

ORDINANCE NO. 20081016-054

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

Tract Three: 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 moderate high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district

A 2.646 acre 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 "C" incorporated into this ordinance,

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

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

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, 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.

- A The maximum number of residential units on the Property is 62 units
- B The maximum number of residential units for each tract shall be allocated as follows
 - 1) Tract One 10 units
 - 2) Tract Two 2 units
 - 3) Tract Three. 50 dwelling units
- C A continuous connection shall be provided on the Property to Wilson Street and Durwood Street
- D The maximum height of a building or structure is 35 feet from ground level

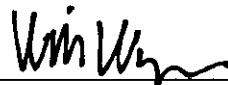
PART 4. The Property is subject to Ordinance No. 011206-10 that established the Dawson neighborhood plan combining district

PART 5. This ordinance takes effect on October 27, 2008

PASSED AND APPROVED

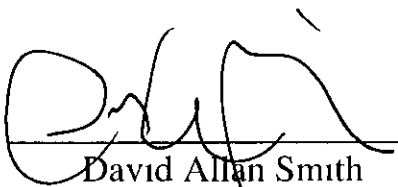
October 16, 2008

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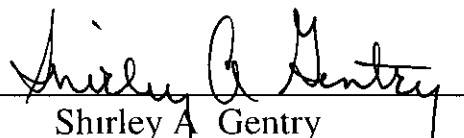
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



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 2 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

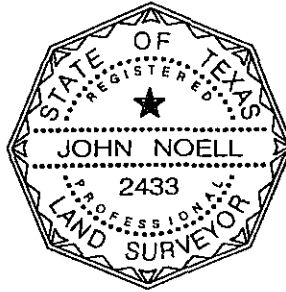
- 1) S27°09'49"W, a distance of 36.02 feet to an iron rod found,
- 2) N62°50'54"W, a distance of 6.95 feet to an iron rod found, same being the northeast corner of said Lot 2,

EXHIBIT "A"
Tract 1
FN #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
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,

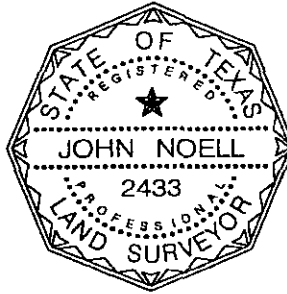
THENCE, with the north line of said tract described in Document Number 2004207940, S62°29'52"E, a distance of 207.56 feet to an iron rod found at the southeast corner of Lot 3, P G Sosa Subdivision, a subdivision recorded in Book 15 Page 61 of the Plat Records of Travis County, Texas,

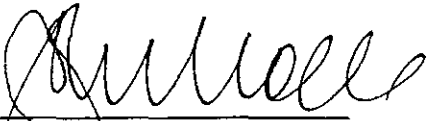
THENCE, with the north line of said tract described in Document Number 2004207940, S64°34'36"E, a distance of 6.78 feet to the POINT OF BEGINNING and containing 7,958 square feet (0.183 of an acre) of land.

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

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

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3660 Stoneridge Road, # E101
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(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

EXHIBIT "A"
Tract 3
F N #920
UDG #08-488

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

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,

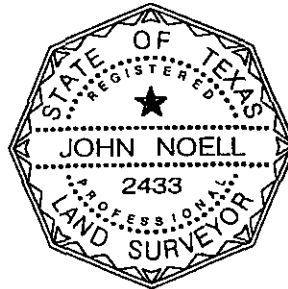
THENCE, with the common line of said Lot 1 and said Pearson Subdivision,
N27°08'21"E, a distance of 118 97 feet to an iron rod found, at the northwest corner of
said Lot 1 and the southwest corner of said Lot 2,

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

5.15.08
Date

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

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'

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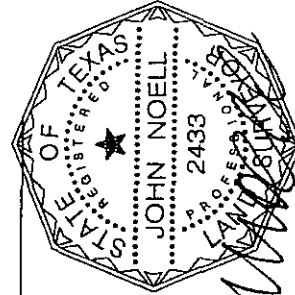
Urban Design Group

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

WILSON STREET
(ROW VARIES)

POINT OF
BEGINNING
FN #919

5.15.08



[Signature]

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

LOT 2
GILLIS HEIGHTS
BOOK 63 PG. 32

DURWOOD 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

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

RESUBDIVISION OF
FRANCES WINEY TROUB ADDITION
BOOK 49, PAGE 31

TRACT 3

LOT 1

LOT 2

COBALT PARTNERS, LTD
DOC. NO. 2004207940

COBALT PARTNERS, LTD
DOC. NO. 2000205133

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'

1" = 100'

