

ORDINANCE NO. 20050818-062

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1805 FRONTIER VALLEY DRIVE IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM SINGLE FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT TO MULTIFAMILY MEDIUM DENSITY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-3-CO-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 single family residence standard lot-neighborhood plan (SF-2-NP) combining district to multifamily medium density residence-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district on the property described in Zoning Case No. C14-05-0026, on file at the Neighborhood Planning and Zoning Department, as follows:

A 9.939 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24, in Travis County, Texas, the tract being more particularly described by metes and bounds in Exhibit "A", incorporated into this ordinance (the "Property"),

locally known as 1805 Frontier Valley Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as specifically provided in Part 3 and Part 4, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Development of the Property may not exceed 225 residential units.

2. A 25 foot-wide vegetative buffer shall be provided and maintained along the north property line adjacent to the mobile home residential properties. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

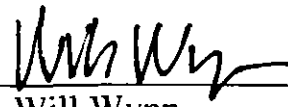
PART 4. The Property is subject to Ordinance No. 010927-28 that established the Montopolis neighborhood plan combining district.

PART 5. This ordinance takes effect on August 29, 2005.

PASSED AND APPROVED

_____, August 18, 2005

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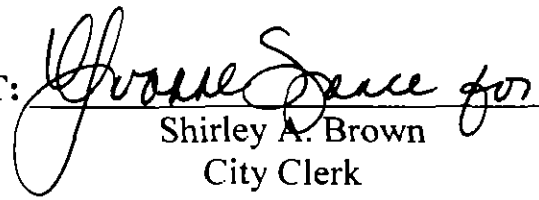
Will Wynn
Mayor



APPROVED:

David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

FIELD NOTES
EXHIBIT A

Being 9.939 acres out of the Santiago Del Valle Grant, Abstract No. 24, in Travis County, Texas, a portion of that tract described in a deed to Tredeco, Inc., recorded in Volume 5569, Page 850, Deed Records, Travis County, Texas, as shown on accompanying survey plat and being more particularly described as follows:

BEGINNING at a 1/2" iron pin found in the southeast line of Frontier Valley Drive (60' R.O.W.), at the most westerly corner of Frontier Valley, a subdivision of record in Volume 66, Page 12, Plat Records, Travis County, Texas, for the most northerly corner of this tract.

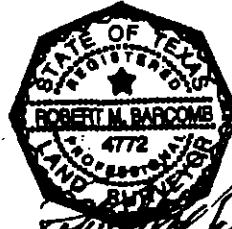
THENCE, with the southeast line of Frontier Valley Drive and the northwest line of this tract, S 45°33'00" W, said course being the bearing base for this survey, 1133.81', to a 1/2" iron pin found at the most northerly corner of Frontier Valley Section 3, a subdivision of record in Volume 76, Page 182, Plat Records, Travis County, Texas, for the most westerly corner of this tract.

THENCE, with the northeast line of said subdivision and the southwest line of this tract, S 44°23'07" E, 383.43', to a 1/2" iron pin found in the northwest line of a tract called 99.12 acres in a deed to T. C. Steiner, et al, recorded in Volume 12896, Page 527, Real Property Records, Travis County, Texas, at the most easterly corner of said subdivision, for the most southerly corner of this tract, from said point, a 3/8" iron pin found bears, S 45°23'00" W, 373.48'.

THENCE, with the northwest line of said Steiner tract and the southeast line of this tract, N 45°23'08" E, 1134.36', to a 3/8" iron pin found at the most southerly corner of said Frontier Valley subdivision, for the most easterly corner of this tract.

THENCE, with the southwest line of said Frontier Valley subdivision and the northeast line of this tract, N 44°27'58" W, 380.13', to the **PLACE OF BEGINNING** and containing 9.939 acres of land, more or less.

Prepared from a survey made on the ground March 13, 2002, by:
Arpentours Professional Surveying
8906 Wall Street, Suite 302
Austin, Texas 78754
(512) 832-1232



Robert M. Barcomb 03/20/02
Robert M. Barcomb
R.P.L.S. No 4772



SCALE: 1" = 200'

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH PLASTIC CAP
- STAMPED "MCANGUS SURVEY" SET
- PIPE FOUND
- NAIL FOUND
- WOOD FENCE
- WIRE FENCE
- POWER POLE
- OVERHEAD ELEC LINE
- DOWN GUY
- RECORD CALL
- CONTROL MONUMENT

LOT 2
FRONTIER VALLEY
BK. 86, PG. 12

FRONTIER VALLEY DRIVE (60' ROW)

PROPOSED 30'
DRAINAGE ESMT.
(0.781 ACRES)

P.O.B.

