

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 907, 909, AND 913 MONTOPOLIS DRIVE, IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT AND FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-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 multifamily residence medium density-neighborhood plan (MF-3-NP) combining district and family residence-neighborhood plan (SF-3-NP) combining district to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district on the property described in Zoning Case No. C14-2022-0211, on file at the Housing and Planning Department, as follows:

Being 2.5379 acres of land out of the Santiago Del Valle Grant, Abstract Number 24, in the City of Austin, Travis County, Texas, and being a portion of that 2.082 acres tract of land conveyed to 720 Lamar Place, L.C. in Document No. 2017035266 of the Official Public Records of Travis County, Texas and being a portion of that 0.9764 acre tract conveyed to Montopolis Real Estate Holdings, LP in Document No. 2021122536 of the Official Public Records of Travis County, Texas said 2.5379 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 907, 909, and 913 Montopolis Drive 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. 010927-05 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  
City Attorney

Myrna Rios  
City Clerk

# EXHIBIT A

(Zoning Exhibit)  
Santiago Del Valle Grant, Abstract No. 24

## Legal Description

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.5379 ACRES (110,551 SQUARE FEET) OF LAND MORE OR LESS, BEING OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF A CALLED 2.082 ACRES TRACT CONVEYED TO 720 LAMAR PLACE, L.C. IN DOCUMENT NO. 2017035266 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING OUT OF A CALLED 0.9764 ACRE TRACT CONVEYED TO MONTOPOLIS REAL ESTATE HOLDINGS, LP IN DOCUMENT NO. 2021122536 (O.P.R.T.C.T.), SAID 2.5379 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



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Austin, TX 78709  
(512) 537-2384  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING**, at a calculated point in the southwest line of said 720 Lamar Place tract, being in the northeast line of Lot 2, Block "A", Mary Vice Estates, a subdivision recorded in Volume 101, Page 321-322 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and being the west corner and **POINT OF BEGINNING** hereof, from which a bolt found for the west corner of said 720 Lamar Place tract, and being the north corner of Lot 1 of said Mary Vice Estates, and being in the east right-of-way line of Montopolis Drive (right-of-way varies) bears, N50°23'45"Wm a distance of 120.57 feet;

**THENCE**, leaving the northeast line of said Lot 2, over and across said 720 Lamar Place tract and said Montopolis Real Estate Holdings tract, **N30°28'59"E**, a distance of **182.34** feet to a calculated point for the north corner hereof, being in the northeast line of said Montopolis Real Estate Holdings tract, and being in the southwest line of a called part of a 6.01 acre tract conveyed to Severa Contreras in Volume 6428, Page 515 of (D.R.T.C.T.) as described in Volume 701, Page 98 (D.R.T.C.T.), from which a 1/2-inch iron rod with "4Ward-Boundary" cap set for the north corner of said Montopolis Real Estate Holdings tract, being the west corner of a called 0.134 acre tract conveyed to OFLP-3 Ltd in Document No. 2004211665 (O.P.R.T.C.T.), and being in the east right-of-way line of said Montopolis Drive bears, N50°25'30"W, a distance of 127.20 feet;

