ORDINANCE NO. ______________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1900 BURTON DRIVE AND 1901 MARIPOSA DRIVE IN THE EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN FROM MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-CO) COMBINING DISTRICT FOR TRACT 1 AND FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-CO) COMBINING DISTRICT FOR TRACT 2.

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 low density (MF-2) district to multifamily residence moderate-high density-conditional overlay (MF-4-CO) combining district for Tract 1 and from multifamily residence medium density (MF-3) district to multifamily residence moderate-high density-conditional overlay (MF-4-CO) combining district for Tract 2 on the property described in Zoning Case No. C14-2015-0091, on file at the Planning and Zoning Department, as follows:

Tract 1:
Lot 6, Block 6 Colorado Hills Estates Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 56, Page 100, of the Plat Records of Travis County, Texas (the “Property”),

Tract 2:
A 43,718 sq. ft. 1.004 acre tract of land out of and a part of the Santiago Del Valle Grant in Travis County, being the same tract recorded in Doc. No. 2001178962, Official Public Records of Travis County, Texas, and being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (cumulatively referred to as the “Property”),

locally known as 1900 Burton Drive and 1901 Mariposa Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:
A. A 35-foot wide vegetative buffer shall be provided and maintained along the western property line of Tract 2. Improvements permitted within the buffer zone are limited to landscaping, boundary fencing, improvements relating to utility service, or those improvements that may be otherwise required by the City of Austin. Landscaping within the buffer zone is limited to a mixture of evergreen, low-bottom density and native plants and trees, or drought-resistant plants and trees of a fast growing nature. Coniferous species of plants are not permitted.

B. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

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

PART 3. The Property is subject to Ordinance No. 20061116-057 that established the East Riverside/Oltorf Combined Neighborhood Plan.

PART 4. This ordinance takes effect on ______________, 2015.

PASSED AND APPROVED

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________________________, 2015

Steve Adler
Mayor

APPROVED: ____________________________ ATTEST: ____________________________

Anne L. Morgan         Jannette S. Goodall
City Attorney           City Clerk
FIELD NOTES FOR A 43,718 SQ. FT OR 1.004 ACRE TRACT OF LAND OUT
OF AND A PART OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS
COUNTY, BEING THE SAME TRACT RECORDED IN DOC. NO. 2001173962,
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING
MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
FOLLOWS:

BEGINNING at a ¼" iron rod found for the South corner of the West terminus of Mariposa Drive, same being in
the North line of Lot 1, Parker Heights, Section 3, a subdivision recorded in Volume 51, Page 13, Plat Records, Travis
County, Texas, for the Southeast corner of this tract and the POINT OF BEGINNING:

THENCE N62°59'49"W with the common line of said Lot 1, Parker Heights and this tract a distance of 207.39 feet
to a ¼" iron rod found in the East line of the La Chenay Condominiums recorded in Volume 9189, Page 232, Real Property
Records, Travis County, Texas for the Southwest corner of this tract;

THENCE N30°50'26"E with the common line of said La Chenay Condominiums and this tract a distance of 209.67
feet to a ¼" iron rod set, being the South common corner of Lot 7, Colorado Hills Estates, Section 6, a subdivision recorded
in Volume 56, Page 100, Plat Records, Travis County, Texas for the Northwest corner of this tract;

THENCE with the common lines of said Lot 6 and this tract the following three (3) courses and distances:

1) S63°12'16"E a distance of 192.53 feet to a ¼" iron rod found;

2) S63°07'03"E a distance of 16.54 feet to a ¼" iron rod found for the Northeast corner of this tract;

3) S29°07'00"W , at 149.18 feet passing the North corner of the West terminus of Mariposa Drive, continuing
along said West terminus, in all a distance of 210.45 feet to the POINT OF BEGINNING and containing
43,718 square feet or 1.004 acres of land, more or less.

I hereby certify that the foregoing field notes were prepared partially from a survey on the ground under my
supervision and partially from public records and are true and correct to the best of my knowledge and belief.

Witness my hand and seal December 31, 2012

Herman Crichton, R.P.L.S. 4046
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