

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2008-0126.SH

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code rezoning the property locally known as 2602, 2606 & 2610 Wilson Street from MF-3-NP, SF-3-NP to MF-2-CO-NP for “Tract 1”, SF-3-CO-NP for “Tract 2 & MF-4-CO-NP for “Tract 3” .

DEPARTMENT COMMENTS:

The conditions imposed by City Council on 1st reading have been incorporated into the ordinance and attachments.

OWNER/APPLICANT: Cobalt Partners (Mitch Ely)

AGENT: Mike McHone Real Estate (Mike McHone)

DATE OF FIRST READING: September 25, 2008, The public hearing was held open and the first reading of the ordinance for multi-family residence-low density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district zoning for Tract 1; family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district zoning for Tract 2; and multi-family residence-moderate high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district zoning for Tract 3 was approved (consent). 7-0

CITY COUNCIL HEARING DATE: October 16th, 2008

ORDINANCE NUMBER:

CITY COUNCIL ACTION:

ASSIGNED STAFF: Clark Patterson

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0126.SH – Wilson Street

P.C. DATE: 07-22-08

08-12-08

AREA: 3.249 acres

APPLICANT: Cobalt Partners (Mitch Ely)

AGENT: Mike McHone Real Estate
(Mike McHone)

ADDRESS: 2602, 2606 & 2610 Wilson Street

NEIGHBORHOOD PLAN AREA: Dawson

CAPITOL VIEW: No

T.I.A.: No

DESIRED DEVELOPMENT ZONE: Yes

WATERSHED: East Bouldin

ZONING FROM: MF-3-NP, SF-3-NP

TO: MF-2-NP for “Tract 1” & MF-4-NP for “Tract 3”

SUMMARY STAFF RECOMMENDATION:

Staff recommends MF-2-NP - Multifamily Residence (Low Density) Neighborhood Plan district for Tract 1 and MF-4-NP – Multifamily Residence (Moderate-High Density) Neighborhood Plan district for Tract 3.

PLANNING COMMISSION RECOMMENDATION:

The motion to approve MF-2-CO-NP for Tract 1 (Note: 2 are already allowed on SF-3-NP tract); and MF-4-CO-NP for Tract 3 with the CO limiting height to 35-feet, limiting the number of units on Tract 1 to 10 units, Tract 2 to 2 units and Tract 3 to 50 units; for a total of 62 units. Require a continuous connection to Wilson Street and Durwood Street. This motion was made by Commissioner Mandy Dealey, Commissioner Sandra Kirk second the motion on a vote of 6-1. Commissioner Dave Sullivan voted against the motion (Nay); Commissioners Jay Reddy and Clint Small were absent.

DEPARTMENT COMMENTS:

This rezoning application, in order to be approved, requires an amendment to the Dawson Neighborhood Plan Future Land Use Map (FLUM). The northern parcel of property on the site is currently designated as Single Family on the Dawson Neighborhood Plan FLUM. The applicant is requesting an amendment to the Dawson Neighborhood Plan FLUM under case number NPA-2007-0001.02 to change that parcel of land from Single Family designation to Multi-family designation and will be a companion case to this case.

The site is currently developed with an existing forty (40) unit multi-family apartment complex. The applicant is proposing to redevelop the site into an eighty (80) unit multi-family apartment complex. The applicant's proposed project has been certified as a S.M.A.R.T. housing project through the City of Austin's Neighborhood Housing and Community Development Department. The proposed apartment complex will provide at least ten percent (10%) of the proposed units to households at or below eighty percent (80%) median family income. The applicant is proposing to take access to Durwood Street.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	SF-3-NP, MF-3-NP	Multi-family Apartment Complex
NORTH	MF-3-NP	Multi-family Apartment Complex
SOUTH	MF-3-NP	Religious Assembly
EAST	SF-3-NP	Single Family Residential
WEST	SF-3-NP	Single Family Residential

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-01-0061	Dawson Neighborhood Plan	Sent to City Council with no recommendation [Vote: 8-0]	Approved Dawson Neighborhood Plan [Vote: 7-0]
C14-2007-0236	From LR to GR-MU-CO-NP	Approved GR-MU-CO-NP [Vote: 7-0]	Approved GR-MU-CO-NP [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assn.
- Terrell Land Interceptor Assn.
- Dawson Neighborhood Planning Team
- Dawson Neighborhood Assn.
- Galindo Elementary Neighborhood Assn.
- Austin Neighborhood Council
- South Central Coalition

SCHOOLS:

Dawson Elementary School
Fulmore Middle School
Travis High School

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the East Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is a flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Transportation

1. No additional right-of-way is needed at this time.
2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]
3. For information only: The trip generation under the requested zoning is estimated to be 691 trips per day**, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

**The applicant proposes to construct 62 multifamily apartment units, which is estimated will generate 417 trips per day. However, there are existing 40 multifamily apartment units, which generate 269 trips per day. This results in a "net" increase in site traffic of +148 trips per day over the existing development.