**THENCE**, with the northeast line of said Montopolis Real Estate Holdings tract, in part with the southwest line of a called part of a 6.01 acre tract conveyed to Sevrá Contreras in Volume 6428, Page 515 of (D.R.T.C.T.) as described in Volume 701, Page 98 (D.R.T.C.T.), in part with the southwest line of said 6305 Felix Avenue Condominiums, a condominium plat recorded in Document No. 202003077 (O.P.R.T.C.T.), in part with the southwest line of Lot 1, Frank Sifuentez Subdivision, a subdivision recorded in Volume 37, Page 34 (P.R.T.C.T.) conveyed to Krista Ernst and Alan B. Alhades in Document No. 2017201313 (O.P.R.T.C.T.), in part with the southwest line of Lot 2 of said Frank Sifuentez Subdivision conveyed to Sudhir Kolli and Streelakshmi Kolli in Document No. 2015192565 (O.P.R.T.C.T.), in part with the southwest line of a called 75'x102' tract of land being a portion of a 6.01 acre tract conveyed to Abel Moreno and Cecilia Moreno in Volume 10159, Page 953 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), in part with the southwest line of Lot 1, Faz Subdivision, a subdivision recorded in Document No. 200800186 (O.P.R.T.C.T.) conveyed to Jose Ruben Faz in Document No. 2008165631 (O.P.R.T.C.T.), **S50°25'30"E**, passing at a distance of 82.32 feet a 1/2-inch iron rod found (from which a 1/2-inch iron rod with "Landmark" cap found bears N55°38'29"W, a distance of 0.62 feet) for the common south corner of said 6305 Felix Avenue Condominiums and said Lot 1, Frank Sifuentez Subdivision, passing at a distance of 140.09 feet a 1/2-inch iron rod found for the common south corner of said Lot 1, Frank Sifuentez Subdivision and said Lot 2, Frank Sifuentez Subdivision, passing at a distance of 231.48 feet a 1/2-inch iron pipe found for the common south corner of said Lot 2, Frank

Sifuentez Subdivision and said Moreno tract, passing at a distance of 306.52 feet a 3/8-inch iron pipe found for the common south corner of said Moreno tract and said Lot 1, Faz Subdivision, in all a distance of **342.30** feet to a 1/2-inch iron rod found for the east corner of said 0.49 acre Alonzo tract, and being an angle point in the northeast line of said 720 Lamar Place tract;


**THENCE**, leaving the southeast line of said Montopolis Real Estate Holdings tract, with the northeast line of said 720 Lamar Place tract, in part with the southwest line of said Lot 1 and Lot 2 and 3 of said Faz Subdivision, in part with the southwest line of the remainder of a called 6.01 acres tract conveyed to Inez Wallace Heirs or Assigns in Volume 700, Page 59 (D.R.T.C.T.), in part with the southwest line of a called 0.83 acre tract conveyed to ATX Eastside Properties LLC in Document No. 2018061791 (O.P.R.T.C.T.), in part with the southwest line of a called "Tract B" conveyed to Esperanza Sanchez in Volume 7549, Page 205 (D.R.T.C.T.), an in part with the southwest line of a called 76x130 ft tract conveyed to Pedro Resendiz Arteaga and Estella Lopez Arteaga in Document No. 2015185178 (O.P.R.T.C.T.), **S50°47'41"E**, a distance of **271.78** feet to a 1/2-inch iron pipe found for the east corner hereof, being the east corner of said 720 Lamar Place tract, and being the common south corner of said Arteaga tract and a called 75 x 102 feet tract conveyed to Maria Guadalupe Torres in Document No. 2007082341 (O.P.R.T.C.T.), and being the north corner of a called 150'x182' tract conveyed to Maria Guadalupe Torres in Document No. 2007082340 (O.P.R.T.C.T.) as described in Volume 3773, Page 937 (D.R.T.C.T.);

**THENCE**, leaving the southeast line of said Arteaga tract and said Torres 75x120 feet tract, with the common line of said 720 Lamar Place tract and said Torres 150' x 182' tract, **S31°49'22"W**, a distance of **183.79** feet to a 3/4-inch iron pipe found for the south corner hereof, being the south corner of said 720 Lamar Place tract, and being the west corner of said Torres 150' x 182' tract, and being in the north line of Lot 14, Block "A", Mary Vice Estates, a subdivision recorded in Volume 101, Page 321-322 of the Plat Records of Travis County, Texas (P.R.T.C.T.), from which a 1/2-inch iron rod found in the southwest line of said Torres 150' x 182' tract, being the common north corner of said Lot 14 and Lot 15 of said Mary Vice Estates bears, **S50°23'45"E**, a distance of 55.22 feet;

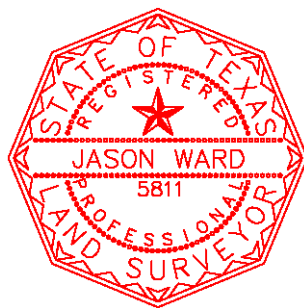
**THENCE**, leaving the northwest line of said Torres 150' x 182' tract, with the southwest line of said 720 Lamar Place tract and the northeast line of Lots 2 through 13 of said Mary Vice Estates, **N50°23'45"W**, a distance of **610.05** feet to a the **POINT OF BEGINNING** and containing 2.5379 Acres (110,551 Square Feet) of land, more or less.

