

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2404 THRASHER LANE, IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA, FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-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 general commercial services-neighborhood plan (CS-NP) combining district to family residence-neighborhood plan (SF-3-NP) combining district on the property described in Zoning Case No. C14-2022-0114, on file at the Housing and Planning Department, as follows:

0.961 acres of land, being situated in the SANTIAGO DEL VALLE TEN LEAGUE GRANT, Travis County, Texas, being the same tract of land as described in a deed recorded in Volume 12851, Page 2641, Official Public Records of Travis County, Texas, said 0.961 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 2404 Thrasher Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 010927-028 that established zoning for the Montopolis Neighborhood Plan.

PART 3. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

_____, 2023 § _____
 § _____
 § _____

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

EXHIBIT A

METES & BOUNDS DESCRIPTION

OF A CALLED 0.961 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE SANTIAGO DEL VALLE TEN LEAGUE GRANT, TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN A CORRECTION DEED RECORDED IN VOLUME 12851, PAGE 2641, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found 1" pipe in the northwesterly R.O.W. line of Thrasher Lane (a 50' R.O.W.) for the south corner of the herein described tract, the east corner of Thrasher Lane Subdivision, Section Two, Volume 75, Page 364, Plat Records, Travis County Texas;

THENCE leaving said R.O.W., along and with the northeasterly line of said Thrasher Lane Subdivision, Section Two, same being the southwesterly line of the herein described tract, North 61°55'42" West, a distance of 405.09 feet (called North 59°51'17" West, a distance of 407.29 feet) to a set ½" iron rod found in fence line for the west corner of the herein described tract, the north corner of said Thrasher Lane Subdivision, Section Two, a point in the southeasterly line of a called 4.154 acre tract as deeded to 3423 Holdings, LLC in Doc. No. 2016078817, Official Public Records of Travis County, Texas;

THENCE along and with the common boundary line of the herein described tract and said 3423 Holdings Tract, same being the northwest line of the herein described tract, generally along a fence, North 28°05'40" East, at a distance of 97.96 feet (called North 30°30'21" East, a distance of 97.96 feet) to a ½" iron rod found, for the north corner of the herein described tract, the south terminus of a cul-de-sac of Carson Ridge (a 50' R.O.W.) on the west line of Carson Ridge Addition, as recorded in Vol. 6, Pg. 69, Plat Records of Travis County, Texas, and being the southwest corner of a called 0.465 acre tract as deeded to Francisco J. Onofre Roman and Christina Pina De Onofre in Doc. No. 2011098242, Official Public Records of Travis County, Texas;

THENCE along and with the southwest line of said 0.465 acre tract, same being the northeast line of the herein described tract, South 63°09'01" East, a distance of 406.85 feet (called South 61°03'00" East, a distance of 411.57 feet) to a set ½" iron rod with Amerisurveyors plastic cap for the east corner of the herein described tract, the south corner of said called 0.465 acre tract, a point in the northwesterly R.O.W. line of said Thrasher Lane;

THENCE along said R.O.W., same being the southeast line of the herein described tract, South 28°59'17" West, a distance of 106.65 feet (called South 32°43'43" West, a distance of 106.65 feet) to the **POINT OF BEGINNING** and containing 0.95 acres, more or less.

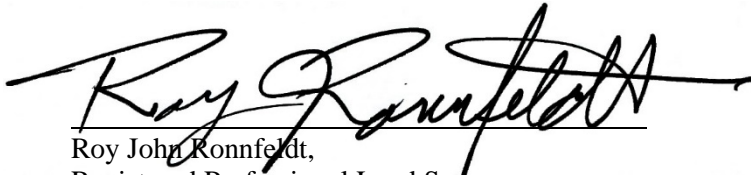
Basis of Bearing: Texas South Central NAD 83