4. There are no existing sidewalks along Wilson Avenue. There are existing sidewalks along the bubble portion only for Durwood Street.
5. Wilson Avenue and Durwood Street are not classified in the Bicycle Plan as a Priority 1 or 2 bike route.

6. Capital Metro bus service is available within ¼ mile of this property along W. Oltorf Street with the #331 (Oltorf crosstown), and along S. First Street with the #10 (South First St. local service), #110 (South Central flyer), #328 (Ben White crosstown), and #484 (Night Owl Lamar/South First special service).

Existing Street Characteristics:

Street	ROW	Pavement	Classification	ADT
Wilson Avenue	50 feet	27 feet	Local	804 (10/4/05)
Durwood Street	60 feet	40 feet	Cul-de-sac	976 (12/4/07)

Site Plan:

This tract is already developed and the proposed zoning change is a footprint within the existing development. A change of use within the existing structure would not trigger compatibility development regulations. However, any new construction on this site would be subject to compatibility development regulations due to the existing SF-3-NP zoned property to the northwest and northeast, and would be subject to the following requirements:

Compatibility Standards

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 15 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

CITY COUNCIL DATE: October 16th, 2008

ACTION:

ORDINANCE READINGS: 1ST 9/25/08 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691

6. Capital Metro bus service is available within ¼ mile of this property along W. Oltorf Street with the #331 (Oltorf crosstown), and along S. First Street with the #10 (South First St. local service), #110 (South Central flyer), #328 (Ben White crosstown), and #484 (Night Owl Lamar/South First special service).

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Additional design regulations will be enforced at the time a site plan is submitted.

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- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

CITY COUNCIL DATE: September 25th 2008

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD **ORDINANCE NUMBER:**

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2602, 2606, AND 2610 WILSON STREET IN THE DAWSON NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT AND MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-2-CO-NP) COMBINING DISTRICT FOR TRACT ONE, FAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-3-CO-NP) COMBINING DISTRICT FOR TRACT TWO AND MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-CO-NP) COMBINING DISTRICT FOR TRACT THREE.

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. C14-2008-0126.SH, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From family residence-neighborhood plan (SF-3-NP) combining district and multifamily residence medium density-neighborhood plan (MF-3-NP) combining district to multifamily residence low density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district.

A 0.603 acre (26,247 square feet) tract of land, more or less, out of lots in the Resubdivision of Frances Winetroub Addition and the Live Oak Grove Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From family residence-neighborhood plan (SF-3-NP) combining district to family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district.

A 0.183 acre (7,958 square feet) tract of land, more or less, out of Lot 6, Live Oak Grove Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance; and

1 Tract Three: From family residence-neighborhood plan (SF-3-NP) combining
2 district and multifamily residence medium density-neighborhood plan (MF-3-NP)
3 combining district to multifamily residence moderate high density-conditional
4 overlay-neighborhood plan (MF-4-CO-NP) combining district.

5
6 A 2.646 acre tract of land, more or less, out of lots in the Resubdivision of Frances
7 Winetroub Addition and the Live Oak Grove Subdivision, the tract of land being
8 more particularly described by metes and bounds in Exhibit "C" incorporated into
9 this ordinance,

10 (all tracts now identified as the "Property"),

11
12 locally known as 2602, 2606, and 2610 Wilson Street, in the City of Austin, Travis
13 County, Texas, and generally identified in the map attached as Exhibit "D".

14
15 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
16 Property may be developed and used in accordance with the regulations established for the
17 respective base districts, and other applicable requirements of the City Code.

18
19 **PART 3.** The Property within the boundaries of the conditional overlay combining district
20 established by this ordinance is subject to the following conditions:

- 21
22 A. The maximum number of residential units on the Property is 62 units.
23
24 B. The maximum number of residential units for each tract shall be allocated as
25 follows:
26
27 1) Tract One: 10 units
28 2) Tract Two: 2 units
29 3) Tract Three: 50 dwelling units
30
31 C. A continuous connection shall be provided on the Property to Wilson Street and
32 Durwood Street.
33
34 D. The maximum height of a building or structure is 35 feet from ground level.

