

**ORDINANCE NO. 040304-Z-16**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7300-7320 RIVERSIDE DRIVE AND 900 BASTROP HIGHWAY IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-6-CO-NP) COMBINING DISTRICT (TRACT ONE), MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-3-CO-NP) COMBINING DISTRICT (TRACT TWO) AND GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN (CS-MU-NP) COMBINING DISTRICT (TRACT FOUR) TO SINGLE FAMILY RESIDENCE SMALL LOT-NEIGHBORHOOD PLAN (SF-4A-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 districts on the property described in Zoning Case No. C14-03-0154SH, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district to single family residence small lot-neighborhood plan (SF-4A-NP) combining district.

Tract Two: From multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district to single family residence small lot-neighborhood plan (SF-4A-NP) combining district.

Tract Four: From general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district to single family residence small lot-neighborhood plan (SF-4A-NP) combining district.

A 69.313 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, SAVE AND EXCEPT a 0.522 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, (the "Property")

locally known as 7300-7320 Riverside Drive and 900 Bastrop Highway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

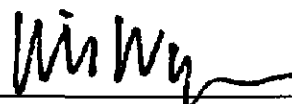
**PART 2.** The Property is subject to Ordinance No. 010927-28 that established the Montopolis neighborhood plan combining district.

**PART 3.** This ordinance takes effect on March 15, 2004.

**PASSED AND APPROVED**

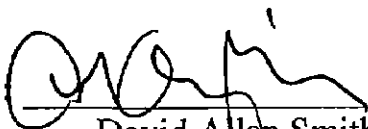
\_\_\_\_\_, March 4, 2004

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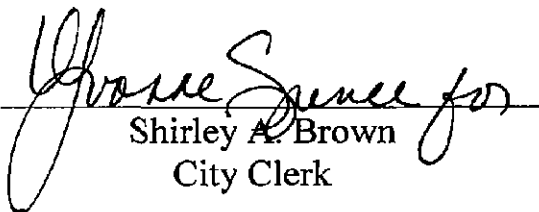
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk

Tracts 1, 2, 4

EXHIBIT "A"

January 15, 2004  
Job No. 00-147  
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Tract I

FIELD NOTES

BEING 69.313 ACRES OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 99.12 ACRE TRACT CONVEYED TO T.C. STEINER AND SON BY DEED RECORDED IN VOLUME 12896, PAGE 527 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 69.313 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found the southeast corner of Lot 2, Frontier Valley recorded in Book 86, Page 12 of the Plat Records of Travis County, Texas, same being the northeast corner of that certain 9.933 acre tract conveyed to Marbella Corporation by deed recorded in Document No. 2002063165 of the Official Public Records of Travis County, Texas, said iron rod also being in the west line of the herein described 69.313 acre tract;

THENCE N 42°24'23" E along the common line between said Lot 2 and the herein described 69.313 acre tract a distance of 1,577.17 feet to a point for corner in the centerline of an electric transmission and distribution line easement recorded in Volume 419, Page 137 of the Deed Records of Travis County, Texas;

THENCE southerly along said centerline and crossing said called 99.12 acre tract the following two (2) courses:

1. S 06°39'23" E a distance of 929.06 feet to a point for corner;
2. S 06°08'29" E a distance of 671.71 feet to a point for corner in the northwest line of Lot 1, Block A, Airport Commerce Park Section One recorded in Document No. 199900226 of the Plat Records of Travis County, Texas;

THENCE S 42°33'47" E along the common line between said Lot 1, Block A and the herein described 69.313 acre tract a distance of 535.03 feet to a 1/2-inch iron rod found for corner;

THENCE S 41°42'16" W continuing along said common line, at a distance of 179.09 feet passing the west corner of said Lot 1, Block A, same being the north corner of that certain remainder of a 99.66 acre tract conveyed to Southeast Austin Associates by deed recorded in Volume 7997, Page 262 of the Deed Records of Travis County, Texas, continuing for a total distance of 387.94 feet to a 1/2-inch iron rod with plastic cap stamped "McAngus Surveying" found for corner;