STATE OF TEXAS §

October 18, 2016

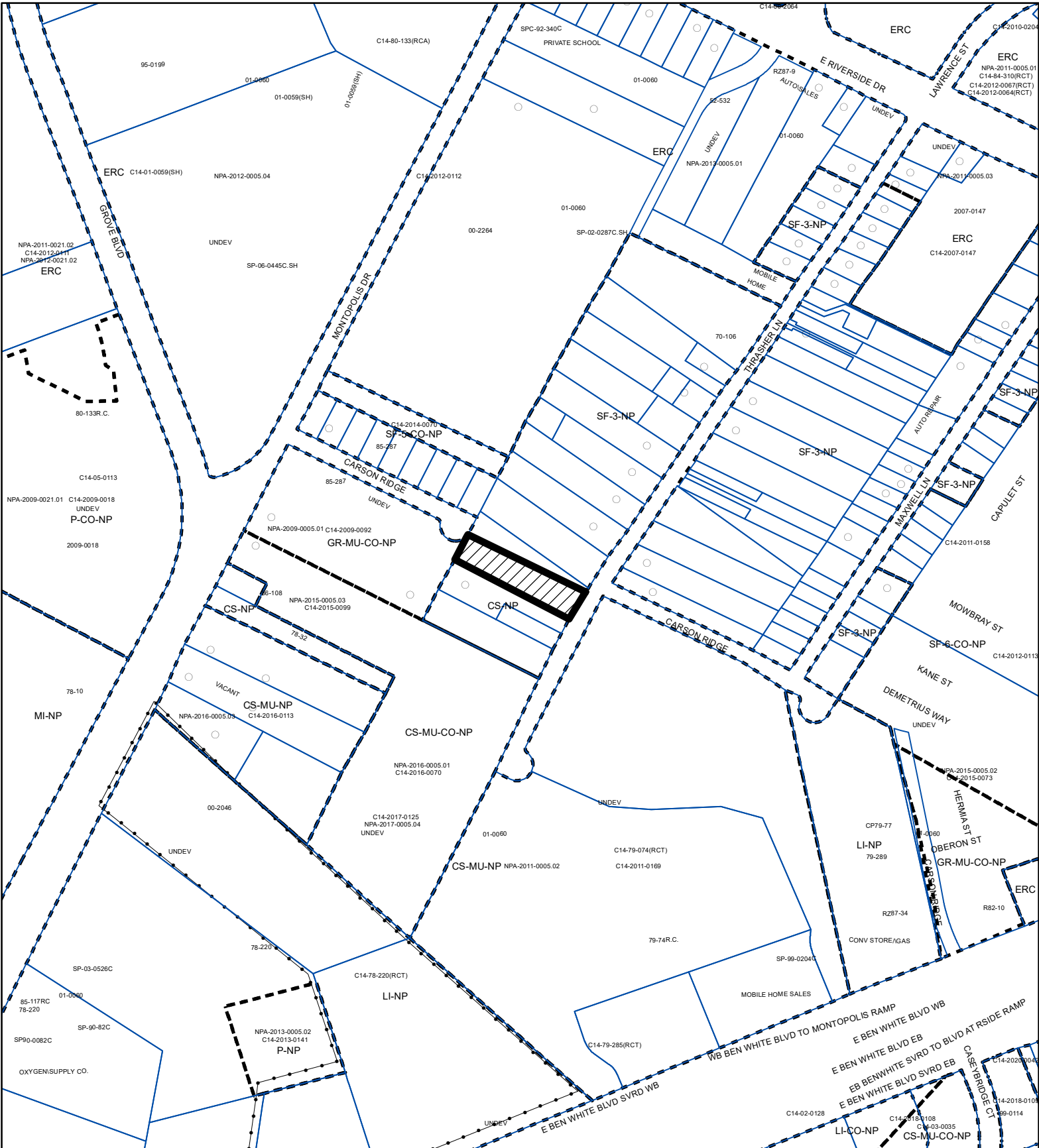
COUNTY OF BEXAR §


It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.


A handwritten signature in black ink, reading "Roy John Ronnfeldt", written over a horizontal line.


Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520




$$1'' = 400'$$

 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2022-0114
EXHIBIT B

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 8/26/2022