

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 911 AND 915 WEST DITTMAR ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT AND SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO MULTIFAMILY RESIDENCE LIMITED DENSITY-CONDITIONAL OVERLAY (MF-1-CO) 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 development reserve (DR) district and single-family residence standard lot (SF-2) district to multifamily residence limited density-conditional overlay (MF-1-CO) combining district on the property described in Zoning Case No. C14-2021-0119, on file at the Housing and Planning Department, as follows:

Being a 0.99 acre of land, being all of Lot A, A.B. DITTMAR SUBDIVISION NO. 2, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 50, Page 73, Plat Records of Travis County, Texas, SAVE AND EXCEPT the 381.31 square feet conveyed to the City of Austin in a Street Deed recorded in Volume 13109, Page 1779, Real Property Records of Travis County, Texas, said 0.99 acre of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, and

Being a 0.49 acre of land, being all of Lot 1, A.B. DITTMAR SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 23, Page 14, Plat Records of Travis County, Texas, SAVE AND EXCEPT the 476.50 square feet conveyed to the City of Austin in a Street Deed recorded in Volume 13109, Page 1779, Real Property Records of Travis County, Texas, said 0.49 acre of land being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance (collectively referred to as the “Property”),

locally known as 911 and 915 West Dittmar Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “C”**.

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

- (A) Development of the Property is limited to 20 dwelling units.

- 1
2
3 (B) A building on the Property shall not contain more than two dwelling units.
4
5 (C) The maximum height of a building or structure on the Property shall not exceed
6 30 feet and two stories.
7
8 (D) A 25-foot wide vegetative buffer along the east property line shall be provided
9 and maintained. Improvements permitted within the buffer zone are limited to
10 drainage, underground utility improvements or those improvements that may be
11 otherwise required by the City of Austin or specifically authorized in this
12 ordinance.

13
14 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
15 developed and used in accordance with the regulations established for the multifamily
16 residence limited density (MF-1) base district and other applicable requirements of the City
17 Code.

18
19 **PART 4.** This ordinance takes effect on _____, 2021.

20
21 **PASSED AND APPROVED**

22
23 §
24 §
25 _____, 2021 § _____
26 Steve Adler
27 Mayor

28
29
30 **APPROVED:** _____ **ATTEST:** _____
31 Anne L. Morgan Jannette S. Goodall
32 City Attorney City Clerk
33

EXHIBIT "A"
LEGAL DESCRIPTION

BEING 0.99 ACRES OF LAND, BEING ALL OF LOT A, A.B. DITTMAR SUBDIVISION NO. 2, RECORDED IN VOLUME 50, PAGE 73, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 381.31 SQUARE FOOT TRACT RECORDED IN VOLUME 13109, PAGE 1779, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.99 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in the northerly line of Parkwood 4, a subdivision recorded in Volume 93, Page 68, Plat Records, said county, same being the southeast corner of said Lot A, for the southeast corner hereof;

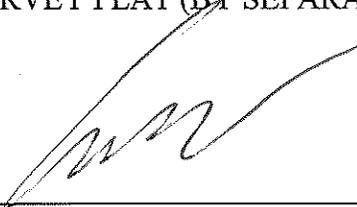
THENCE South 89 degrees 30 minutes 00 seconds West, along the northerly line of said Parkwood 4 and the southerly line of said Lot A, 139.82 feet to the southeast corner of Lot 1, A.B. Dittmar Subdivision recorded in Volume 23, Page 14, Plat Records, said county, same being the southwest corner of said Lot A, for the southwest corner hereof;

THENCE North 06 degrees 28 minutes 31 seconds East, along the easterly line of said Lot 1 and the westerly line of said Lot A, 308.00 feet to the southwest corner of said 381.31 square foot tract, in the southerly right-of-way line of W. Dittmar Road, for the northwest corner hereof;

THENCE North 87 degrees 17 minutes 03 seconds East, along said right-of-way line and the southerly line of said 381.31 square foot tract, through said Lot A, 140.59 feet to an iron rod found in the northerly line of said Parkwood 4, same being the northeast corner of said Lot A, for the northeast corner hereof;

THENCE South 06 degrees 28 minutes 31 seconds West, along the northerly line of said Parkwood 4 and the easterly line of said Lot A, 313.47 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.