**NOTE:**

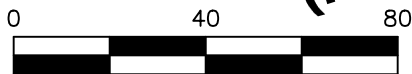
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000071981721. See attached sketch (reference drawing: 01168-ZE-2.dwg).

  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

8/19/2022



**MONTOPOLIS  
DRIVE  
(R.O.W. VARIES)**



GRAPHIC SCALE: 1" = 40'

**SANTIAGO DEL  
VALLE GRANT  
ABSTRACT NO. 24**

LOT 1  
60.96'  
{61.18'}  
120.57'  
N50°23'45"W  
59.60'  
LOT 2  
LOT 3  
BLOCK "A"  
MARY VICE  
ESTATES  
VOL. 101,  
PG. 321-322  
P.R.T.C.T.  
LOT 4  
LOT 5

**P.O.B.**  
GRID N: 10058915.07  
GRID E: 3129130.34

CALLLED 2.082 ACRES  
720 LAMAR  
PLACE, L.C.  
DOC. NO. 2017035266  
O.P.R.T.C.T.

CALLLED 0.9764 ACRE  
MONTOPOLIS REAL  
ESTATE HOLDINGS, LP  
DOC. NO. 2021122536  
O.P.R.T.C.T.

**ZONING EXHIBIT**  
2.5379 ACRE(S)  
110,551 SQUARE FEET

**MATCHLINE "A"**

127.20'  
N50°25'30"W  
75.00'  
67.61'  
74.93'  
<<S47°57'00"E  
75.00'>>  
74.93'  
<<S47°51'E  
57.76'>  
57.77'  
<<S47°51'E  
91.47'>  
91.39'  
S50°25'30"E  
342.30'

6305 FELIX  
AVENUE  
CONDOMINIUMS  
DOC. NO. 2020030077  
O.P.R.T.C.T.

FROM WHICH A 1/2" IRON  
ROD WITH "LANDMARK"  
CAP FOUND BEARS  
N55°38'29"W, 0.62'

LOT 1  
[E]  
FRANK/  
SIFUENTEZ  
SUBDIVISION  
VOL. 37, PG. 34  
P.R.T.C.T.  
LOT 2

**2.5379 ACRE  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**

**4WARD**  
Land Surveying  
A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

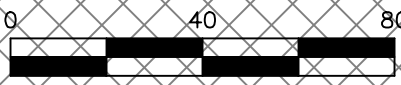
|              |           |
|--------------|-----------|
| Date:        | 8/19/2022 |
| Project:     | 01168     |
| Scale:       | 1" = 40'  |
| Reviewer:    | PRB       |
| Tech:        | CC        |
| Field Crew:  | JZ/FH     |
| Survey Date: | FEB. 2021 |
| Sheet:       | 1 OF 4    |

**MATCHLINE "A"**

**ZONING EXHIBIT**  
**2.5379 ACRE(S)**  
**110,551 SQUARE FEET**

**BLOCK "A"**  
**MARY VICE**  
**ESTATES**  
**VOL. 101,**  
**PG. 321-322**  
**P.R.T.C.T.**

**FAZ**  
**SUBDIVISION**  
**DOC. NO.**  
**200800186**  
**O.P.R.T.C.T.**



GRAPHIC SCALE: 1" = 40'

