

ORDINANCE NO. 20240118-062

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1512 DAMON 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. C14-2023-0032, on file at the Planning Department, as follows:

0.745 acres of land, situated in the William Cannon League, Abstract No. 6, Travis County, Texas, being that certain 0.748 acre tract of land conveyed by deed recorded in Document No. 2022165674, of the Official Public Records of Travis County, Texas, said 0.745 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1512 Damon Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on January 29, 2024.

PASSED AND APPROVED

_____, January 18, 2024

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§



Kirk Watson
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk

0.745 ACRE
WILLIAM CANNON LEAGUE, A-6
TRAVIS COUNTY, TX

FILE NO:2023.186
PROJECT: 615.040001
DATE: 10/26/2023

DESCRIPTION

0.745 ACRE OF LAND SITUATED IN THE WILLIAM CANNON LEAGUE, ABSTRACT NO. 6, IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 0.748 ACRE TRACT CONVEYED TO ALBERT ROAD, HORIZONTAL INVESTORS, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2022165674, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.745 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found in the curving north right-of-way line of Damon Road (50' r.o.w.), being the most northerly northeast corner of that certain 42.029 acre tract conveyed to 1322 Dittmar, LLC, by Deed of record in Document No. 2021163672, of said Official Public Records, for an angle point in the south line of said 0.748 acre tract and hereof;

THENCE N60°25'51"W, leaving said north right-of-way line, along the north line of said 42.029 acre tract, being the south line of said 0.748 acre tract, a distance of 148.07 feet to an iron pipe found at the northwest corner of said 42.029 acre, being the southwest corner of said 0.748 acre tract, also being in the east right-of-way line of I&GN Railroad (100' r.o.w.), for the southwesterly corner hereof;

THENCE N29°04'57"E, along said east right-of-way line, being the west line of said 0.748 acre tract, a distance of 149.72 feet to a 1/2-inch iron rod found at the northwest corner of said 0.748 acre tract, being the southwest corner of that certain 3.00 acre tract of land conveyed to Albert Road Horizontal Investors, LP, by Deed of record in Document No. 2022067113, of said Official Public Records, for the northwesterly corner hereof;

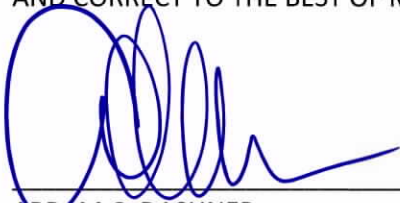
THENCE, S60°28'09"E, leaving said east right-of-way line, along the south line of said 3.00 acre tract, being the north line of said 0.748 acre tract, a distance of 224.57 feet to an iron pipe found at the northeast corner of said 0.748 acre tract, being the northwest corner of Lot A, T.C.W. Addition, a subdivision of record in Volume 53, Page 75, of the Plat Records of Travis County, Texas, for the northeasterly corner hereof;

THENCE S29°44'07"W, along the west line of said Lot A, being the east line of said 0.748 acre tract, a distance of 150.07 feet to a calculated point in said north right-of-way line of Damon Road, being the southwest corner of said Lot A, also being the beginning of a non-tangent curve to the left, for the southeasterly corner of said 0.748 acre tract and hereof;

THENCE, continuing along said north right-of-way line, being the south line of said 0.748 acre tract, along said curve, having a radius of 45.00 feet, a central angle of $112^{\circ}24'41''$, an arc length of 88.29 feet, and a chord which bears, $N60^{\circ}16'23''W$, a distance of 74.79 feet to the **POINT OF BEGINNING**, and containing 0.745 acre (32,467 square feet) of land, more or less.