EDWARD RUMSEY
TX R.P.L.S. No. 5729
Job No. A1100518

11/07/2018
Date

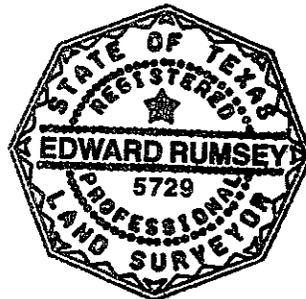


EXHIBIT "B"
LEGAL DESCRIPTION

BEING 0.49 ACRES OF LAND, OUT OF LOT 1, A.B. DITTMAR SUBDIVISION, RECORDED IN VOLUME 23, PAGE 14, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN RICHARD A. HUNTER AND LAURA HUNTER 0.50 ACRE TRACT RECORDED IN VOLUME 5835, PAGE 2360, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 476.50 SQUARE FOOT TRACT RECORDED IN VOLUME 13109, PAGE 1779, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.49 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in the northerly line of Parkwood 4, a subdivision recorded in Volume 93, Page 68, Plat Records, said county, at the southeast corner of Lot 1, Block A, Living Faith Baptist Church Subdivision recorded in Volume 98, Page 352, Plat Records, said county, in the southerly line of said Lot 1, same being the southwest corner of said 0.50 acre tract, for the southeast corner hereof;

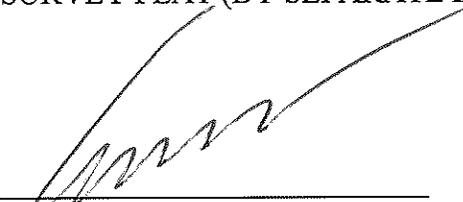
THENCE North 06 degrees 28 minutes 31 seconds East, along the easterly line of said Lot 1, Block A, and the westerly line of said 0.50 acre tract, through said Lot 1, 305.25 feet to the southerly right-of-way line of W. Dittmar Road, at the southwest corner of said 476.50 square foot tract, for the northwest corner hereof;

THENCE North 87 degrees 17 minutes 03 seconds East, along said right-of-way line and the southerly line of said 476.50 square foot tract, through said Lot 1 and said 0.50 acre tract, 70.44 feet to the westerly line of Lot A, A.B. Dittmar Subdivision No. 2 recorded in Volume 50, Page 73, Plat Records, said county, same being in the easterly line of said Lot 1, for the northeast corner hereof;

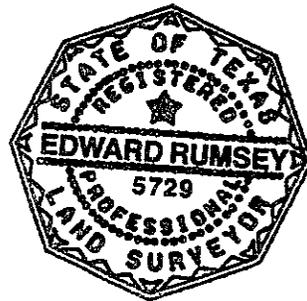
THENCE South 06 degrees 28 minutes 31 seconds West, along the westerly line of said Lot A and the easterly line of said Lot 1 and said 0.50 acre tract, 308.00 feet to the northerly line of said Parkwood 4, at the southwest corner of said Lot A, same being the southeast corner of said Lot 1 and said 0.50 acre tract, for the southeast corner hereof;

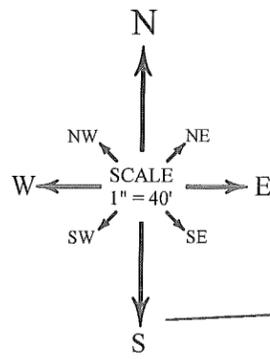
THENCE South 89 degrees 30 minutes 00 seconds West, along the northerly line of said Parkwood 4 and the southerly line of said Lot 1 and said 0.50 acre tract, 70.06 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.


