

ORDINANCE NO. 040115-Z-9

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 805 MONTOPOLIS DRIVE FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (GR-MU-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 community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district on the property described in Zoning Case No.C14-03-0117, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.313 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 805 Montopolis Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

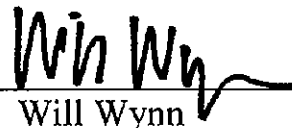
PART 2. The Property is subject to Ordinance No. 010927-28 that established the Montopolis neighborhood plan combining district.

PART 3. This ordinance takes effect on January 26, 2004.

PASSED AND APPROVED


_____, January 15, 2004

§
§
§



Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

EXHIBIT A

C14-05-0117

FIELD NOTES
FOR
FARSHAD RAISSEDONNA

0.313 ACRE TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED TO FARSHAD RAISSEDONNA AND WIFE, SHERRY RAISSEDONNA BY QUITCLAIM DEED RECORDED IN DOCUMENT NO. 1999030659, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a carriage bolt found at the most Westerly corner of that tract of land conveyed to Farshad Raissedonna and wife, Sherry Raissedonna by Quitclaim Deed recorded in Document No. 1999030659, Official Public Records, Travis County, Texas, being in the Southeast r.o.w. line of Montopolis Drive, being the most Southerly corner of that tract of land conveyed for street purposes by deed recorded in Volume 3944, Page 466, Deed Records, Travis County, Texas, being in the Northeast line of that certain tract of land conveyed to J.F. Plumley by deed recorded in Volume 7960, Page 818, Deed Records, Travis County, Texas, for the most Westerly corner hereof, and from which carriage bolt found, an iron rod found at the intersection of the Southeast r.o.w. line of Montopolis Drive with the Northeast r.o.w. line of Felix Avenue bears S 33°30'W for a distance of 76.24 feet,

THENCE with the Southeast r.o.w. line of Montopolis Drive, N 33°30'E for a distance of 46.00 feet to a mag-nail set in concrete at the most Easterly corner of that tract of land described in Volume 3944, Page 466, Deed Records, Travis County, Texas, being the most Southerly corner of that tract of land conveyed for street purposes by deed recorded in Volume 3948, Page 326, Deed Records, Travis County, Texas, being the most Westerly corner of that tract of land conveyed for street purposes by deed recorded in Volume 4373, Page 82, Deed Records, Travis County, Texas, for the most Northerly corner of the said Raissedonna tract, for the most Northerly corner hereof,

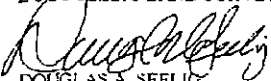
THENCE S 48°14'E for a distance of 299.56 feet to an iron rod set at the most Easterly corner of the said Raissedonna tract, being the most Northerly corner of that tract of land conveyed to Remigio Menchaca and wife, Pilar Menchaca by deed recorded in Volume 744, Page 51, Deed Records, Travis County, Texas, for the most Easterly corner hereof,

THENCE S 31°51'W for a distance of 46.00 feet to an iron rod set at the most Southerly corner of the said Raissedonna tract, being the most Westerly corner of the said Menchaca tract, being the most Northerly corner of that tract of land conveyed to Joe Cordoba and Mary Louise Herrera by Quitclaim Deed recorded in Volume 4949, Page 150, Deed Records, Travis County, Texas, being the most Easterly corner of that tract of land conveyed to Guadalupe Silfuentez by deed recorded in Volume 11755, Page 856, Real Property Records, Travis County, Texas, for the most Southerly corner hereof,

THENCE N 48°16'W for a distance of 135.00 feet to an iron rod found at the most Northerly corner of the said Silfuentez tract, being the most Easterly corner of the said Plumley tract,

THENCE N 48°16'W for a distance of 165.87 feet to the PLACE OF BEGINNING, and containing 0.313 acre of land, more or less

