

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 6716 EAST RIVERSIDE DRIVE IN THE
3 MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY
4 RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP)
5 COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-
6 NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT TO SINGLE
7 FAMILY RESIDENCE SMALL LOT-NEIGHBORHOOD PLAN (SF-4A-NP)
8 COMBINING DISTRICT.
9

10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from multifamily residence medium density-neighborhood plan
14 (MF-3-NP) combining district and general commercial services-neighborhood plan (CS-
15 NP) combining district to single family residence small lot-neighborhood plan (SF-4A-NP)
16 combining district on the property described in Zoning Case No. C14-2010-0204, on file at
17 the Planning and Development Review Department, as follows:
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19 An 18.257 acre tract of land, more or less, out of the Santiago Del Valle Grant in
20 Travis County, the tract of land being more particularly described by metes and
21 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),
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23 locally known as 6716 East Riverside Drive, in the City of Austin, Travis County, Texas,
24 and generally identified in the map attached as Exhibit "B".
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26 **PART 2.** Except as specifically provided in Part 3 of this ordinance, the Property may be
27 developed and used in accordance with the regulations established for the single family
28 residence small lot (SF-4A) base district, and other applicable requirements of the City
29 Code.
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31 **PART 3.** The Property is subject to Ordinance No. 010927-28 that established the
32 Montopolis neighborhood plan combining district.
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1 **PART 4.** This ordinance takes effect on _____, 2011.

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3
4 **PASSED AND APPROVED**

5
6 §
7 §
8 _____, 2011 § _____

9 Lee Leffingwell
10 Mayor

11
12
13 **APPROVED:** _____ **ATTEST:** _____
14 Karen M. Kennard Shirley A. Gentry
15 City Attorney City Clerk

EXHIBIT 'A'

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN 22.23 ACRE TRACT OF LAND CONVEYED TO ERIC J.W. VISSER, TRUSTEE, FOR THE BENEFIT OF EQUITY SECURED CAPITAL, L.P. IN DOCUMENT NUMBER 2010079698 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 18.257 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at the southwest corner of said Equity Secured Capital, L.P. tract, also being the southeast corner of a certain 1.01 acre tract of land conveyed to Vargas Properties I, Ltd. in Volume 12842, Page 557 of the Deed Records of Travis County, Texas (D.R.T.C.TX.), said point also being on the northern right-of-way line of East Riverside Drive, a public roadway, for the **POINT OF COMMENCEMENT** for the herein described tract,

THENCE, with the western boundary line of said Equity Secured Capital, L.P. tract, and the eastern boundary line of said 1.01 acre Vargas Properties I, Ltd. tract and that certain 17.09 acre tract conveyed to Vargas Properties I, Ltd. in Volume 12842, Page 557 of the D.R.T.C.TX., N45°22'45"E, a distance of 313.29 feet to a calculated point, for the southwest corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, continuing with the common boundary line of said Equity Secured Capital, L.P. tract and said 17.09 acre Vargas Properties I, Ltd. tract, N45°22'45"E, a distance of 952.42 feet to a point at the northeast corner of said 17.09 acre Vargas Properties I, Ltd. tract, also being the southeast corner of Lawrence Street as shown on the plat of Chernosky Subdivision No. 17 recorded in Volume 5, Page 130 of the Plat Records of Travis County, Texas for an angle point hereof,

THENCE, continuing with the common boundary line of said Equity Secured Capital, L.P. tract and said Lawrence Street, N45°28'26"E, distance of 564.52 feet to a point at the northwest corner of said Equity Secured Capital, L.P. tract, also being the southwest corner of that certain 1.68 acre tract of land conveyed to FVMHP, LP in Document Number 2009191342 of the Official Public Records of Travis County, Texas (O.P.R.T.C.TX.), for the northwest corner of the herein described tract,

THENCE, continuing with the common boundary line of said Equity Secured Capital, L.P. tract and said FVMHP, LP tract, S44°29'02"E, a distance of 556.33 feet to a point at the northeast corner of said Equity Secured Capital, L.P. tract, also being a point on the northwesterly right-of-way line of Frontier Valley, a public roadway, for the northeast corner of the herein described tract,

THENCE, with the eastern boundary line of said Equity Secured Capital, L.P. tract and the northwesterly right-of-way line of said Frontier Valley, S45°33'00"W, a distance of 1349.13 feet to a calculated point, for the southeast corner of the herein described tract,

THENCE, crossing said Equity Secured Capital, L.P. tract, N61°22'09"W, a distance of 577.75 feet to the **POINT OF BEGINNING** and containing 18.257 acres of land.

NOTE: THESE FIELD NOTES WERE PREPARED FROM RECORD INFORMATION CONTAINED IN DOCUMENT NUMBER 2010079698 OF THE O.P.R.T.C.TX. AND NO ACTUAL ON THE GROUND SURVEY WAS COMPLETED FOR THIS DESCRIPTION

Prepared by:



19 Nov 2010

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17.09 ACRES
VARGAS PROPERTIES I, LTD
VOL. 12842, PG. 557
O.P.R.T.C.TX.

18.257 ACRES
(22.23 ACRES)
ERIC J.W. VISSER, TRUSTEE
EQUITY SECURED CAPITAL, L.P.
DOC. #2010079688
O.P.R.T.C.TX.

22.23 ACRES
ERIC J.W. VISSER, TRUSTEE
EQUITY SECURED CAPITAL, L.P.
DOC. #2010079688
O.P.R.T.C.TX.

1.86 ACRES
Palmco, LP
DOC. #2008191342
O.P.R.T.C.TX.

SANTIAGO DEL VALLE GRANT

FRONTIER VALLEY

551784

551783
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551782
2

759300

551780

$\theta = 27.11^\circ$
 $L = 34.60'$
 $Ch = 82.30'$

CANAL

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N45°28'28"E 564.52'

S44°29'02"E 556.39'

N45°22'45"E 1285.71'

S45°33'00"W 1842.81'

N45°24'51"E 313.28'




N61°22'08"W 577.75'

N61°22'08"W 556.66'

RIVERSIDE



ZONING EXHIBIT B

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2010-0204
 LOCATION: 6716 E RIVERSIDE DRIVE
 SUBJECT AREA: 18.25 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.