THENCE continuing along the common line between said remainder of a 99.66 acre tract and the herein described 69.313 acre tract the following three (3) courses:

1. S 42°29'11" W a distance of 238.60 feet to a 1/2-inch iron rod found;
2. S 42°16'28" W a distance of 523.43 feet to a 1/2-inch iron rod found;
3. S 42°10'26" W a distance of 292.78 feet to a 1/2-inch iron rod found for the south corner of the herein described 69.313 acre tract in the northeast line of Riverside Drive;

THENCE along said northeast line of Riverside Drive the following two (2) courses:

1. N 58°20'26" W a distance of 32.91 feet to a 1/2-inch iron rod found;
2. N 56°21'08" W a distance of 52.06 feet to a 1/2-inch iron with plastic cap stamped "McAngus Surveying" set for the point of curvature of a non-tangent curve to the left;

THENCE through the interior of the aforementioned called 99.12 acre tract the following five (5) courses:

1. a distance of 23.56 feet along the arc of said curve to the left having a central angle of 89°58'50", a radius of 15.00 feet and a chord which bears N 77°53'15" E a distance of 21.21 feet to a 1/2-inch iron rod with cap stamped "McAngus Surveying" set for the point of tangency of said curve;
2. N 32°53'49" E a distance of 187.60 feet to a 1/2-inch iron rod with cap stamped "McAngus Surveying" set for the point of curvature of a curve to the left;
3. a distance of 47.64 feet along the arc of said curve to the left having a central angle of 10°06'37", a radius of 270.00 feet and a chord which bears N 27°50'30" E a distance of 47.58 feet to a 1/2-inch iron rod with cap stamped "McAngus Surveying" set for the point of tangency of said curve;
4. N 57°06'11" W a distance of 230.47 feet to a 1/2-inch iron rod with cap stamped "McAngus Surveying" set for corner;
5. S 35°11'44" W a distance of 250.27 feet to a 1/2-inch iron rod with cap stamped "McAngus Surveying" set for the northeast corner of that certain remainder of a 2.00 acre tract conveyed to C.B. Freeman by deed recorded in Volume 1065, Page 403 of the Deed Records of Travis County, Texas, same being in the aforementioned northeast line of Riverside Drive;

THENCE N 47°40'16" W along the common line between said remainder of a 2.00 acre tract and the herein described 69.313 acre tract a distance of 717.53 feet to the northwest corner of said remainder of a 2.00 acre tract, same being the northeast corner of that certain 0.569 acre tract conveyed to J.M. Richard by deed recorded in Document No. 2000118694 of the Official Public Records of Travis County, Texas;

THENCE N 47°53'16" W along the common line between said 0.569 acre tract and the herein described tract a distance of 180.47 feet to a 1/2-inch iron rod found for the northwest corner of said 0.569 acre tract, same being in the southeast line of Lot 3B, Resubdivision of Lot 3, Frontier Valley Section 3, recorded in Book 96, Page 284 of the Plat Records of Travis County, Texas;

THENCE N 41°51'30" E along the common line between said Lot 3B and the herein described tract a distance of 3.30 feet to a 1/2-inch iron rod found for the east corner of said Lot 3B, same being the south corner of Lot 2, Frontier Valley Section 3 recorded in Book 76, Page 182 of the Plat Records of Travis County, Texas;

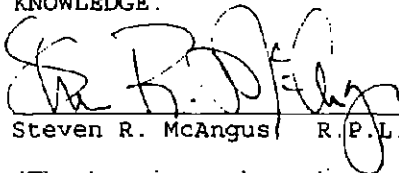
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Tract I

THENCE N 42°21'44" E along the common line between said Lot 2 and the herein described tract of land a distance of 270.10 feet to a 1/2-inch iron rod found for the east corner of said Lot 2, same being the south corner of Lot 1, in said Frontier Valley Section 3;