35
36 **PART 4.** The Property is subject to Ordinance No. 011206-10 that established the
37 Dawson neighborhood plan combining district.
38
39
40

1
2
3 **PART 5.** This ordinance takes effect on _____, 2008.
4

5
6 **PASSED AND APPROVED**
7

8
9
10 _____, 2008

§
§
§

11 _____
12 Will Wynn
13 Mayor
14

15 **APPROVED:** _____ **ATTEST:** _____
16

17 David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

DESCRIPTION

DESCRIBING 26,247 SQUARE FEET (0.603 OF AN ACRE) OF LAND BEING A PORTION OF LOT 1 AND LOT 2, RESUBDIVISION OF FRANCES WINETROUB ADDITION, A SUBDIVISION RECORDED IN BOOK 49 PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, ALSO BEING A PORTION OF LOT 6, LIVE OAK GROVE, A SUBDIVISION RECORDED IN BOOK Z PAGE 615 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, SAID LOT 1 AND LOT 2 BEING DESCRIBED IN A WARRANTY DEED TO COBALT PARTNERS, LTD EXECUTED ON DECEMBER 27, 2000 AND RECORDED IN DOCUMENT NUMBER 2000205133 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, AND A PORTION OF SAID LOT 6 BEING DESCRIBED IN A GENERAL WARRANTY DEED TO COBALT PARTNERS, LTD EXECUTED ON NOVEMBER 2, 2004 AND RECORDED IN DOCUMENT NUMBER 2004207940 OF SAID OFFICIAL PUBLIC RECORDS, SAID 26,247 SQUARE FEET (0.603 OF AN ACRE) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at the southwest corner of said Lot 1, same being in the north line of that tract of land described in a deed to Trinity Latin Assembly of God, as recorded in Volume 7408 Page 241 of the Deed Records of said County, and in the northwest line of Wilson Street (R.O.W. varies);

THENCE, with the common line of said Lot 1 and said Trinity Latin Assembly of God tract, N62°44'25"W, a distance of 97.27 feet to a point;

THENCE, through the interior of said Lot 1, Lot 2 and a portion of Lot 6, the following six (6) courses:

- 1) N27°35'52"E, a distance of 134.86 feet to a point;
- 2) S62°24'08"E, a distance of 5.00 feet to a point;
- 3) N27°01'29"E, a distance of 50.00 feet to a point;
- 4) N62°24'08"W, a distance of 5.00 feet to a point;
- 5) N27°45'59"E, a distance of 84.86 feet to a point;
- 6) S62°24'08"E, a distance of 104.19 feet to a point in the east line of said remainder of Lot 6, same being in the west line of said Wilson Street;

THENCE, with the common line of said remainder of Lot 6 and said Wilson Street the following four (4) courses:

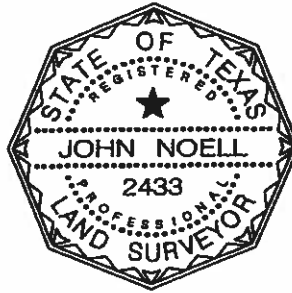
- 1) S27°09'49"W, a distance of 36.02 feet to an iron rod found;
- 2) N62°50'54"W, a distance of 6.95 feet to an iron rod found, same being the northeast corner of said Lot 2;

EXHIBIT "A"
Tract 1
F.N. #918
UDG #08-488

Cobalt Partners, Ltd
Zoning
Isaac Decker League
Travis County, Texas
Page 2 of 2

- 3) S27°35'29"W, a distance of 113.99 feet to an iron rod found, same being the southeast corner of said Lot 2 and the northeast corner of said Lot 1;
- 4) S27°36'14"W, a distance of 119.09 feet to the POINT OF BEGINNING and containing 26,247 square feet (0.603 of an acre) of land.

Prepared by:
URBAN DESIGN GROUP
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040




John Noell, R.P.L.S. #2433

Date:

5.15.08

Map attached.

Bearing basis: Texas State Plane Coordinate System, NAD 83, Texas Central Zone.

References: TCAD: 04 0402 0191, 04 0402 0192, 04 0402 0136.
Austin Grid: MH-19, MH-20.

DESCRIBING 7,958 SQUARE FEET (0.183 OF AN ACRE) OF LAND BEING A PORTION OF LOT 6, LIVE OAK GROVE, A SUBDIVISION RECORDED IN BOOK Z PAGE 615 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 7,958 SQUARE FEET BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO COBALT PARTNER, LTD EXECUTED ON NOVEMBER 2, 2004 AND RECORDED IN DOCUMENT NUMBER 2004207940 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 7,958 SQUARE FEET (0.183 OF AN ACRE) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron found at the northeast corner of said tract described in Document Number 2004207940, same being in the west right-of-way line of Wilson Street (R.O.W. varies);

THENCE, with the common line of said Lot 6 and said Wilson Street, S27°09'49"W, a distance of 59.45 feet to a point;

THENCE, through the interior of said Lot 6 the following six (6) courses:

- 1) N62°24'08"W, a distance of 104.19 feet to a point;
- 2) N27°10'14"E, a distance of 33.53 feet to a point;
- 3) N62°24'08"W, a distance of 60.49 feet to a point;
- 4) N27°32'44"E, a distance of 20.31 feet to a point;
- 5) N62°49'41"W, a distance of 50.00 feet to a point;
- 6) N29°24'41"E, a distance of 5.38 feet to a point in the south line of Lot 3, Gillis Heights, a subdivision recorded in Book 63 Page 32 of said Plat Records;