**MATCHLINE "B"**

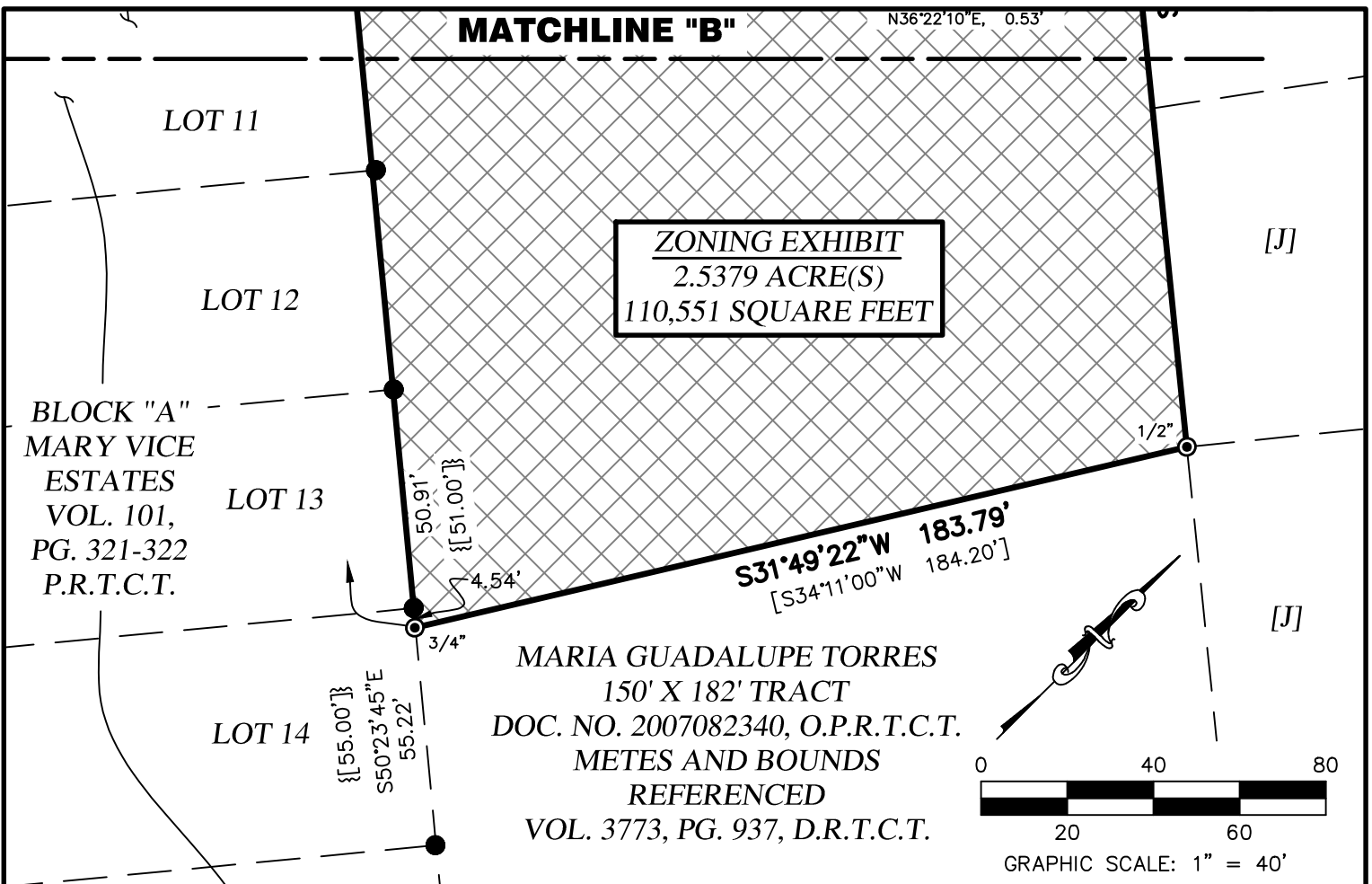
**2.5379 ACRE**  
**ZONING EXHIBIT**  
**City of Austin,**  
**Travis County, Texas**



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|--------------|-----------|
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| Sheet:       | 2 OF 4    |





[A]  
CALLED 533 SQ. FT.  
CITY OF AUSTIN  
VOL. 3968, PG. 384  
D.R.T.C.T.