CALLED 9.933 ACRES
MARBELLA CORPORATION
Doc. 2002063165

N42°18'30"E 1134.51'
S42°18'30"W 1134.51'

CALLED 89.12 ACRE TRACT
T.C. STEINER & SON
12896/527

LOT 1
FRONTIER VALLEY
SECTION 3
BK. 76, PG. 182

LOT 2

NUMBER	DIRECTION	DISTANCE
L1	N47°26'18"W	30.00'
L2	S47°32'34"E	30.00'

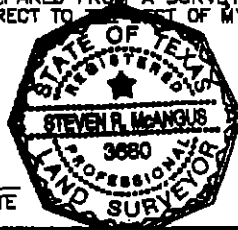
I HEREBY CERTIFY THAT THIS MAP OR PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Steven R. McAngus

11/28/03

STEVEN R. McANGUS, R.P.L.S. No. 3680

DATE



McAngus Surveying

"SKETCH TO ACCOMPANY EXHIBIT 'A'"

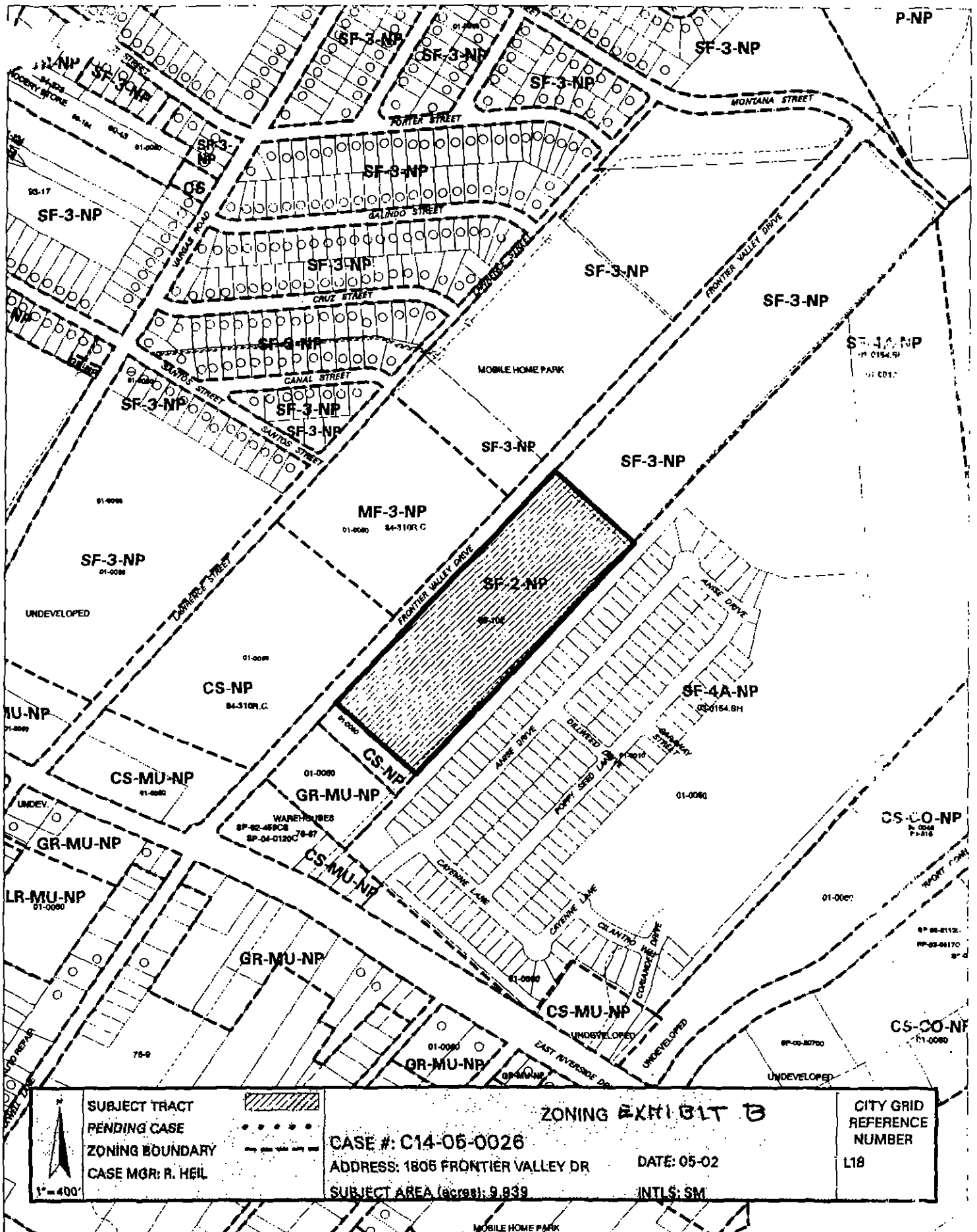
LEGAL DESCRIPTION PROPOSED 30' DRAINAGE EASEMENT
OUT OF A CALLED 9.933 ACRE TRACT (Doc. 2002063165) IN
THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24,
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

1101 HWY. 360 SOUTH, H-100
AUSTIN, TEXAS 78748
(512) 328-9302

JOB NO.

00-147

FIELD BOOK



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: R. HEIL



ZONING EXHIBIT B

CASE #: C14-05-0026

ADDRESS: 1805 FRONTIER VALLEY DR

SUBJECT AREA (acres): 9.939

DATE: 05-02

INTLS: SM

CITY GRID
REFERENCE
NUMBER

L18

1" = 400'

MOBILE HOME PARK