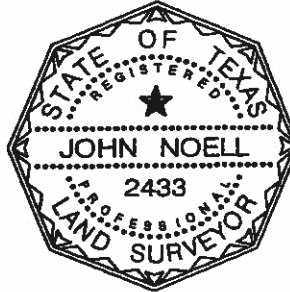
THENCE, with the north line of said tract described in Document Number 2004207940, S62°29'52"E, a distance of 207.56 feet to an iron rod found at the southeast corner of Lot 3, P. G. Sosa Subdivision, a subdivision recorded in Book 15 Page 61 of the Plat Records of Travis County, Texas;


THENCE, with the north line of said tract described in Document Number 2004207940, S64°34'36"E, a distance of 6.78 feet to the POINT OF BEGINNING and containing 7,958 square feet (0.183 of an acre) of land.

EXHIBIT "B"
Tract 2
F.N. #919
UDG #08-488

Cobalt Partners, Ltd
Zoning
Isaac Decker League
Travis County, Texas
Page 2 of 2

Prepared by:
URBAN DESIGN GROUP
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040




John Noell, R.P.L.S. #2433
5.15.06
Date:

Map attached.

Bearing basis: Texas State Plane Coordinate System, NAD 83, Texas Central Zone.

References: TCAD: 04 0402 0136.
Austin Grid: MH-19, MH-20.

DESCRIPTION

DESCRIBING 2.646 ACRES OF LAND BEING A PORTION OF LOT 1 AND LOT 2, RESUBDIVISION OF FRANCES WINETROUB ADDITION, A SUBDIVISION RECORDED IN BOOK 49 PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF LOT 6, LIVE OAK GROVE, A SUBDIVISION RECORDED IN BOOK Z PAGE 615 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 AND LOT 2 BEING DESCRIBED IN A WARRANTY DEED TO COBALT PARTNERS, LTD EXECUTED ON DECEMBER 27, 2000 AND RECORDED IN DOCUMENT NUMBER 2000205133 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, AND A PORTION OF SAID LOT 6 BEING DESCRIBED IN A GENERAL WARRANTY DEED TO COBALT PARTNERS, LTD EXECUTED ON NOVEMBER 2, 2004 AND RECORDED IN DOCUMENT NUMBER 2004207940 OF SAID OFFICIAL PUBLIC RECORDS, SAID 2.646 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found in the northwest corner of said Lot 6, same being at the southwest corner of Lot 2, Gillis Heights, a subdivision recorded in Book 63 Pg 32 of the Plat Records of Travis County Texas, and at the northeast corner of that 0.57 of an acre tract described in a deed to Gene O. Long, et ux as recorded in Volume 3642 Page 400 of the Deed Records of said County;

THENCE, with the common line of said Lot 6 and said Gillis Heights, S62°29'52"E, a distance of 243.04 feet to a point

THENCE, through the interior of said Lot 6, Lot 2 and Lot 1 the following ten (10) courses:

- 1) S29°24'41"W, a distance of 5.38 feet to a point;
- 2) S62°49'41"E, a distance of 50.00 feet to a point;
- 3) S27°32'44"W, a distance of 20.31 feet to a point;
- 4) S62°24'08"E, a distance of 60.49 feet to a point;
- 5) S27°10'14"W, a distance of 33.53 feet to a point;
- 6) S27°45'59"W, a distance of 84.86 feet to a point;
- 7) S62°24'08"E, a distance of 5.00 feet to a point;
- 8) S27°01'29"W, a distance of 50.00 feet to a point;
- 9) N62°24'08"W, a distance of 5.00 feet to a point;
- 10) S27°35'52"W, a distance of 134.86 feet to a point on the southerly line of said Lot 1, same being in the north line of that tract of land described in a deed to

Trinity Latin Assembly of God, as recorded in Volume 7408 Page 241 of the Deed Records of said County;

THENCE, with the common line of said Lot 1 and said Trinity Latin Assembly of God tract, N62°44'25"W a distance of 354.91 feet to an iron rod found at the southwest corner of said Lot 1, same being a point on the easterly line of Lot 3, Pearson Subdivision, a subdivision recorded in Book 5 Page 8 of the Plat Records of Travis County, Texas;

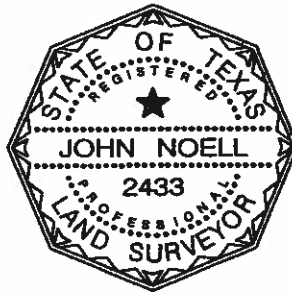
THENCE, with the common line of said Lot 1 and said Pearson Subdivision, N27°08'21"E, a distance of 118.97 feet to an iron rod found, at the northwest corner of said Lot 1 and the southwest corner of said Lot 2;

THENCE, with the common line of said Lot 2 and said Pearson Subdivision, N26°54'10"E, a distance of 18.51 feet to an iron rod found, at the northeast corner of Lot 5 of said Pearson Subdivision, same being at the southeast corner of said 0.57 of an acre tract;

THENCE, with the common line of said Lot 2 and said 0.57 of an acre tract, N29°08'01"E, a distance of 95.88 feet to an iron rod found, at the northwest corner of said Lot 2, same being at the southwest corner of said remaining portion of Lot 6;

THENCE, with the common line of said remaining portion of Lot 6 and said 0.57 of an acre tract, N27°22'39"E, a distance of 96.94 feet to the POINT OF BEGINNING and containing 2.646 acres of land.

