

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1408 FRONTIER VALLEY ROAD IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MOBILE HOME RESIDENCE-NEIGHBORHOOD PLAN (MH-NP) 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 family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MF-NP) combining district on the property described in Zoning Case No. C14-2010-0143, on file at the Planning and Development Review Department, as follows:

A 1.680 acre tract of land, more or less, out of the Santiago Del Valle Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1408 Frontier Valley Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2 The Property is subject to Ordinance No. 010927-28 that established the Montopolis neighborhood plan combining district.

PART 3. This ordinance takes effect on _____, 2011.

PASSED AND APPROVED

§
§
§

_____, 2011

Lee Leffingwell
Mayor

APPROVED: _____

ATTEST: _____

Karen M. Kennard
Acting City Attorney

Shirley A. Gentry
City Clerk

EXHIBIT A

Field Notes for 1.680 acres of land being a portion of that certain tract of land out of the Santiago Del Valle Grant in Travis County, Texas, which was conveyed to Andy Wagner, W.M. Day, Jr., Woodrow Patterson and Larry Niemann by deed of record in Volume 3864 at Page 390 of the Deed Records of Travis County, Texas, which tract of land containing 1.680 acres is more particularly described by metes and bounds as follows:

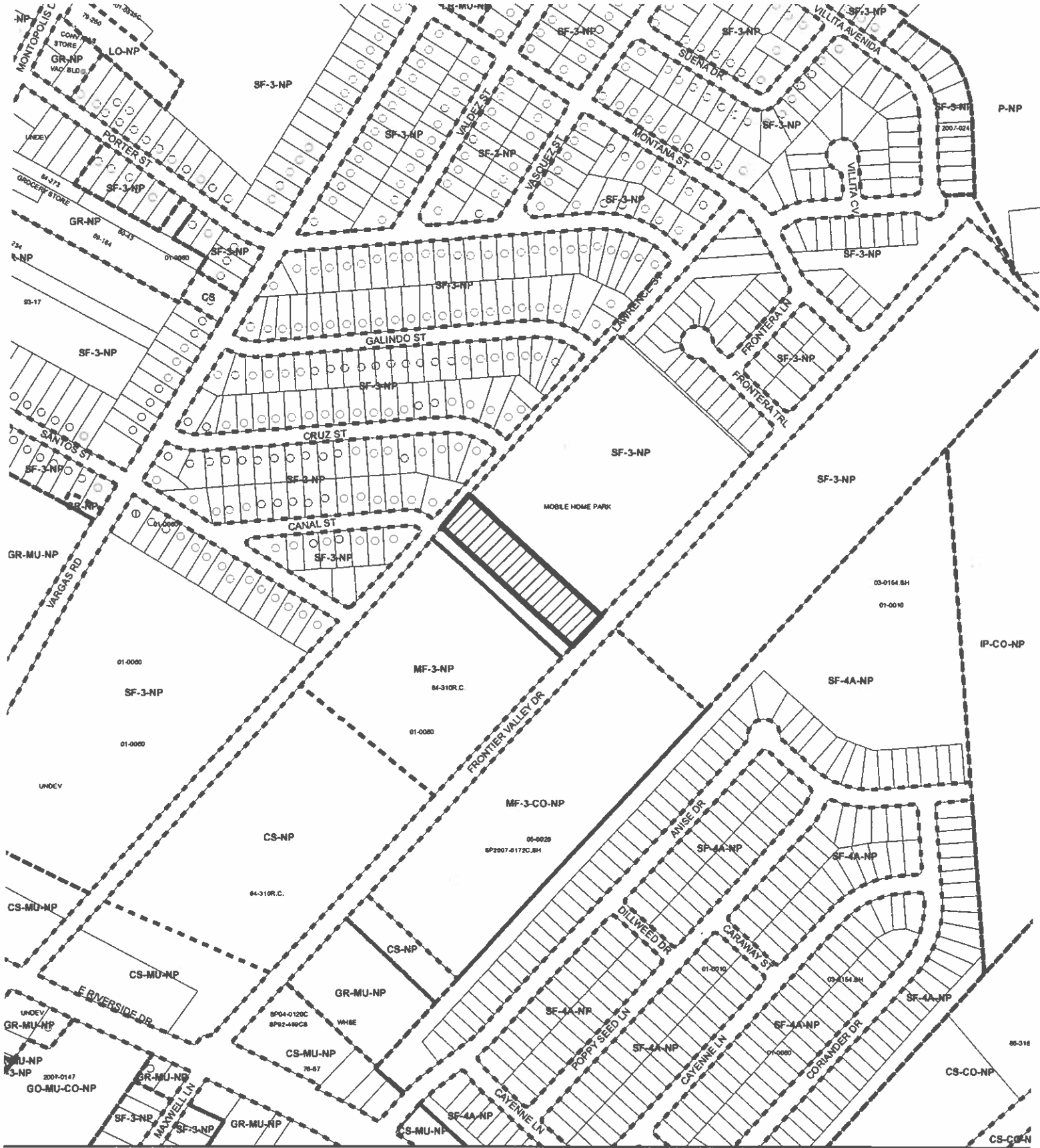
BEGINNING at an iron stake at the southeast corner of Lot 1, Frontier Valley, a subdivision of record in Volume 66 at Page 12 of the Plat Records of Travis County, Texas, said iron stake being in the west line of Frontier Valley Drive;

THENCE, with the west line of Frontier Valley Drive, **S45°33'W** 130.42 feet to a point;

THENCE, **N44°27'W** 561.16 feet to a point in the west line of said Wagner et al. tract of land in the east line of Lawrence Street;

THENCE, with the east line of Lawrence Street and the west line of said Wagner, et al. tract of land, **N45°33'E** 130.42 feet to an iron stake;

THENCE, **S44°27'E** at 20 feet pass an iron stake at the southwest corner of said Lot 1, and continuing with the south line of said Lot 1, **S44°27'E** an additional distance of 541.24 feet or a total of 561.24 feet to the **POINT OF BEGINNING**.



ZONING EXHIBIT P

- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING CASE#: C14-2010-0143
 LOCATION: 1418 FRONTIER VALLEY DR
 SUBJECT AREA: 1.68 ACRES
 GRID: L18/L19
 MANAGER: STEPHEN RYE



1' = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.