

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 617 THRASHER LANE IN THE MONTOPOLIS
3 NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-
4 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO SINGLE
5 FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY-
6 NEIGHBORHOOD PLAN (SF-4A-CO-NP) COMBINING DISTRICT.

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining
12 district to single family residence small lot-conditional overlay-neighborhood plan (SF-4A-
13 CO-NP) combining district on the property described in Zoning Case No. C14-2014-0176,
14 on file at the Planning and Zoning Department, as follows:

15
16 9,407 square feet of land, more or less, out of the Santiago Del Valle Grant the
17 tract of land being more particularly described by metes and bounds in Exhibit "A"
18 incorporated into this ordinance (the "Property"),

19
20 locally known as 617 Thrasher Lane in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "A".

22
23 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
24 Property may be developed and used in accordance with the regulations established for the
25 single family residence small lot (SF-4A) base district and other applicable requirements
26 of the City Code.

27
28 **PART 3.** The Property within the boundaries of the conditional overlay combining district
29 established by this ordinance is subject to the following condition:

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31 Development of the Property may not exceed a floor to area ratio (F.A.R.) of 0.4 to 1.

32
33 Except as specifically restricted under this ordinance, the Property may be developed and
34 used in accordance with the regulations established for the single family residence small lot
35 (SF-4A) base district and other applicable requirements of the City Code.
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1 **PART 4.** The Property is subject to Ordinance No. 20010927-028 that established the
2 Montopolis neighborhood plan combining district.

3
4 **PART 5.** This ordinance takes effect on _____, 2015.

5
6
7 **PASSED AND APPROVED**

8
9 §
10 §
11 _____, 2015 § _____
12 Steve Adler
13 Mayor

14
15
16 **APPROVED:** _____ **ATTEST:** _____
17 Anne L. Morgan Jannette S. Goodall
18 Interim City Attorney City Clerk

EXHIBIT "A"

9407 S.F. TRACT, OUT OF THE
SANTIAGO DEL VALLE GRANT,
TRAVIS COUNTY, TEXAS

FIELD NOTES

FIELD NOTES FOR A TRACT OF LAND, COMPOSED OF TWO TRACTS, CONTAINING 9407 SQUARE FEET OF LAND, OUT OF THE SANTIAGO DEL VALLE GRANT, CONVEYED TO MARTIN AND SUSIE CUELLAR, PER DEED RECORD, VOLUME 5909, PAGE 1148, TRAVIS COUNTY RECORD, SAME LAND BEING CONVEYED TO EDDIE AND NAOMIE CUELLAR SANCHEZ PER QUITCLAIM DEED, DOCUMENT NO. 2012197897, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAME LAND BEING CONVEYED TO SUSAN C. GARZA, PER SPECIAL WARRANTY DEED, DOCUMENT NO. 2014149116, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND CONTAINING 9407 SQUARE FEET OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, AND AS SHOWN ON THE ATTACHED SKETCH:

POINT OF BEGINNING being a fence post, on the south right of way line of Thrasher Lane, for the north corner of the herein described 9407 square feet tract;

- 1) THENCE S 51°40'06" E, 193.57 feet along the northeasterly property line of the herein described tract, same being the southwesterly property line of a 0.381 acre tract, described in document no. 2008119020, of the Official Public Records of Travis County, Texas, to fence post for the east corner of the herein described tract;
- 2) THENCE S 31°26'45" W, 45.0 feet, along the southeasterly property line of the herein described tract, same being the northwesterly property line of Lot 1, Block 1, of the unrecorded Willhoitte Subdivision, to a 1/2" iron rod set on the northeasterly right of way line of Ponca Street, for the south corner of the herein described tract;
- 3) THENCE N 52°02'25" W, 50.0 feet, along the northeasterly right of way line of Ponca Street, to a 1/2" iron rod set for point of deflection, same being property corner of the herein described tract;
- 4) THENCE N 55°32'11" W, 143.19 feet, continuing along the northeasterly right of way line of Ponca Street, to a 1/2" iron rod set at the southeasterly right of way line of Thrasher Lane, for the west corner of the herein described tract;
- 5) THENCE N 31°57'27" E, 55.0 feet, along the southeasterly right of way line of Thrasher Lane, to the POINT OF BEGINNING and CONTAINING 9407 square feet of land.

Date Prepared: October 16, 2014

By: *I.T. Gonzalez* 10-16-14

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



ZONING

Exhibit B

ZONING CASE#: C14-2014-0176



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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 purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