Prepared by:
URBAN DESIGN GROUP
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040




John Noell, R.P.L.S. #2433

Date: 5.15.08

Map attached.

Bearing basis: Texas State Plane Coordinate System, NAD 83, Texas Central Zone.

References: TCAD: 04 0402 0191, 04 0402 0192, 04 0402 0136.
Austin Grid: MH-19, MH-20.

1" = 100'

LOT 2A
BOULDOIN CREEK CENTER
BOOK 77 PG. 133 & 134
SP-04-1079C

GENE O. LONG ET UX
(0.57 ACRE)
VOLUME 3642 PAGE 400
POINT OF BEGINNING
FN #920

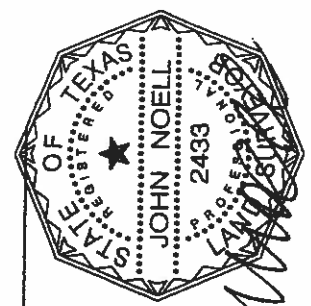
PEARSON SUBDIVISION
BOOK 5 PG. 8
BLOCK B
2 3 4 5

LOT 2
GILLIS HEIGHTS
BOOK 63 PG. 32

OURWOOD ST. (60' R.O.W.)

LOT 3
GILLIS HEIGHTS
BOOK 63 PG. 32

REMAINING
PORTION OF
LOT 3
P.G. SOSA SUBDIVISION
BOOK 15 PG. 61



2-15-08

POINT OF BEGINNING
FN #918

WILSON STREET
(ROW VARIES)

FIELD NOTE #918, #919, & #920 TO ACCOMPANY THIS SKETCH

3680 STONEMORE ROAD
SUITE 100
AUSTIN, TEXAS 78748
PHONE (512) 347-0040
FAX (512) 347-1311
E-MAIL: GENERAL@UDG.COM
WWW.WWW.UDG.COM



Urban Design Group

LEGEND

- IRON ROD FOUND

LINE TABLE

L1	S27°09'49"W	59.45'
L2	N62°24'08"W	104.19'
L3	N27°10'14"E	33.53'
L4	N62°24'08"W	60.49'
L5	N27°32'44"E	20.31'
L6	N62°49'41"W	50.00'
L7	N29°24'41"E	5.38'
L8	S62°29'52"E	207.56'
L9	S64°34'36"E	6.78'
L10	N62°44'25"W	97.27'
L11	N27°35'52"E	134.86'
L12	S62°24'08"E	5.00'
L13	N27°01'29"E	50.00'
L14	N62°24'08"W	5.00'
L15	N27°45'59"E	84.86'
L16	S27°09'49"W	36.02'
L17	N62°50'54"W	6.95'
L18	S27°35'29"W	113.99'
L19	S27°36'14"W	119.09'
L20	S62°29'52"E	243.04'
L21	N62°44'25"W	354.91'
L22	N27°08'21"E	118.97'
L23	N26°54'10"E	18.51'
L24	N29°08'01"E	95.88'
L25	N27°22'39"E	96.94'

