

#127

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 2305 BLUEBONNET LANE FROM LIMITED**
3 **OFFICE (LO) DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-**
4 **CONDITIONAL OVERLAY (MF-3-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from limited office (LO) district to multifamily residence medium
10 density-conditional overlay (MF-3-CO) combining district on the property described in
11 Zoning Case No. C14-2009-0039, on file at the Neighborhood Planning and Zoning
12 Department, as follows:

13
14 A 0.288 acre tract of land, more or less, out of the Isaac Decker League in Travis
15 County, the tract of land being more particularly described by metes and bounds in
16 Exhibit "A" incorporated into this ordinance (the "Property"),

17
18 locally known as 2305 Bluebonnet Lane, in the City of Austin, Travis County, Texas, and
19 generally identified in the map attached as Exhibit "B".

20
21 **PART 2.** The Property within the boundaries of the conditional overlay combining district
22 established by this ordinance is subject to the following conditions:

- 23
24 A. A site plan or building permit for the Property may not be approved, released,
25 or issued, if the completed development or uses of the Property, considered
26 cumulatively with all existing or previously authorized development and uses,
27 generate traffic that exceeds 200 trips per day.
- 28
29 B. Development or redevelopment of the Property shall comply with the
30 following regulations:
- 31
32 1) The maximum density is seven residential units.
- 33
34 2) The maximum building coverage is 50 percent.
- 35
36 3) The maximum impervious cover is 65 percent.
- 37

1
2 Except as specifically restricted under this ordinance, the Property may be developed and
3 used in accordance with the regulations established for the multifamily residence medium
4 density (MF-3) base district and other applicable requirements of the City Code.
5

6 **PART 3.** This ordinance takes effect on _____, 2009.
7
8

9 **PASSED AND APPROVED**

10
11 §
12 §
13 _____, 2009 § _____
14 Lee Leffingwell
15 Mayor
16
17

18 **APPROVED:** _____ **ATTEST:** _____
19 David Allan Smith Shirley A. Gentry
20 City Attorney City Clerk

HOLT CARSON, INC.

PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD

AUSTIN, TEXAS 78704

TELEPHONE: (512) 442-0990

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EXHIBIT A

EXHIBIT A

RE-ZONING

FIELD NOTE DESCRIPTION OF 0.288 ACRE OF LAND OUT OF THE ISAAC DECKER LEAGUE IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO ALLEN B. DANZIGER BY DEED RECORDED IN VOLUME 5736 PAGE 992 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the East right-of-way line of Blue Bonnet Lane for the Northwest corner of that certain tract of land as conveyed to Allen B. Danziger by deed recorded in Volume 5736 Page 992 of the Deed Records of Travis County, Texas, and for the Southwest corner of that certain (0.223 acre) tract of land as conveyed to The Karney Third Family Limited Partnership by deed recorded in Document No. 2000148788 of the Official Public Records of Travis County, Texas, and being the Northwest corner and **PLACE OF BEGINNING** of the herein described tract, and from which a 1/2" iron rod found in the East right-of-way line of Blue Bonnet Lane for the Northwest corner of said Karney (0.223 acre) tract and for the Southwest corner of Lot 2, Stella V. Addcox Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 12 Page 10 of the Plat Records of Travis County, Texas, bears N 32 deg. 18' 11" E 50.03 ft.;

THENCE leaving the East right-of-way line of Blue Bonnet Lane with the common line of said Danziger tract and said Karney (0.223 acre) tract, S 59 deg. 51' 09" E 192.81 ft. to a 1/2" iron pipe found in the West line of Lot A, McKean Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 81 Page 262 of the Plat Records of Travis County, Texas, for the Northeast corner of said Danziger tract and being the Northeast corner of this tract;

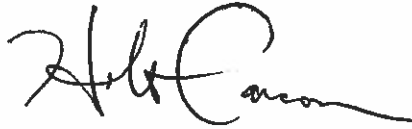
THENCE with the East line of said Danziger tract and the West line of said Lot A, McKean Addition, S 31 deg. 05' 14" W 65.01 ft. to a 1/2" iron rod found for the Southeast corner of said Danziger tract and for the Northeast corner of Tract "Z" 2401 Blue Bonnet Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 68 Page 97 of the Plat Records of Travis County, Texas, and being the Southeast corner of this tract;

THENCE with the common line of said Danziger tract and said Tract "Z", N 59 deg. 50' 16" W 194.18 ft. to a 1/2" iron rod found in the East right-of-way line of Blue Bonnet Lane for the Southwest corner of said Danziger tract and for the Northwest corner of said Tract "Z" and being the Southwest corner of this tract;

Page 2 of 2
RE-ZONING – 0.288 Acre

THENCE with the East right-of-way line of Blue Bonnet Lane, N 32 deg. 17' 51" E 65.00 ft. to the **PLACE OF BEGINNING**, containing 0.288 acre of land.

PREPARED: March 13, 2009



Holt Carson
Registered Professional Land Surveyor No. 5166



see accompanying map: C 837084

REFERENCES:

TCAD Parcel No. 04 0107 03 03
City of Austin Grid No. G20

SCALE: 1" = 40'

MAP TO ACCOMPANY FIELD NOTE DESCRIPTION OF

0.288 ACRE OF LAND OUT OF THE ISAAC DECKER LEAGUE
IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN
TRACT OF LAND AS CONVEYED TO ALLEN B. DANZIGER
BY DEED RECORDED IN VOLUME 5736 PAGE 992 OF THE
DEED RECORDS OF TRAVIS COUNTY, TEXAS.

Stella V. Addcox Subdivision
Volume 12 Page 40

Lot 2

remainder of Lot 1 N60°29'W
16.26'

S60°08'37"E 191.67'

The Karney Third Family Limited Partnership
(0.223 Acre)
Document No. 2000148788

N32°18'11"E
50.03'

(S61°03'E 192.74')
S59°51'09"E 192.81'

POB

N32°17'51"E 65.00'
(N31°00'E 65.00')

0.288 ACRE

Allen B. Danziger

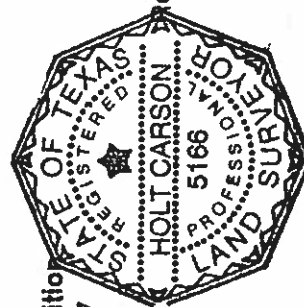
Volume 5736 Page 992

N59°50'16"W 194.18'
(N61°06'W 193.72')

ISAAC DECKER LEAGUE

Tract "Z"

2401 Blue Bonnet Addition
Volume 68 Page 97



PREPARED: March 13, 2009.

BY:

Holt Carson

Holt Carson

Registered Professional Land Surveyor No. 5166
HOLT CARSON, INCORPORATED
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1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
(512) 442-0890

Legend

- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ✱ Spindle Found
- (Record Bearing and Distance)
per Volume 5736 Page 992
- POB = Place of Beginning

Lot A

McKean Addition

Volume 81 Page 262

BLUE BONNET LANE (60')

DE VERNE
STREET

83.23'

N32°18'00"E
Bearing Basis

501.59'

C 837084