[B]  
CALLED 582 SQ. FT.  
CITY OF AUSTIN  
VOL. 3948, PG. 558  
D.R.T.C.T.

[C]  
CALLED 0.134 ACRE  
OFLP-3 LTD  
DOC. NO. 2004211665  
O.P.R.T.C.T.

[D]  
A PART OF  
A 6.01 ACRE TRACT  
SEVERA CONTRERAS  
VOL. 6428, PG. 515  
D.R.T.C.T.  
(AS DESCRIBED IN  
VOL. 701, PG. 98  
D.R.T.C.T.)

[F]  
CALLED 75' X 102' TRACT OF LAND  
BEING PART OF  
A 6.01 ACRE TRACT  
ABEL MORENO AND CECILIA MORENO  
VOL. 10159, PG. 953  
R.P.R.T.C.T.

[G]  
REMAINDER  
OF 6.01 ACRES  
INEZ WALLACE  
HEIRS OR ASSIGNS  
VOL. 700, PG. 59  
D.R.T.C.T.

[H]  
ATX EASTSIDE  
PROPERTIES LLC  
CALLED .083 ACRES  
DOC. NO. 2018061791  
O.P.R.T.C.T.

**2.5379 ACRE  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**



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TBPELS FIRM #10174300

|              |           |
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| Tech:        | CC        |
| Field Crew:  | JZ/FH     |
| Survey Date: | FEB. 2021 |
| Sheet:       | 3 OF 4    |

[I]  
ESPERANZA  
SANCHEZ  
(TRACT "B")  
VOL. 7549, PG. 205  
D.R.T.C.T.

[J]  
PEDRO RESENDIZ  
ARTEAGA  
AND ESTELLA  
LOPEZ ARTEAGA  
76 X 103 FT  
DOC. NO. 2015185178  
O.P.R.T.C.T.

[K]  
MARIA GUADALUPE  
TORRES  
75 X 102 FEET  
DOC. NO. 2007082341  
O.P.R.T.C.T.



*Jason Ward*

8/17/2022

## LEGEND

|              |   |
|--------------|---|
|              | PROPERTY LINE                                   |
|              | EXISTING PROPERTY LINES                         |
|              | 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET     |
|              | 1/2" IRON ROD FOUND (UNLESS NOTED)              |
|              | 3/8" IRON PIPE FOUND (UNLESS NOTED)             |
|              | IRON ROD WITH NOT LEGIBLE CAP FOUND             |
|              | BENCHMARK                                       |
|              | CALCULATED POINT                                |
|              | MAG NAIL FOUND                                  |
|              | BOLT FOUND                                      |
| P.O.B.       | POINT OF BEGINNING                              |
| VOL./PG.     | VOLUME, PAGE                                    |
| DOC. NO.     | DOCUMENT NUMBER                                 |
| R.O.W.       | RIGHT-OF-WAY                                    |
| P.R.T.C.T.   | PLAT RECORDS, TRAVIS COUNTY, TEXAS              |
| R.P.R.T.C.T. | REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS     |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS   |
| D.R.T.C.T.   | DEED RECORDS, TRAVIS COUNTY, TEXAS              |
| [.....]      | RECORD INFORMATION PER DEED DOC. NO. 2017035266 |
| <.....>      | RECORD INFORMATION PER DEED DOC. NO. 2004211665 |
| [[.....]]    | RECORD INFORMATION PER DEED VOL. 3948, PG. 558  |
| {{.....}}    | RECORD INFORMATION PER DEED VOL. 6248, PG. 515  |
| {[.....]}    | RECORD INFORMATION PER PLAT VOL. 101, PG. 321   |
| {<.....>}    | RECORD INFORMATION PER PLAT VOL. 37, PG. 7      |
| [<.....>]    | RECORD INFORMATION PER DEED DOC. NO. 2021122536 |

### NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000071981721.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