EDWARD RUMSEY
TX R.P.L.S. No. 5729
Job No. A1100518

11/07/2018
Date





W. DITTMAR ROAD

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 87°17'03" E	70.44'
(L1)	(N 85°52'49" W)	(70.49')
L2	N 87°17'03" E	140.59'
(L2)	(N 85°52'49" W)	(140.99')

RESTRICTIONS

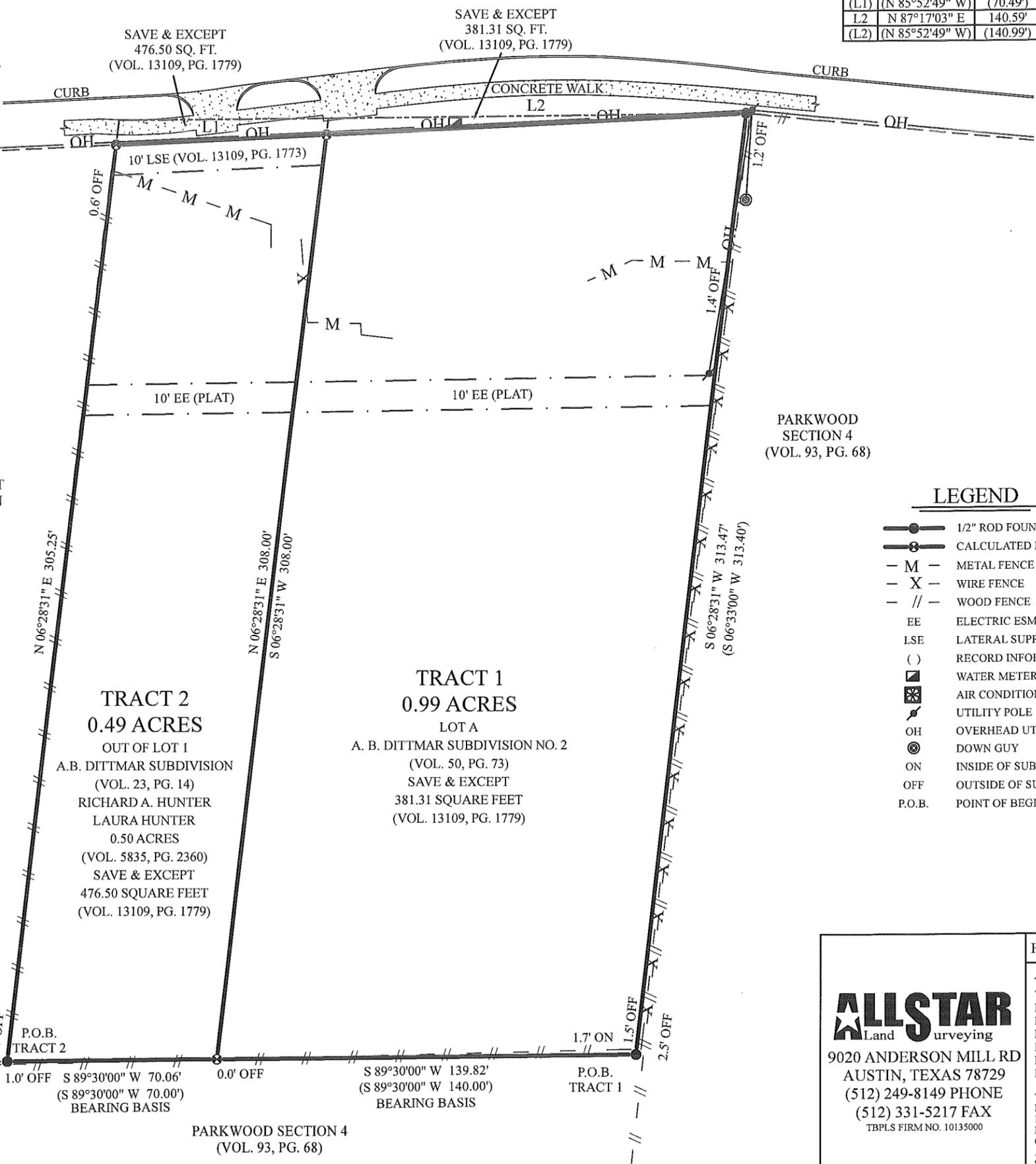
SUBJECT TO RESTRICTIONS AS PER PLATS IN VOLUME 50, PAGE 73, VOLUME 23, PAGE 14. SUBJECT TO LATERAL SUPPORT EASEMENT GRANTED TO CITY OF AUSTIN IN VOLUME 13109, PAGE 1773.