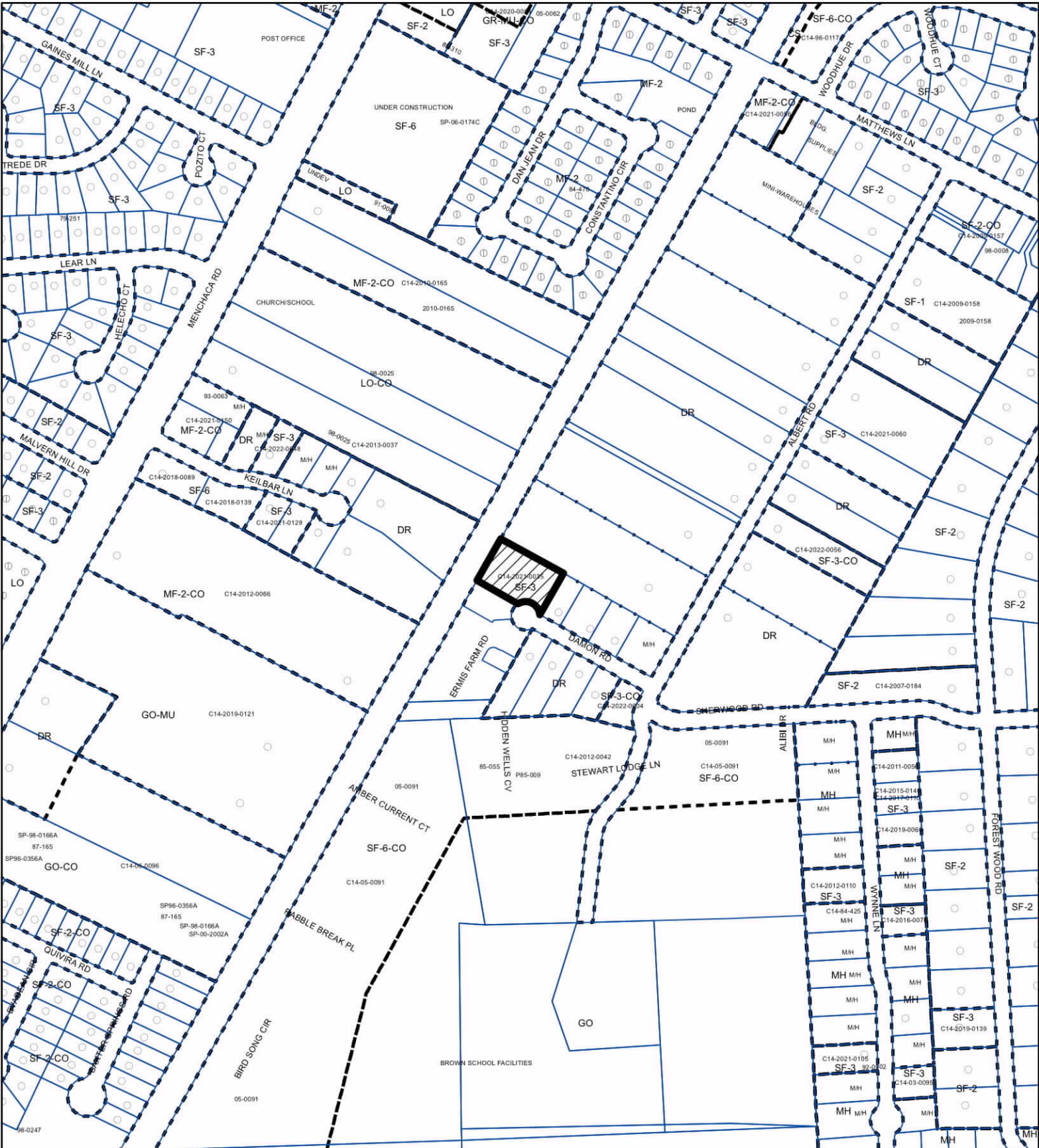
BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83 (2011), CENTRAL ZONE, UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK.




I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER, 2022, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER
TEXAS RPLS 5901
MANHARD CONSULTING
TBPLS FIRM NO. 10194754





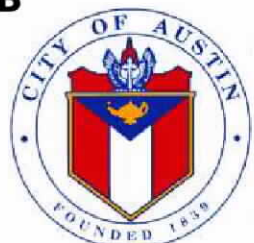
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2023-0032

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: 3/20/2023