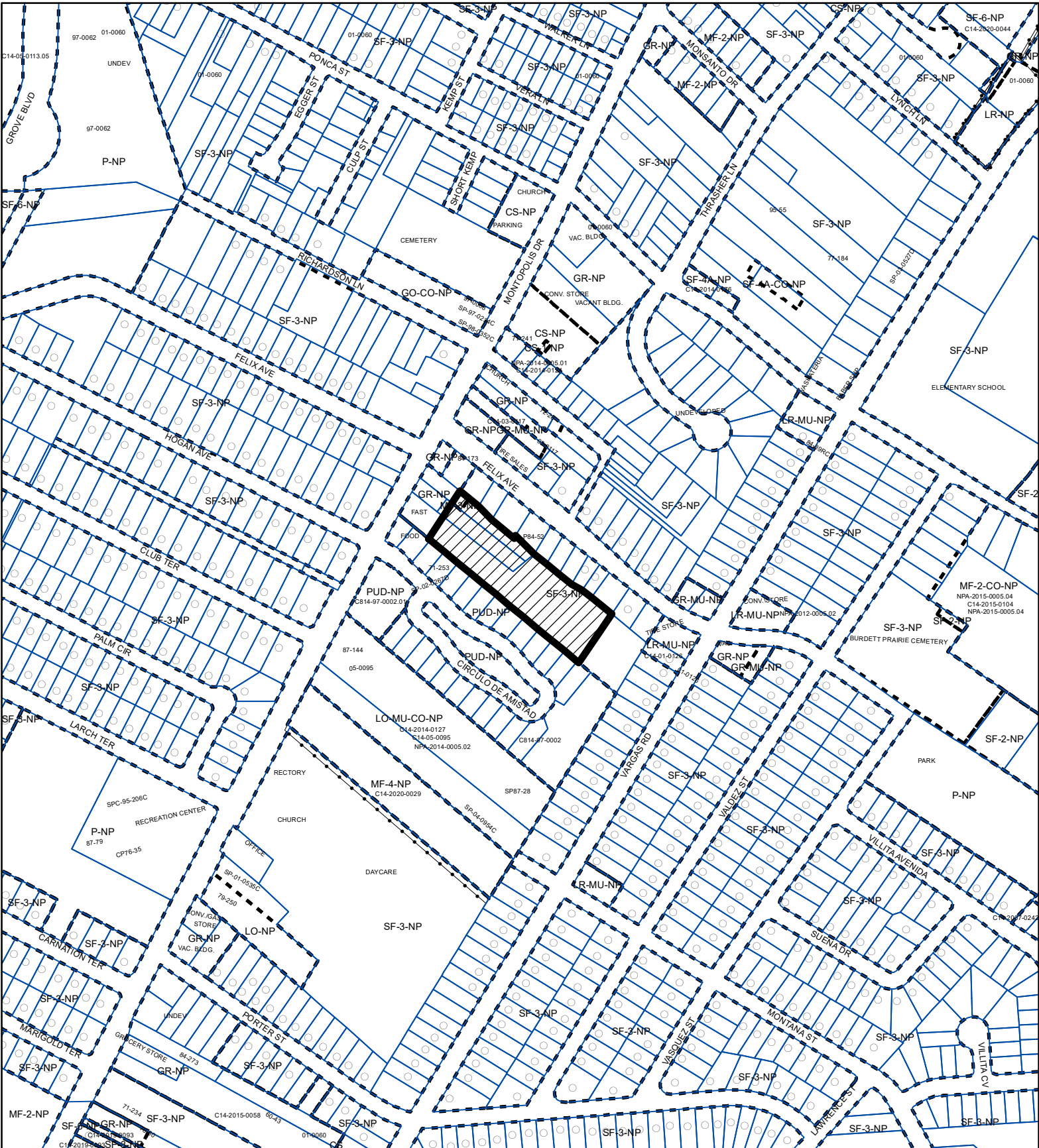
**2.5379 ACRE  
ZONING EXHIBIT  
City of Austin,  
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| Tech:        | CC        |
| Field Crew:  | JZ/FH     |
| Survey Date: | FEB. 2021 |
| Sheet:       | 4 OF 4    |





N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

**ZONING**

**ZONING CASE#: C14-2022-0211**

**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: 8/25/2022**