

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1013 AND 1017 MONTOPOLIS DRIVE IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-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 multifamily residence moderate-high density-neighborhood plan (MF-4-NP) combining district on the property described in Zoning Case No. C14-2020-0029, on file at the Housing and Planning Department, as follows:

3.120 acres of land (approximately 135,925 square feet) out of Santiago Del Valle Survey, Abstract No. 24 situated in Travis County, Texas, said 3.120 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1013 and 1017 Montopolis Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. The Property is subject to Ordinance No. 010927-28 that established zoning for the Montopolis Neighborhood Plan.

PART 3. This ordinance takes effect on _____, 2021.

PASSED AND APPROVED

§§§

_____, 2021

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

EARLY LAND SURVEYING, LLC

P.O. Box 92588
Austin, TX 78709
512-202-8631
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TBPELS Firm No. 10194487

3.120 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 3.120 ACRES (APPROXIMATELY 135,925 SQ. FT.) IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 3.120 ACRE TRACT CONVEYED TO MONTOPOLIS ACRES LP IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED JUNE 16, 2019 AND RECORDED IN DOCUMENT NO. 2019102752 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.120 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Dean Woodley" cap found in the southeast right-of-way line of Montopolis Drive (right-of-way width varies), being the northernmost corner of the said 3.120 acre tract, being the westernmost corner of a 1.91 acre tract described in Document No. 2015189337 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar with "TLSI RPLS 4037-5168" cap found in the southeast right-of-way line of Montopolis Drive, being the northernmost corner of a 2.89 acre tract described in Document No. 2015189337 of the Official Public Records of Travis County, Texas, bears North 27°19'11" East, a distance of 251.25 feet;

THENCE South 49°10'19" East with the northeast line of the said 3.120 acre tract and the southwest line of the said 1.91 acre tract, a distance of 844.63 feet to a 1/2" rebar found for the easternmost corner of the said 3.120 acre tract, being the southernmost corner of the said 1.91 acre tract, being also in the northwest termination of Montana Street (50' right-of-way width) (not built as time of survey) as shown on Chernosky Subdivision No. 15, a subdivision of record in Volume 5, Page 92 of the Plat Records of Travis County, Texas;

THENCE with the southeast line of the said 3.120 acre tract, the northwest termination of Montana Street and the northwest line of Lots 1-3, Block 6, of said Chernosky Subdivision No. 15, the following three (3) courses and distances:

1. South 30°43'35" West, a distance of 77.76 feet to a 1/2" rebar found for the westernmost corner of Lot 1, Block 6, of said Chernosky Subdivision No. 15, being the northernmost corner of Lot 2, Block 6, of said Chernosky Subdivision No. 15;

2. South $31^{\circ}42'24''$ West, a distance of 49.79 feet to a $\frac{5}{8}$ " iron pipe found for the westernmost corner of Lot 2, Block 6, of said Chernosky Subdivision No. 15, being the northernmost corner of Lot 3, Block 6, of said Chernosky Subdivision No. 15;
3. South $32^{\circ}25'38''$ West, a distance of 36.62 feet to a $\frac{1}{2}$ " iron pipe found for the southernmost corner of the said 3.120 acre tract, being the easternmost corner of Lot 2, Franciscan Sisters Daughters of Mercy Subdivision, a subdivision of record in Document No. 200100248 of the Official Public Records of Travis County, Texas;

THENCE North $49^{\circ}09'36''$ West with the southwest line of the said 3.120 acre tract and the northeast line of Lot 2, of said Franciscan Sisters Daughters of Mercy Subdivision, a distance of 833.95 feet to a $\frac{1}{2}$ " rebar with "Premier" cap found for an angle point in the southeast right-of-way line of Montopolis Drive, being the westernmost corner of the said 3.120 acre tract, from which a $\frac{1}{2}$ " rebar found, bears North $49^{\circ}09'36''$ West, a distance of 0.52 feet;

THENCE North $27^{\circ}45'21''$ East with the southeast right-of-way line of Montopolis Drive and the northwest line of the said 3.120 acre tract, a distance of 166.07 feet to the **POINT OF BEGINNING**, containing an area of 3.120 acres, more or less.

