

ORDINANCE NO. 20151217-081

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 AND MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) 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 and multifamily residence medium density (MF-3) 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,

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. 20061116-055 that established the East Riverside/Oltorf Combined Neighborhood Plan.

PART 4. This ordinance takes effect on December 28, 2015.

PASSED AND APPROVED

December 17, 2015

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Steve Adler
Mayor

APPROVED:

Anne L. Morgan
City Attorney

ATTEST:

Jannette S. Goodall
City Clerk

CRICHTON AND ASSOCIATES, INC.
LAND SURVEYORS
6448 HIGHWAY 290 EAST SUITE B-105
AUSTIN, TEXAS 78723
512-244-3395

FIELD NOTES

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. 2001178962, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" 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 1/2" 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 1/2" 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;

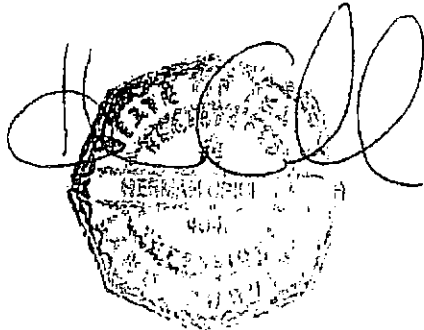
THENCE with the common lines of said Lot 6 and this tract the following three (3) courses and distances:

- 1) S63°12'16"E a distance of 192.53 feet to a 1/2" iron rod found;
- 2) S63°07'03"E a distance of 16.54 feet to a 1/2" 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
12_308



ALTA / ASCM SURVEY OF:

A 243,593 SQ. FT., 5.5924 ACRE TRACT OF LAND BEING:

TRACT 1:
A 199,875 SQ. FT., 4.5884 ACRE TRACT BEING LOT SIX(6), SECTION SIX COLORADO HILLS ESTATES, A SUBDIVISION IN TRAVIS COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 56, PG. 100, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND

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. 2001178952, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

- NOTES:
- 1) THIS TRACT IS IN ZONE X AREA OUTSIDE THE 100-YEAR FLOOD PLAIN, AS SHOWN ON COMMUNITY PANEL NUMBER 44433C DATED 11/11/05 OF THE FLOOD INSURANCE RATE MAP PREPARED FOR THE CITY OF AUSTIN BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT, H.U.B. ON SEPT. 28, 2006.
 - 2) BEARING BASIS: STATE PLANE COORDINATES CENTRAL TEXAS ZONE NAD83.
 - 3) UNDERGROUND UTILITIES ARE SCALED FROM CITY OF AUSTIN UTILITY MAPS.
 - 4) THERE ARE 124 TOTAL PARKING SPACES, 2 OF WHICH ARE HANDICAPPED ACCESSIBLE.
 - 5) TRACT 1 IS ZONED MF-2 & SF-3 BY THE CITY OF AUSTIN; THE SETBACKS ARE AS FOLLOWS:

Lot	Missing	Missing	Missing
Minimum Lot Area	5,000 sq ft	Maximum Height (ft)	35 ft
Minimum Lot Width	30 ft	Maximum Setbacks	See Table A
Minimum Building Coverage	30%	Front yard	25 ft
Minimum Impervious Area	40%	Street side yard	15 ft
Minimum Front Area Ratio	40%	Interior side yard	5 ft
Minimum Units Per Acre	30	Rear yard	10 ft

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Minimum Front Area Ratio	40%	Interior side yard	5 ft
Minimum Units Per Acre	30	Rear yard	10 ft

REF: FLATS ON BURTON, LLC
C.F. NUMBER: 2211007399
DATED: APRIL 23, 2013

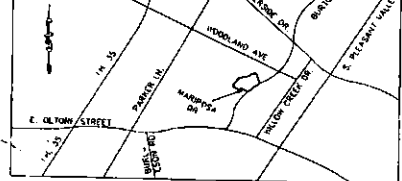
TO: FLATS ON BURTON, LLC, WHITE CROSS PROPERTIES, LTD. AND SECURITY STATE BANK & TRUST, COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMONWEALTH TITLE OF DALLAS, THEIR SUCCESSORS OR ASSIGNS.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B)(1), 8, 9, 11(A), 11(B), 13, 14, 16-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DEC. 21, 2012.

GRAPHIC SCALE



SITE MAP

NOT TO SCALE



CHICAGO TITLE INSURANCE COMPANY
COMMONWEALTH LAND TITLE INSURANCE COMPANY AND COMMONWEALTH TITLE OF DALLAS, TITLE COMMITMENT NO. 2211007399
SCHEDULE B ITEMS:

- 1) SUBJECT TO RESTRICTIVE COVENANTS RECORDED VOL. 56, PG. 100, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 1)
- 2) 2.5 FOOT PUBLIC UTILITY EASEMENT ALONG THE WEST PORTION OF THE SOUTHWEST AND THE SOUTH PORTION OF THE NORTHWEST PROPERTY LINES OF LOT 6, SECTION 30, COLORADO HILLS ESTATES, RECORDED IN VOL. 56, PG. 100, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 1) IS SHOWN HEREIN.
- 3) 2.5 FOOT BUILDING SETBACK LINES ON LOT 6, SECTION 30, COLORADO HILLS ESTATES, RECORDED IN VOL. 56, PG. 100, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 1) IS SHOWN HEREIN.
- 4) UNDERGROUND ELECTRIC LINES AND SYSTEMS EASEMENT, RECORDED IN VOL. 4587, PG. 1199, DEED RECORDS OF TRAVIS COUNTY, TEXAS, IS SHOWN HEREIN.
- 5) SUBJECT TO THE TERMS CONDITIONS AND STIPULATIONS OF THAT CERTAIN EASEMENT AND MEMORANDUM OF AGREEMENT RECORDED IN DOC. NO. 1899114013, AS AFFECTED BY DOC. NOS. 1899114016 AND 2008116802, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- 6) SUBJECT TO THE TERMS CONDITIONS AND STIPULATIONS OF THAT CERTAIN EASEMENT AND MEMORANDUM OF AGREEMENT RECORDED IN DOC. NO. 2008124384, AS AFFECTED BY DOC. NO. 2008124381, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- 7) SUBJECT TO THE TERMS CONDITIONS AND STIPULATIONS OF THAT CERTAIN GRADE REQUIREMENT RELEASE RECORDED IN VOL. 4550, PG. 114, DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- 8) SUBJECT TO THE TERMS CONDITIONS AND STIPULATIONS OF THAT CERTAIN EASEMENT AND MEMORANDUM OF AGREEMENT RECORDED IN DOC. NO. 2008124384, AS AFFECTED BY DOC. NO. 2008124381, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 9) PUBLIC UTILITY EASEMENT RECORDED IN VOL. 3817, PG. 344, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, IS SHOWN HEREIN.

CRICHTON
LAND ASSOCIATES
LAND SURVEYORS

6700 HIGHWAY 290 EAST
AUSTIN, TEXAS 78723
PHONE: 244-2390
FAX: 244-2390

ALTA / ASCM SURVEY OF:
THE WOODBRIDGE APARTMENTS
1900 BURTON DRIVE
AUSTIN, TX 78741

DATE: 12/26/2012 JOB NO: 12-308
SCALE: 1" = 40' EWC NO: 12-308-92

REVISED: 05/14/2013
REVISED: 07/01/2013
REVISED: 12/21/2013

 ZONING BOUNDARY

Exhibit B



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.

$$1'' = 583'$$