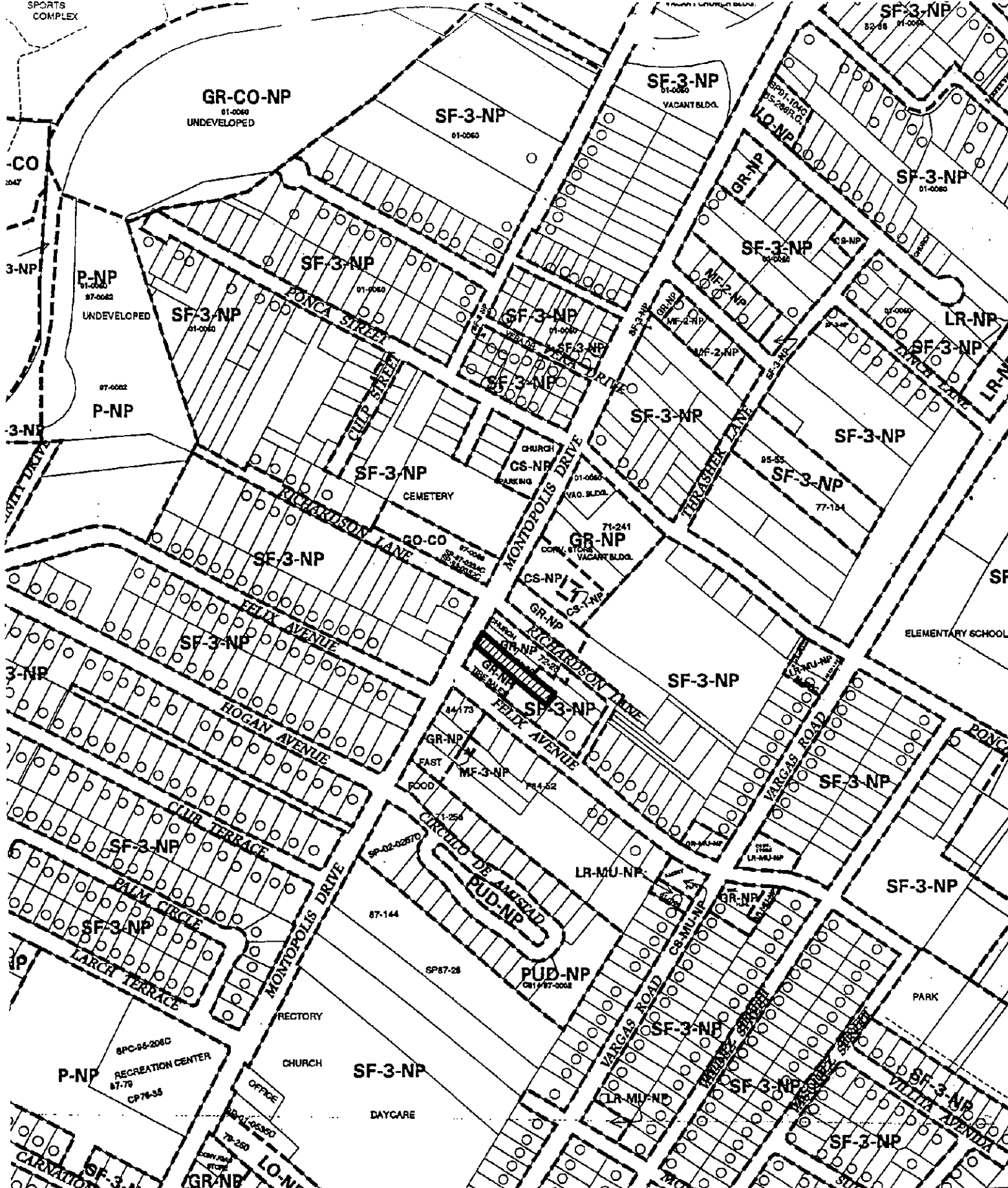
AS SURVEYED BY:
DOUG SEELIG LAND SURVEYORS, P.C.



DOUGLAS A. SEELIG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1908
3802 MANCHACA ROAD
AUSTIN, TEXAS 78704
July 29, 2003



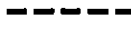
Work Order No. 20822



SPORTS
COMPLEX




1" = 400'

SUBJECT TRACT 
PENDING CASE 
ZONING BOUNDARY 
CASE MGR: A.BEAUDET

CASE #: C14-03-0117
ADDRESS: 805 MONTOPOLIS DR.
SUBJECT AREA (acres): 0.313

ZONING EXHIBIT B

DATE: 03-08
INTLS: TRC

CITY GRID
REFERENCE
NUMBER
L19