

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 737 MONTOPOLIS DRIVE IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-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 community commercial-neighborhood plan (GR-NP) combining district to family residence-neighborhood plan (SF-3-NP) combining district on the property described in Zoning Case No. C14-2014-0124, on file at the Planning and Development Review Department, as follows:

0.536 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract 24, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 737 Montopolis Drive 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 \_\_\_\_\_, 2014.

**PASSED AND APPROVED**

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\_\_\_\_\_, 2014

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Karen M. Kennard  
City Attorney

Jannette S. Goodall  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

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**0.536 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.536 ACRES (APPROXIMATELY 23,358 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, ABS. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1.205 ACRE TRACT CONVEYED TO JOSE C. PEREZ AND GLORIA E. PEREZ IN A GENERAL WARRANTY DEED DATED NOVEMBER 15, 2000 AND RECORDED IN DOCUMENT NO. 2000187157 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.536 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1" bolt found at the intersection of the southeast right-of-way line of Montopolis Drive (right-of-way width varies) as described in Volume 3951, Page 2220 of the Deed Records of Travis County, Texas and the northeast right-of-way line of Richardson Lane (50' right-of-way width) as described in Volume 1072, Page 189 and Volume 7434, Page 413 of the Deed Records of Travis County, Texas, being also the westernmost corner of the said 1.205 acre tract;

**THENCE** with the southeast right-of-way line of Montopolis Drive and the northwest line of the said 1.205 acre tract, the following three (3) courses and distances:

1. North 30°53'27" East, a distance of 61.05 feet to a 1" bolt found;
2. North 28°10'54" East, a distance of 18.53 feet to a 1/2" rebar found for the northernmost corner of the said 1.205 acre tract;
3. South 47°36'36" East, a distance of 2.56 feet to a 1" bolt found for the westernmost corner of Lot 3A, Amended Plat of Lots 2, 3 and 4, Ponca Street Addition, a subdivision of record in Document No. 200200342 of the Official Public Records of Travis County, Texas;

**THENCE** South 50°51'54" East with the northeast line of the said 1.205 acre tract and the southwest line of said Lot 3A, a distance of 255.84 feet to a 1/2" rebar found for the southernmost corner of said Lot 3A, being the westernmost corner of a 4.79 acre tract described in Document No. 2003050796 of the Official Public Records of Travis County, Texas;

**THENCE** South 50°33'24" East with the northeast line of the said 1.205 acre tract and the southwest line of the said 4.79 acre tract, a distance of 34.55 feet to a calculated point, from which a 1/2" rebar found for the easternmost corner of the said 1.205 acre tract, being in the southwest line of the said 4.79 acre tract, being also the northernmost

corner of Lot 1, Block A, Thrasher Subdivision, a subdivision of record in Volume 102, Page 245 of the Plat Records of Travis County, Texas, bears South 50°33'24" East, a distance of 326.96 feet;


**THENCE** South 27°13'23" West crossing the said 1.205 acre tract, a distance of 81.63 feet to a calculated point in the northeast right-of-way line of Richardson Lane, being in the southwest line of the said 1.205 acre tract, from which a 1/2" rebar found for angle point in the northeast right-of-way line of Richardson Lane, being an angle point in the southwest line of the said 1.205 acre tract, being also in the northeast line of a 20' wide dedicated public right-of-way described in Volume 1072, Page 189 of the Deed Records of Travis County, Texas, bears South 50°33'37" East, a distance of 196.86 feet to a 1/2" rebar with "Chaparral" cap set, then South 30°33'36" West, a distance of 30.36 feet;

**THENCE** North 50°33'37" West with the northeast right-of-way line of Richardson Lane and the southwest line of the said 1.205 acre tract, a distance of 297.53 feet to the **POINT OF BEGINNING**, containing 0.536 acres of land, more or less.

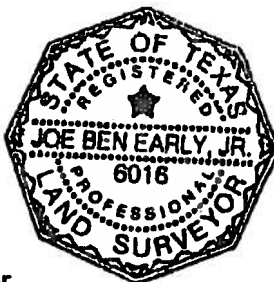
Surveyed on the ground April 11, 2014.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Drawing 040-092-Z1

 7/18/14

Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.536 ACRES (APPROXIMATELY 23,358 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, ABS. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1.205 ACRE TRACT CONVEYED TO JOSE C. PEREZ AND GLORIA E. PEREZ IN A GENERAL WARRANTY DEED DATED NOVEMBER 15, 2000 AND RECORDED IN DOCUMENT NO. 2000187157 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	N30°53'27"E	61.05'	(N33°21'34"E 61.05')
L2	N28°10'54"E	18.53'	(N30°40'00"E 18.50')
L3	S47°36'36"E	2.56'	(S48°22'39"E 2.57')

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 040-092-Z1

LOT 3A  
AMENDED PLAT OF  
LOTS 2, 3 AND 4  
PONCA STREET ADDITION  
(200200342)

S50°51'54"E 255.84'  
(S48°22'39"E 255.74')

0.536 ACRES  
APPROX. 23,358 SQ. FT.

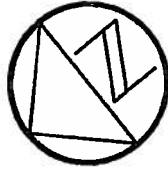
JOSE C. PEREZ &  
GLORIA E. PEREZ  
PORTION OF 1.205 ACRES  
(2000187157)

N50°33'37"W 297.53'

RICHARDSON LANE  
(50' R.O.W. WIDTH)  
(7434/413) (1072/189)

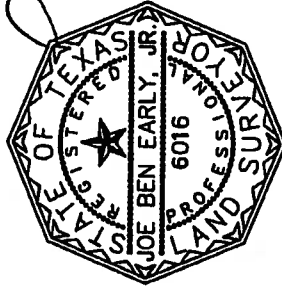
P.O.B.

DATE OF SURVEY: 4/11/14  
PLOT DATE: 7/18/14  
DRAWING NO.: 040-092-Z1  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JBE  
SHEET 1 OF 1



- 1/2" REBAR FOUND (OR AS NOTED)
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - 1" BOLT FOUND
  - △ CALCULATED POINT
- P.O.B. POINT-OF-BEGINNING  
R.O.W. RIGHT-OF-WAY  
( ) RECORD INFORMATION

1" = 60'



JESUS SANDOVAL  
4.79 ACRES  
(2003050796)

NORTHERNMOST  
CORNER OF  
LOT 1  
BLOCK A  
THRASHER  
SUBDIVISION  
(102/245)

S50°33'24"E  
34.55'

(S48°06'15"E 361.61')

S50°33'24"E 326.96'

S27°13'23"W  
81.63'

JOSE C. PEREZ &  
GLORIA E. PEREZ  
ZONING LINE  
BASED ON AND  
PORTION OF 1.205 ACRES  
SCALED FROM  
(2000187157)  
CITY OF AUSTIN G.I.S.

S50°33'37"E 196.86'

(N48°05'00"W 494.39')




S30°33'36"W 30.36'  
(S33°02'13"W 30.36')

PORTION OF 20' WIDE  
DEDICATED PUBLIC R.O.W.  
(1072/189)

**Chaparral**

MONTOPOLIS DRIVE  
(R.O.W. WIDTH VARIES)  
(3951/2220)



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING

ZONING CASE#: C14-2014-0124

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 CTM for the sole pur by the City of Austin regarding specific accuracy or compl

to warranty is made

**Exhibit B - Zoning Map**