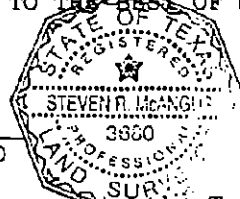
THENCE N 42°19'41" E along the common line between said Lot 1 and the herein described tract of land a distance of 100.01 feet to a 1/2-inch iron rod found for the east corner of said Lot 1, same being the south corner of the aforementioned 9.933 acre tract;

THENCE N 42°18'30" E along the common line between said 9.933 acre tract and the herein described tract a distance of 1,134.57 feet to the POINT OF BEGINNING of the herein described tract and containing 69.313 acres of land, more or less.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



Steven R. McAngus R.P.L.S. No. 3680



(The bearings shown hereon are referenced to the Texas State Plane Coordinate System, Central Zone, NAD 1927 based on City of Austin Electric Department Monument EUD-289.

Tract 5

SALE AND EXCEPT  
FIELD NOTES

BEING 0.522 ACRES OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 99.12 ACRE TRACT CONVEYED TO T.C. STEINER AND SON BY DEED RECORDED IN VOLUME 12896, PAGE 527 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.522 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said 99.12 acre tract, same being the southwest corner of that certain remainder of a 99.66 acre tract conveyed to Southeast Austin Associates by deed recorded in Volume 7997, Page 262 of the Deed Records of Travis County, Texas, said iron rod also being in the northeast line of Riverside Drive (120' ROW);

THENCE along said northeast line of Riverside Drive the following two (2) courses:

1. N 58°20'26" W a distance of 32.91 feet to a 1/2-inch iron rod found;
2. N 56°21'08" W a distance of 52.06 feet to a 1/2-inch iron with plastic cap stamped "McAngus Surveying" set for the point of curvature of a non-tangent curve to the left;

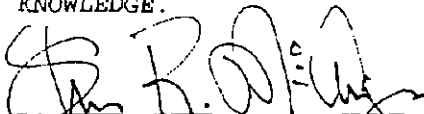
THENCE through the interior of the aforementioned called 99.12 acre tract the following four (4) courses:

1. a distance of 23.56 feet along the arc of said curve to the left having a central angle of 89°58'50", a radius of 15.00 feet and a chord which bears N 77°53'15" E a distance of 21.21 feet to a 1/2-inch iron rod with cap stamped "McAngus Surveying" set for the point of tangency of said curve;
2. N 32°53'49" E a distance of 187.60 feet to a 1/2-inch iron rod with cap stamped "McAngus Surveying" set for the point of curvature of a curve to the left;
3. a distance of 47.64 feet along the arc of said curve to the left having a central angle of 10°06'37", a radius of 270.00 feet and a chord which bears N 27°50'30" E a distance of 47.58 feet to a 1/2-inch iron rod with cap stamped "McAngus Surveying" set for the point of tangency of said curve;
4. S 57°06'11" E a distance of 114.98 feet to a point for corner in the west line of the aforementioned remainder of a 99.66 acre tract;

THENCE S 42°10'26" W along the common line between said remainder of a 99.66 acre tract and said 99.12 acre tract a distance of 253.28 feet to the POINT OF BEGINNING of the herein described tract and containing 0.522 acres of land, more or less.

