

**ORDINANCE NO. 040311-48**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1505 BOULDIN AVENUE IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-4A-CO-NP) COMBINING DISTRICT.**

**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 family residence-neighborhood plan (SF-3-NP) to single family residence small lot-conditional overlay-neighborhood plan (SF-4A-CO-NP) combining district on the property described in Zoning Case No.C14-03-0141, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: A 4,174 square foot tract of land, more or less, out of Lot 3, Block 2, Monroe Heights Subdivision in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: A 3,606 square foot tract of land, more or less, out of Lot 3, Block 2, Monroe Heights Subdivision in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, (the "Property")

locally known as 1505 Bouldin Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

**PART 2.** The Property is subject to Ordinance No. 020523-33 that established the Bouldin Creek neighborhood plan combining district.

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

1. The maximum impervious cover for Tract One is 52 percent.
2. The maximum impervious cover for Tract Two is 45 percent.

3. The front yard setback for Tract One is 22 feet.

4. The front yard setback for Tract Two is 19 feet.

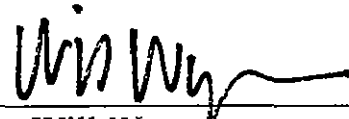
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence small lot (SF-4A) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on March 22, 2004.

**PASSED AND APPROVED**

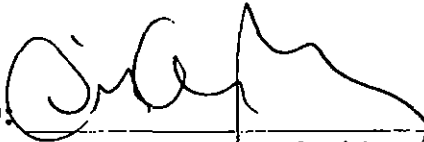
March 11, 2004

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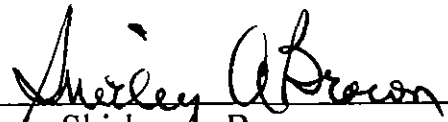
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk

C14-03-0141  
Bouldin - Tract 1

EXHIBIT A  
FIELD NOTES  
LOT 3-A

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE ISAAC DECKER LEAGUE, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT MORE PARTICULARLY DESCRIBED AS BEING A PORTION LOT 3, BLOCK 2, MONROE HEIGHTS, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 219, PLAT RECORDS OF TRAVIS COUNTY TEXAS, SAID TRACT BEING 4174 SQUARE FEET OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a cotton spindle set in the Easterly right-of-way line of Bouldin Avenue, an existing 60' public right-of-way dedicated within said subdivision, at the Southwesterly corner of said Lot 3, same being the Northwesterly corner of Lot 4, Block 2 of said subdivision, for the Southwesterly corner and the POINT OF BEGINNING of the herein described,

THENCE, N22°57'04"E, following said right-of-way line, 50.05 feet to a pk nail set in rock at the Northwesterly corner of said Lot 3, same being the Southwesterly corner of Lot 2, Block 2 of said subdivision, for the Northwesterly corner of the herein described tract,

THENCE, S59°50'07"E, leaving said right-of-way line, following the common division line of said Lots 2 and 3, 81.15 feet to a pk nail set in rock, for the Northeasterly corner of the herein described tract,

THENCE, following a line over, upon, and across said Lot 3, the following three (3) courses and distances numbered 1 through 3,

1. S30°10'55"W, 21.90 feet to an iron pin set, for a ell corner,
2. S60°53'10"E, 11.76 feet to an iron pin set, for an ell corner,
3. S29°06'50"W, 27.20 feet to a cotton spindle set in the South line said Lot 3, same being the North line of Lot 5, Block 2 of said subdivision, for the Southeasterly corner of the herein described tract,

THENCE, N60°20'29"W, following the common division line of said Lot 5 and Lot 3, passing the common North corner of said Lot 5 and said Lot 4, a total distance of 87.12 feet to the POINT OF BEGINNING containing 4174 Square Feet Of Land.

Surveyed By:

*Steve H. Bryson*

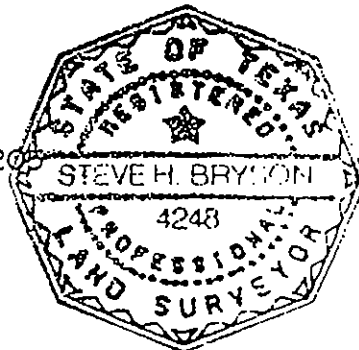
Steve H. Bryson ~ R.P.L.S. No. 4248

STEVE H. BRYSON SURVEYING CO.

2499 Capital of Texas Hwy., So., Bldg. A, Suite 200

Austin, Texas, 78746

Ph: (512) 347-9505 Fax: (512) 347-9510



C14-030141  
3<sup>rd</sup> Street - Tract 2

EXHIBIT B  
FIELD NOTES  
LOT 3-B

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE ISAAC DECKER LEAGUE, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT MORE PARTICULARLY DESCRIBED AS BEING A PORTION LOT 3, BLOCK 2, MONROE HEIGHTS, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 219, PLAT RECORDS OF TRAVIS COUNTY TEXAS, SAID TRACT BEING 3606 SQUARE FEET OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pipe found in the Westerly right-of-way line of 3<sup>rd</sup> St. South, an existing 60' public right-of-way dedicated within said subdivision, at the Northeasterly corner of said Lot 3, same being the Southeasterly corner of Lot 2, Block 2 of said subdivision, for the Northeast corner and the POINT OF BEGINNING of the herein described,

THENCE, S11°26'00"W, following said right-of-way line, 50.90 feet to an iron pin found at the Southeasterly corner of said Lot 3, same being the Northeasterly corner of Lot 5, Block 2 of said subdivision, for the Southeasterly corner of the herein described tract,

THENCE, N60°20'29"W, leaving said right-of-way line, following the common division line of said Lots 3 and 5, 76.76 feet to a cotton spindle set, for the Southwesterly corner of the herein described tract.

THENCE, following a line over, upon, and across said Lot 3, the following three (3) courses and distances numbered 1 through 3,

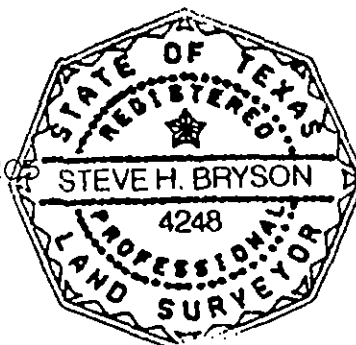
4. N29°06'50"E, 27.20 feet to an iron pin set, for a ell corner,
5. N60°53'10"W, 11.76 feet to an iron pin set, for an ell corner,
6. N30°10'55"E, 21.90 feet to a pk nail set in rock, in the North line said Lot 3, same being the South line of said Lot 2, Block 2, for the Northwesterly corner of the herein described tract,

THENCE, S59°50'07"E, following the common division line of said Lot 2 and Lot 3, 72.66 feet to the POINT OF BEGINNING containing 3606 Square Feet Of Land.





Surveyed By:

*Steve H. Bryson*

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 1" = 200'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: A.BEAUDET	  	ZONING <i>EXHIBIT C</i> CASE #: C14-03-0141 ADDRESS: 1505 BOULDIN AVE SUBJECT AREA (acres): 0.179	DATE: 04-02 INTLS: SM	CITY GRID REFERENCE NUMBER H21
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