PORTION OF
LOT 6
LIVE OAK
GROVE
BOOK 2,
PAGE 615

RESUBDIVISION OF
FRANCES WINETROUB ADDITION
BOOK 49, PAGE 31

TRACT 3

LOT 2

LOT 1

COBALT PARTNERS, LTD
DOC. NO. 2000205133

COBALT PARTNERS, LTD
DOC. NO. 2004207940

TRACT 2

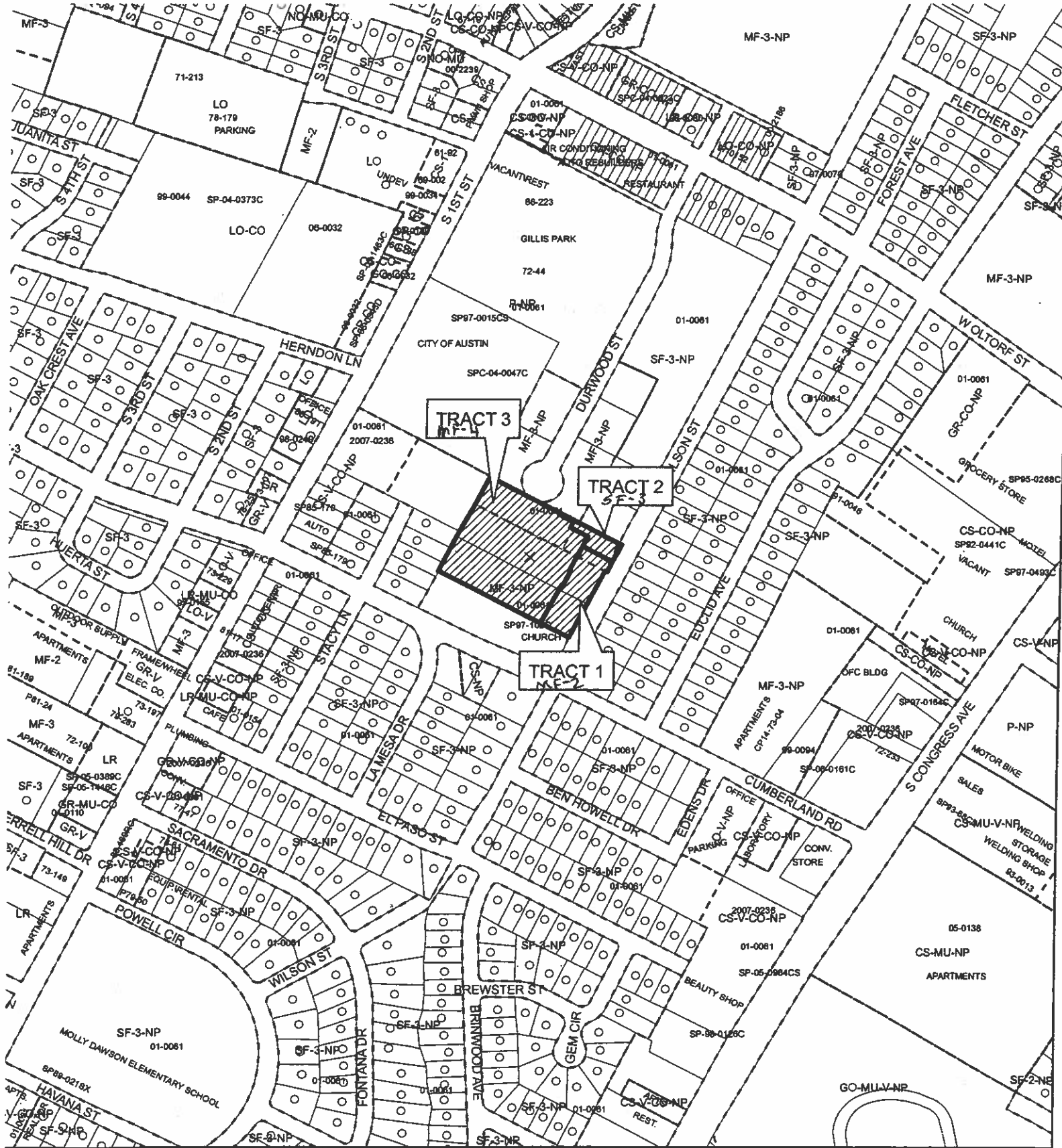
TRACT 1

POINT OF BEGINNING
FN #918




REMAINDER LOT 6
BOOK 2 PG. 615

TRINITY LATIN ASSEMBLY OF GOD
VOL. 7408 PG. 241

N62°44'25"W 452.18'



ZONING EXHIBIT D

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2008-0126.SH
 ADDRESS: 2602, 2606 & 2610 WILSON ST
 SUBJECT AREA: 3.249 ACRES
 GRID: H19-20
 MANAGER: R. LEVINSKI