LEGAL DESCRIPTION

TRACT 1:
BEING 0.99 ACRES OF LAND, BEING ALL OF LOT A, A.B. DITTMAR SUBDIVISION NO. 2, RECORDED IN VOLUME 50, PAGE 73, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 381.31 SQUARE FOOT TRACT RECORDED IN VOLUME 13109, PAGE 1779, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.99 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 2:
BEING 0.49 ACRES OF LAND, OUT OF LOT 1, A.B. DITTMAR SUBDIVISION, RECORDED IN VOLUME 23, PAGE 14, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN RICHARD A. HUNTER AND LAURA HUNTER 0.50 ACRE TRACT RECORDED IN VOLUME 5835, PAGE 2360, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 476.50 SQUARE FOOT TRACT RECORDED IN VOLUME 13109, PAGE 1779, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.49 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

LOT 1, BLOCK A
LIVING FAITH BAPTIST
CHURCH SUBDIVISION
(VOL. 98, PG. 352)



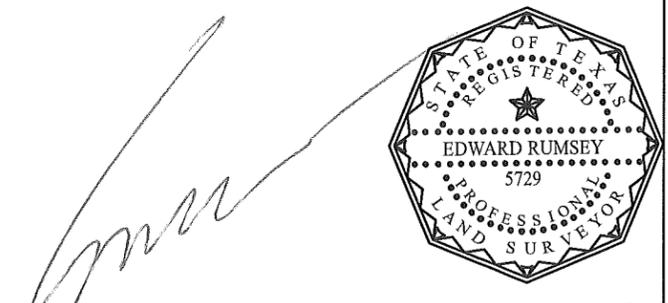
TRACT 2
0.49 ACRES
OUT OF LOT 1
A.B. DITTMAR SUBDIVISION
(VOL. 23, PG. 14)
RICHARD A. HUNTER
LAURA HUNTER
0.50 ACRES
(VOL. 5835, PG. 2360)
SAVE & EXCEPT
476.50 SQUARE FEET
(VOL. 13109, PG. 1779)

TRACT 1
0.99 ACRES
LOT A
A. B. DITTMAR SUBDIVISION NO. 2
(VOL. 50, PG. 73)
SAVE & EXCEPT
381.31 SQUARE FEET
(VOL. 13109, PG. 1779)

PARKWOOD
SECTION 4
(VOL. 93, PG. 68)

LEGEND

- 1/2" ROD FOUND
- CALCULATED POINT
- METAL FENCE
- WIRE FENCE
- WOOD FENCE
- ELECTRIC ESMT
- LATERAL SUPPORT ESMT
- RECORD INFORMATION
- WATER METER
- AIR CONDITIONER
- UTILITY POLE
- OVERHEAD UTILITY LINE(S)
- DOWN GUY
- INSIDE OF SUBJECT BOUNDARY
- OUTSIDE OF SUBJECT BOUNDARY
- POINT OF BEGINNING



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:
INDEPENDENCE TITLE COMPANY

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THE RESIDENCE AND CONCRETE SLAB IN THE REAR ARE SHOWN AS PER REQUEST OF THE SELLER.

 ALLSTAR Land Surveying 9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX TBPLS FIRM NO. 10135000	F.I.R.M. MAP INFORMATION		ADDRESS	
	THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0595J PANEL: 0595J DATED: JANUARY 6, 2016 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.		KIRSTEN ANN OLGUIN 911 & 915 W. DITTMAR ROAD AUSTIN, TRAVIS COUNTY, TEXAS	
SURVEY DATE: NOVEMBER 7, 2018		FIELD BY: DERICK SOLOMON		11/06/2018
TITLE CO.: INDEPENDENCE TITLE CO.		CALC. BY: CHRIS ZOTTER		11/07/2018
G.F. NO.: 1737253-BCP		DRAWN BY: SEAN SUTTON		11/07/2018
JOB NO.: A1100518		RPLS CHECK: EDWARD RUMSEY		11/07/2018