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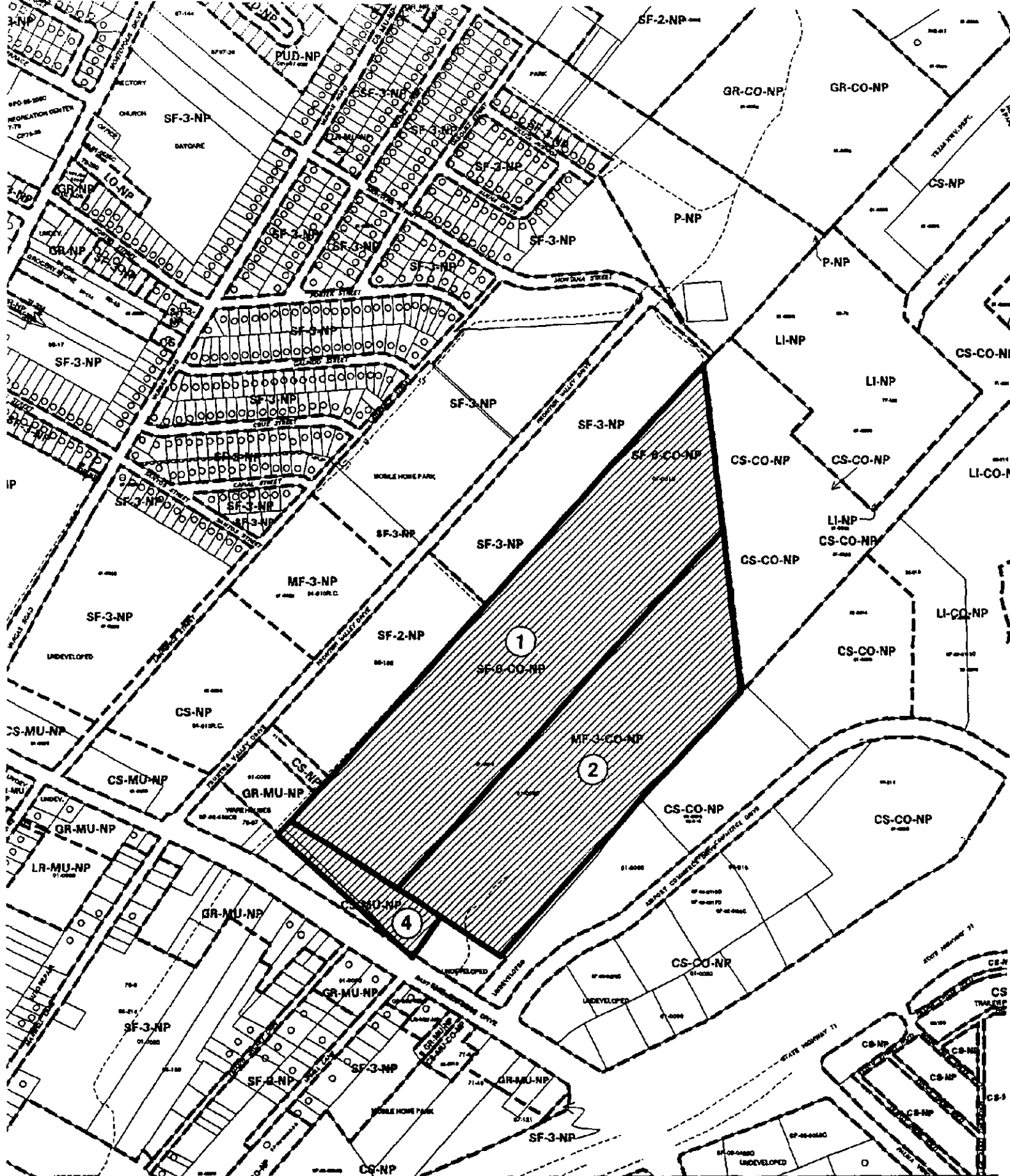
I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS  
PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY  
SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY  
KNOWLEDGE.







Steven R. McAngus, R.P.L.S. No. 3680



(The bearings shown hereon are referenced to the Texas State  
Plane Coordinate System, Central Zone, NAD 1927 based on City  
of Austin Electric Department Monument EUD-289.



 1" = 600'	<b>SUBJECT TRACT</b> 	<b>ZONING EXHIBIT C</b> <b>CASE #: C14-03-0154.SH</b> <b>ADDRESS: 7300-7320 E RIVERSIDE</b> <b>DR &amp; 900 BASTROP HWY</b> <b>SUBJECT AREA (acres): 68.629</b>		<b>DATE: 04-03</b> <b>INTLS: SM</b>	<b>CITY GRID</b> <b>REFERENCE</b> <b>NUMBER</b> <b>'M18-19 N18-1</b> <b>9</b>
	<b>PENDING CASE</b> 				
	<b>ZONING BOUNDARY</b> 				
	<b>CASE MGR: A. BEAUDET</b>				