OPERATOR: S. MEEKS
 1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

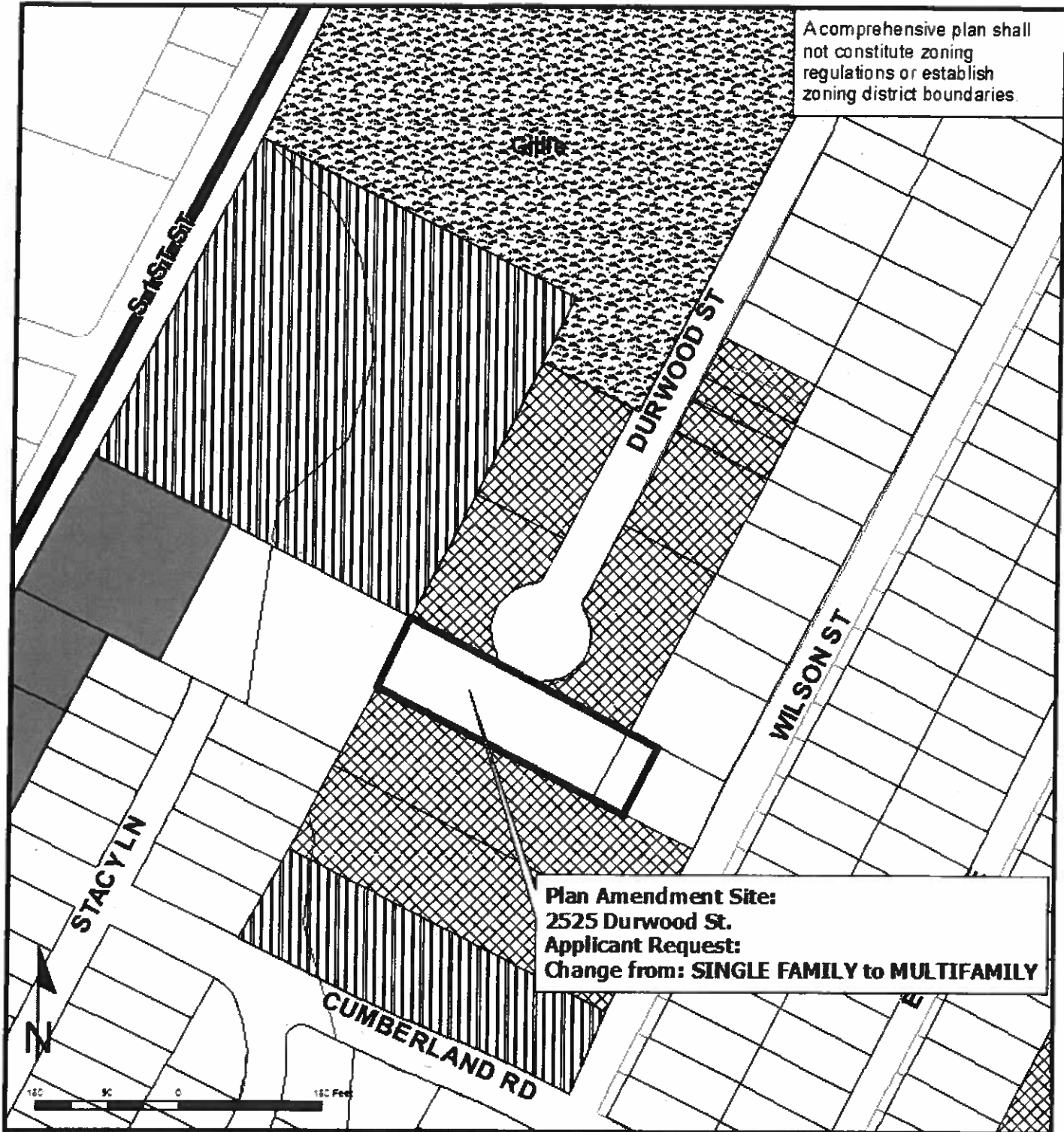


TRACT 3
FROM
SF-3-NP & MF-3-NP
TO
MF-4-NP

TRACT 2
FROM
SF-3-NP
TO
SF-3-NP

TRACT 1
FROM
SF-3-NP & MF-3-NP
TO
MF-2-NP

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Dawson Neighborhood Plan Amendment: NPA-07-0001.02

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Created by NPZD March 26, 2008

Future Land Use	
	Single-Family
	Multi-Family
	Mixed Use
	Civic
	Recreation & Open Space

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Dawson Neighborhood Plan

CASE#: NPA-07-0001.02

PC DATE: August 12, 2008

ADDRESS: 2525 Durwood St.

APPLICANTS: Michael McHone

OWNERS: Colbalt Partners LP

AGENT: Michael McHone

TYPE OF AMENDMENT:

Change in Future Land Use Designation

The proposed amendment would change the land use designation on the Dawson Neighborhood Plan Future Land Use Map for a property in the northern portion of the neighborhood from **Single Family** to **Multifamily**. The change in designation will allow for the redevelopment of the subject properties into a multifamily development.

PLAN ADOPTION DATE: August 27, 1998

NPCD ADOPTION DATE: December 6, 2001

FLUM ADOPTION DATE: June 22, 2006

STAFF RECOMMENDATION:

The subject property is currently adjacent to multifamily property to the north and south and to vacant property to the east and west. On the Future Land Use Map, the property is sandwiched between properties designated as Multifamily both to the north and to the south. Due to these adjacent multifamily uses and land use designations, staff supports the applicant's proposed plan amendment for multifamily use.

Comments from the Dawson Neighborhood Plan

The Dawson Neighborhood Plan does not specifically mention this area of the neighborhood nor does it specifically address multifamily housing. The plan does state as an objective to "preserve the residential character of the interior of the neighborhood." A multifamily use on this property would not change the residential character of the neighborhood interior and would fit within the context of adjacent multifamily uses.

PLANNING COMMISSION RECOMMENDATION

The motion to approve staff's recommendation for a change to the FLUM designation to multi-family; was approved by Commissioner Mandy Dealey's motion, Commissioner Saundra Kirk second the motion on a vote of 6-1. Commissioner Dave Sullivan voted against the motion (nay), Commissioners Jay Reddy and Clint Small were absent.