Surveyed on the ground on May 13, 2020

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1067-001-BASE



Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016



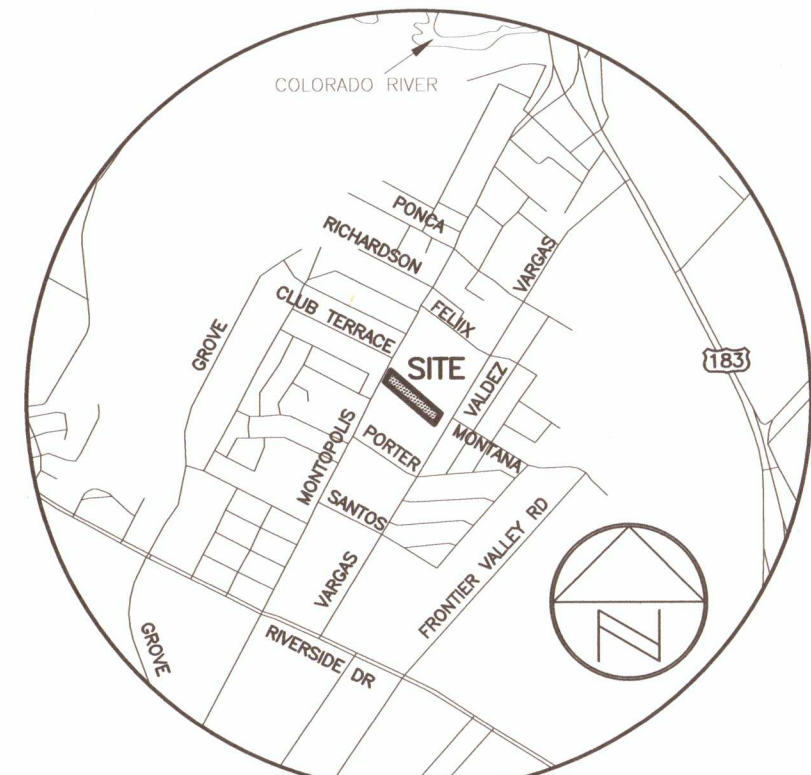
Date



A TOPOGRAPHIC AND TREE SURVEY OF 3.120 ACRES (APPROXIMATELY 135,925 SQ. FT.) IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 3.120 ACRE TRACT CONVEYED TO MONTOPOLIS ACRES LP IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED JUNE 16, 2019 AND RECORDED IN DOCUMENT NO. 2019102752 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SCALE: 1" = 30'
GRAPHIC SCALE

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "PREMIER" CAP FOUND
 - 1/2" REBAR WITH "DEAN WOODLEY" CAP FOUND
 - 1/2" REBAR WITH "LSI RPLS 4037-5168" CAP FOUND
 - 1/2" IRON PIPE FOUND (OR AS NOTED)
 - BENCHMARK LOCATION
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - GAS UTILITY
 - UTILITY POLE
 - GUY WIRE
 - STORMSEWER MANHOLE
 - WASTEWATER MANHOLE
 - CLEANOUT
 - MAILBOX
 - EDGE OF ASPHALT PAVEMENT
 - OVERHEAD UTILITIES
 - WIRE FENCE
 - CHAIN LINK FENCE
 - WROUGHT IRON FENCE
 - WOOD FENCE
 - RECORD INFORMATION



LOCATION MAP
NOT TO SCALE

SOUTHWEST KEY PROGRAMS, INC.
1.91 ACRES, TRACT 1
(2015189337)

3.120 ACRES
APPROX. 135,925 SQ. FT.
MONTOPOLIS ACRES LP
3.120 ACRES
(2019102752)

LOT 2
FRANCISCAN SISTERS DAUGHTERS OF MERCY SUBDIVISION
(200100248)

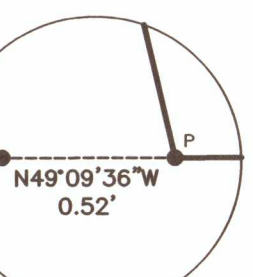
MONTANA STREET
(50' R.O.W. WIDTH)
NOT BUILT AT
TIME OF SURVEY

LOT 1
BLOCK 6
CHERNOSKY
SUBDIVISION NO. 15
(5/92)

LOT 2
BLOCK 6
CHERNOSKY
SUBDIVISION NO. 15
(5/92)

LOT 3
BLOCK 6
CHERNOSKY
SUBDIVISION NO. 15
(5/92)

LOT 4
BLOCK 6
CHERNOSKY
SUBDIVISION NO. 15
(5/92)



DETAIL
NOT TO SCALE

MANHOLE AND INLET NOTE:

THIS SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS. EXACT MEASUREMENTS AND DEPTHS, PARTICULARLY IN CRITICAL AREAS, SHOULD BE VERIFIED WITH UTILITY RECORD MAPS AND/OR FIELD VERIFICATION PRIOR TO FINAL PLANNING OR CONSTRUCTION.

