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HPD

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 500 VFW ROAD, FROM GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE (GO-MU) 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 general office-conditional overlay (GO-CO) combining district to general office-mixed use (GO-MU) combining district on the property described in Zoning Case No. C14-2022-0049, on file at the Housing and Planning Department, as follows:

> 9.552 acres of land situated in the J.A.G. BROOK SURVEY NO. 79, and the L. FRITZ SURVEY NO. 291, in the City of Austin, Travis County, Texas, said 9.552 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 500 VFW Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B".**

PART 5. This ordinance takes effect on _____, 2022.

PASSED AND APPROVED

§
§
_____, 2022 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

DRAFT

EXHIBIT "A"

A METES AND BOUNDS
DESCRIPTION OF A
9.552 ACRE TRACT OF LAND

BEING a 9.552 acre (416,090 square feet) tract of land situated in the J.A.G. Brook Survey No. 79, and L. Fritz Survey No. 291, City of Austin, Travis County Texas; and containing the following tracts of land:

- all of that certain 4.170 acre tract described in instrument to Veterans of Foreign Wars of The United States, Inc. Capital City Post Number 8787 in Volume 9280, Page 432 in the Real Property Records of Travis County; Save and Except the certain 0.014 acre (7 foot wide strip) recorded in Document Number 2010001354 Official Public Records of Travis County;
- all of that certain 10.48 acre tract described in instrument to Capital City Post Number 8787 Veterans of Foreign Wars of the United States, Inc. in Volume 3555, Page 659 in the Deed Records of Travis County; Save and Except a strip of land 30 feet wide along the west side of the subject tract described in instrument to Travis County, recorded in Volume 2052 Page 120 of the Deed Records of Travis County; Save and Except a strip of land 30 feet wide along the south side of the subject tract dedicated by plat recorded in Volume. 7, Page 149 of the Plat Records of Tavis County; Save and Except that certain 3.719 acre tract recorded in Volume 3555, Page 659 of the Deed Records of Travis County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the southern-most southeasterly corner of Lot 1, Block A, North Park Addition Section 1, plat of which is recorded in Document Number 201000116 in the Official Public Records of Travis County, and marking the eastern-most northeast corner of the herein described tract;

THENCE, along the northwesterly boundary line of The Springs of Walnut Creek, Phase 2 Subdivision, plat of which is recorded in Document Number 201000116 in the Official Public Records of Travis County, the following two (2) courses and distances:

1. in a southerly direction along a non-tangent curve to the right, having a radius of 375.00 feet, a chord South 11°56'25" West, 205.23 feet, a central angle of 31°45'43", and an arc length of 207.88 feet to a 1/2-inch iron rod with cap stamped "PAPE DAWSON" found for corner;
2. South 27°51'41" West, 259.11 feet to a 1/2-inch iron rod with cap stamped "KHA" set marking the southeast corner of the herein described tract, on the northeasterly right-of-way of VFW Road (60 feet wide) plat of which is recorded in Volume 7, Page 143, in the Plat Records of Travis County;

THENCE, North 61°58'39" West, 909.90 feet along the right-of-way line of said VFW Road to a calculated point marking the southwest corner of the herein described tract and the southeast corner of aforesaid 30 foot wide road strip; said calculated point bears South 27°51'15" West, 0.24 feet to a found 1/2-inch iron rod;

THENCE, along the boundary of said 30 foot wide road strip the following two (2) courses and distances:

1. North 27°51'15" East, 257.28 feet crossing said aforesaid 10.48 acre tract to a 1/2-inch iron rod with cap stamped "KHA" set for corner on the southwesterly boundary of aforesaid 4.170 acre tract;
2. North 62°06'56" West, 30.28 feet to a 1/2-inch iron rod with cap stamped "KHA" set marking the southwest corner of said 4.170 acre tract, and the southeast corner of a 30 foot wide road described in instrument to Travis County, recorded in Volume 2052, Page 117 in the Deed Records of Travis County;

THENCE, North 27°51'15" East, 196.99 feet along the northwesterly boundary of said 4.170 acre tract to a 1/2-inch iron rod with cap stamped "DEL SURVEY" found marking the southwest corner of aforesaid Lot 1, Block A;