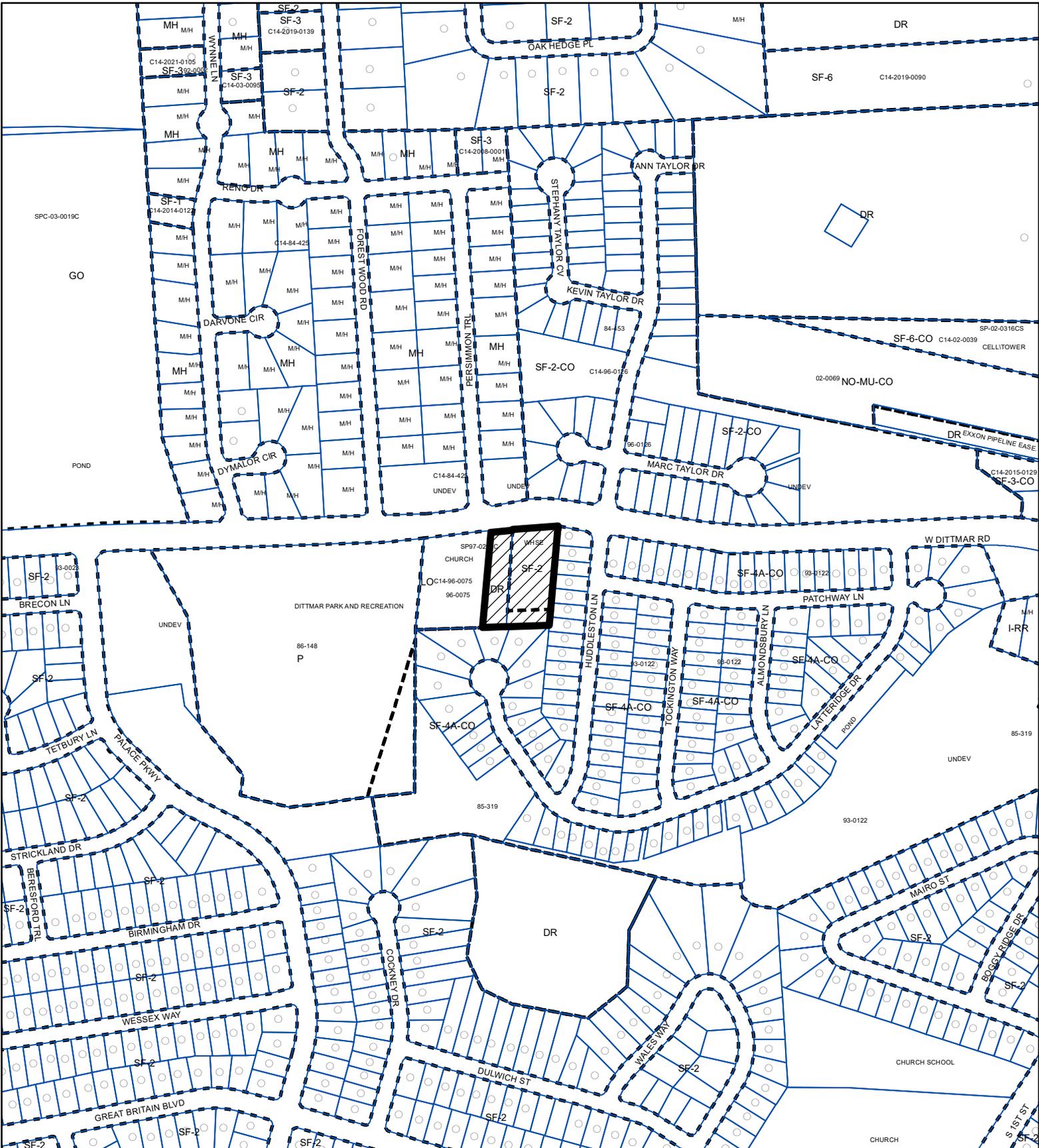
1.0' OFF S 89°30'00" W 70.06' (S 89°30'00" W 70.00') BEARING BASIS

0.0' OFF S 89°30'00" W 139.82' (S 89°30'00" W 140.00') BEARING BASIS

1.7' ON P.O.B. TRACT 1

1.5' OFF 2.5' OFF

PARKWOOD SECTION 4
(VOL. 93, PG. 68)



ZONING

ZONING CASE#: C14-2021-0119

Exhibit C



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

Created: 10/20/2021