BENCHMARK INFORMATION:

BM #1: SQUARE ON SOUTHEAST CORNER OF A CURB INLET, EAST SIDE OF MONTOPOLIS STREET, 4' ± 17" NORTHWEST OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

ELEVATION = 485.84'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

| TREE INDEX | | | | TREE LIST | | | | | |
|---|------|-----------------------|--------|-----------|-----|-------------------|-------|-----|-----------------|
| TAG NO. | TYPE | INDICATES MULTI TRUNK | | | | | | | |
| 514 | LO | 17 14 11 | (29.5) | 7084 | HB | 17 | 12772 | BUM | 10 |
| | | | | 7085 | AE | 11 | 12773 | UG | 8 7 7 (15.0) |
| | | | | 7086 | BUM | 11 11 10 9 (26.0) | 12774 | PEC | 12 |
| | | | | 7087 | MSQ | 11 | 12775 | AE | 8 |
| | | | | 7088 | CB | 9 | 12776 | AE | 9 |
| | | | | 7089 | HB | 13 | 12777 | ASH | 19 15 (26.5) |
| | | | | 7090 | LO | 17 9 8 (25.5) | 12778 | CB | 8 |
| | | | | 7091 | HB | 10 | 12779 | CB | 8 |
| | | | | 7092 | HB | 13 | 12800 | MSQ | 12 |
| | | | | 7093 | HB | 10 | 12801 | HB | 11 |
| | | | | 7094 | HB | 8 | 12802 | HB | 11 |
| | | | | 7095 | MSQ | 16 14 (23.0) | 12803 | CRM | 15 |
| | | | | 7096 | BUM | 8 | 12804 | CAT | 14 14 (21.0) |
| | | | | 7097 | MSQ | 8 6 (11.0) | 12805 | CB | 13 |
| | | | | 7098 | ASH | 19 | 12806 | CTH | 15 9 7 7 (16.0) |
| | | | | 7099 | HB | 10 | 12807 | HB | 11 |
| | | | | 7100 | HB | 10 9 8 (18.5) | 12808 | CTH | 15 |
| | | | | 7101 | HB | 8 | 12809 | AE | 11 |
| | | | | 7102 | HB | 9 | 12810 | AE | 9 |
| | | | | 7103 | HB | 8 | 12811 | MSQ | 16 11 (21.5) |
| | | | | 7104 | AE | 8 | 12812 | ASH | 9 7 (12.5) |
| | | | | 7105 | BUM | 10 | 12813 | ASH | 7 (12.5) |
| | | | | 7106 | MSQ | 13 | 12814 | AE | 9 |
| | | | | 7107 | HB | 11 8 6 (18.0) | 12815 | MSQ | 15 |
| | | | | 7108 | MSQ | 12 11 (17.5) | 12816 | MSQ | 15 STUMP |
| | | | | 7109 | MSQ | 9 | 12817 | HB | 12 |
| | | | | 7110 | MSQ | 10 7 (13.5) | 12818 | HB | 8 |
| | | | | 7111 | MSQ | 13 | 12819 | AE | 19 18 (28.0) |
| | | | | 7112 | HB | 9 | 13000 | ASH | 10 |
| | | | | 7113 | HB | 12 | | | |
| | | | | 7114 | MSQ | 10 | | | |
| | | | | 7115 | MSQ | 9 | | | |
| | | | | 7116 | CE | 9 | | | |
| | | | | 7117 | ASH | 9 | | | |
| | | | | 7118 | MSQ | 9 | | | |
| | | | | 7119 | HB | 11 | | | |
| | | | | 7120 | AE | 9 | | | |
| NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS DEAD; HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST. | | | | | | | | | |

ZONING

ZONING CASE#: C14-2020-0029

Exhibit B

 SUBJECT TRACT

PENDING CASE

 ZONING BOUNDARY
$$1'' = 400'$$

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/4/2020