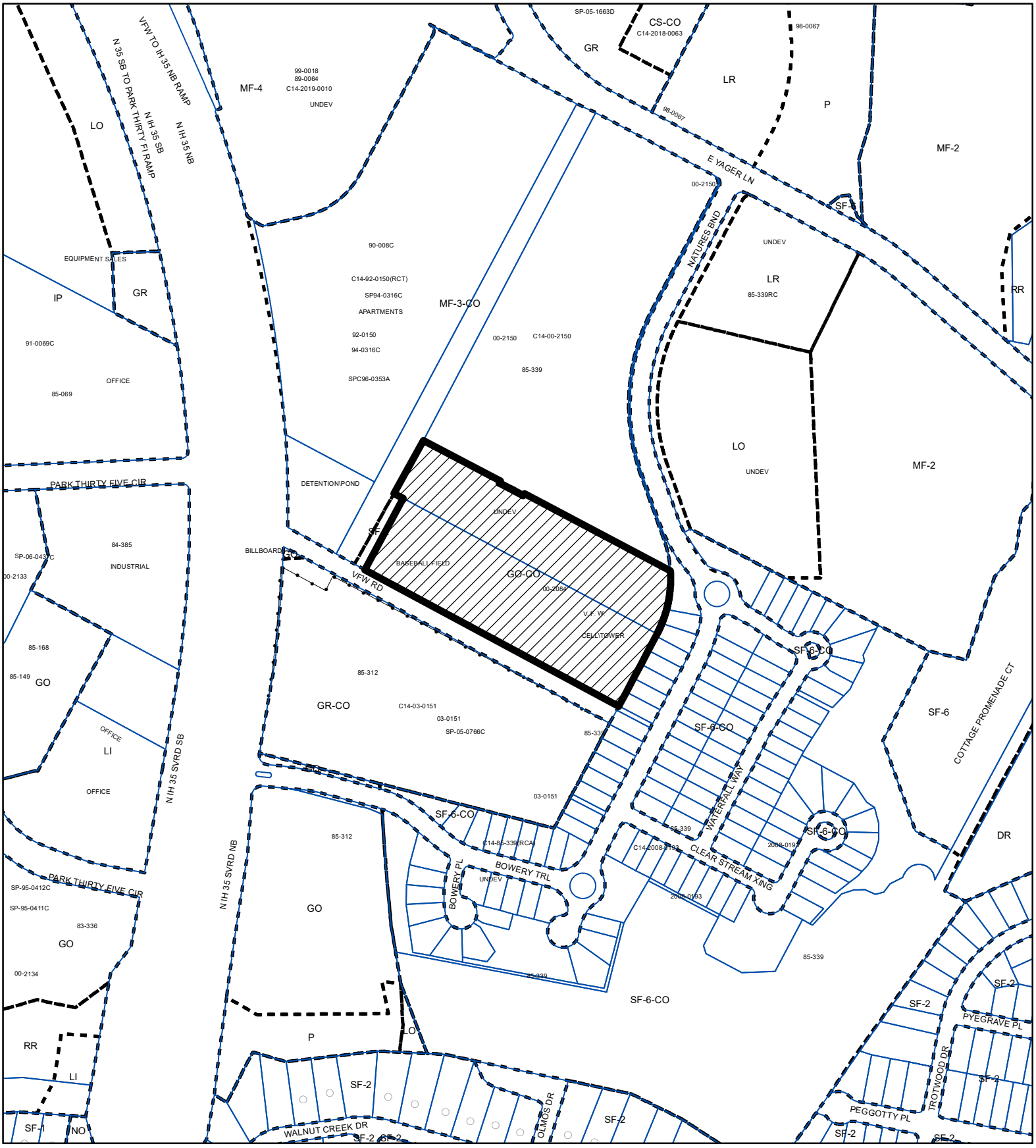
THENCE, along the southwesterly boundary of said Lot 1, Block A, the following five (5) courses and distances:

1. South 62°05'29" East, 276.15 feet to a 1/2-inch iron rod found for corner;
2. South 27°53'42rea" West, 7.00 feet to a 1/2-inch iron rod with cap stamped "CHAPARRAL" found for corner;
3. South 62°10'23" East, 86.00 feet to a 1/2-inch iron rod with Illegible cap found for corner;
4. North 27°53'42" East, 7.00 feet to a 1/2-inch iron rod with cap stamped "SURVEYWORKS 6356" found for corner;
5. South 62°07'04" East, 521.79 feet to the **POINT OF BEGINNING**, and containing 9.552 acres of land in Travis County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4204) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. The Combined Surface to Grid Scale Factor is 0.999911192. This description was prepared in the office of Kimley-Horn and Associates in San Antonio, Texas.

John G. Mosier 3-9-2022

John G. Mosier
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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

EXHIBIT B

ZONING CASE#: C14-2022-0049

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

CITY OF AUSTIN FOUNDED 1839

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