CITY COUNCIL DATE: September 25, 2008

ACTION: Pending

CASE MANAGER: Dee Dee Quinnelly

EMAIL: kathryn.quinnelly@ci.austin.tx.us

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 980827-B, WHICH ADOPTED THE DAWSON NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO CHANGE THE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 2525 DURWOOD STREET.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 980827-B adopted the Dawson Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

PART 2. Ordinance No. 980827-B is amended to change the land use designation from single family to multi-family use for the property located at 2525 Durwood Street on the future land use map attached as Exhibit "A" and incorporated in this ordinance, and described in File NPA-2007-0001.02 at the Neighborhood Planning and Zoning Department.

PART 3. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

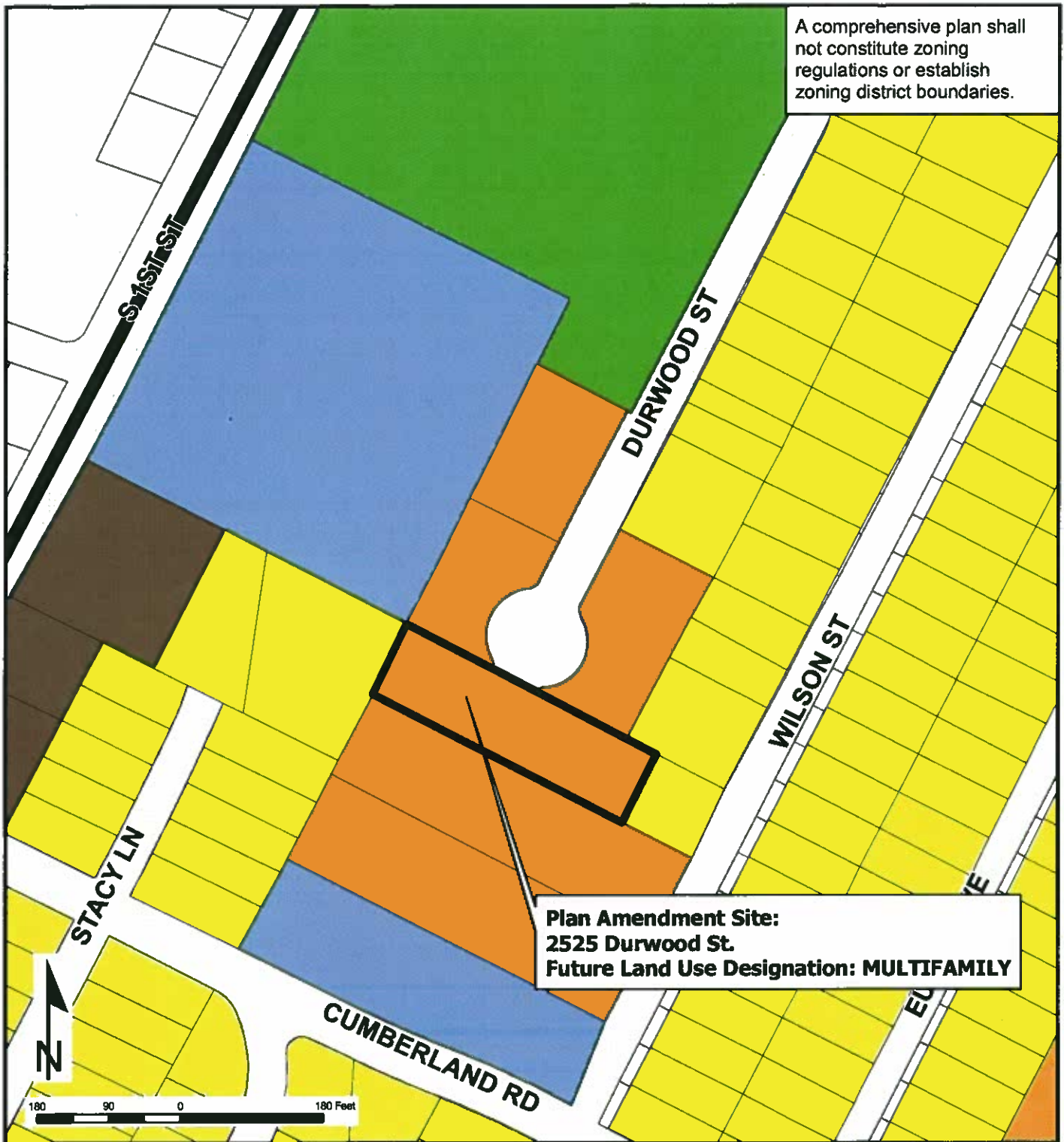
_____, 2008 §
 §
 §
_____, 2008 §

Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Dawson Neighborhood Plan Amendment: NPA-07-0001.02 Planning Commission Recommendation

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Future Land Use

- Single-Family
- Multifamily
- Mixed Use
- Civic
- Recreation & Open Space