	S58°29'49"W	39.35'
L3	S62°16'09"E	92.03'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	527.50'	566.61'	61°32'37"	S27°43'30"W	539.76'

OWNERSHIP TABLE	
Ⓐ	FORT DESSAU PHASE ONE DOC. NO. 201400111 O.P.R.T.C.T.
Ⓑ	FORT DESSAU PHASE TWO DOC. NO. 201500134 O.P.R.T.C.T.
Ⓒ	LEGACY RANCH AT DESSAU EAST DOC. NO. 201800344 O.P.R.T.C.T.

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 – 2011 ADJUSTMENT), CENTRAL ZONE (4203).

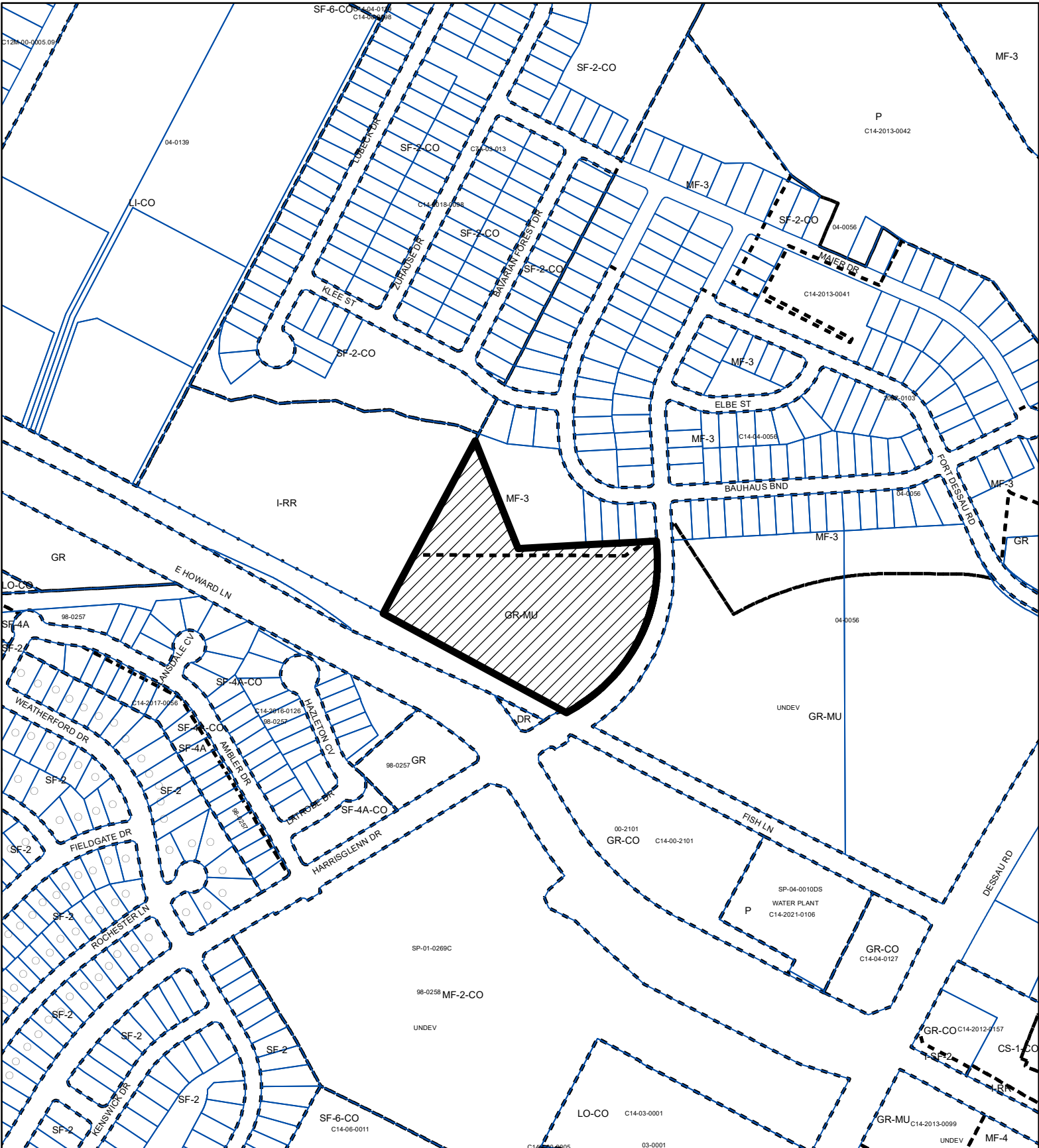
DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.0000952400.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

JOB NUMBER: 21-062		DATE: 12/20/2021	
PROJECT NAME: JCI 1208 E HOWARD			
DRAWING NAME: JCI 1421 E HOWARD ZONING			
DRAWING FILE PATH:			
K:\21062 – JCI 1208 E HOWARD\CAD\DWGS			
METES AND BOUNDS FILE PATH:			
K:\21062 – JCI 1208 E HOWARD\DESCRIPTIONS			
RPLS: FWF	TECH: JRM	PARTY CHIEF: KD	CHK BY: TST
SHEET 04 of 04		FIELDBOOKS 379	SCALE:1"= 150'



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2021-0195

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



Created: 1/3/2022