

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2505 AND 2507 BLUEBONNET LANE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO MULTI FAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-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 family residence (SF-3) district to multi family residence low density-conditional overlay (MF-2-CO) combining district on the property described in Zoning Case No. C14-2013-0056, on file at the Planning and Development Review Department, as follows:

a 1.05 acre tract of land, more or less, out of Block 2, Theodore Low Heights Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 2505 and 2507 Bluebonnet Lane in the City of Austin, Travis County, Texas, and 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. Development of the Property may not exceed 18 residential units.
- B. Development of the Property may not exceed an average of 20 residential units per acre.
- C. The maximum height, as defined in City Code, of a building or structure depicted on Exhibit “C” on the Property shall not exceed 30 feet in height or 2 stories.
- D. Rooftop access for any area depicted on Exhibit “D” shall be prohibited except for customary maintenance and repair, and emergency access.

EXHIBIT "A"



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**1.051 ACRES
THEODORE LOW HEIGHTS
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 1.051 ACRES (APPROXIMATELY 45,768 SQ. FT.), OUT OF BLOCK 2, THEODORE LOW HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A 0.655 ACRE TRACT DESCRIBED IN A DEED TO GABRIEL M. DAVIS AND ROBERTA E. LEAHY, DATED JUNE 29, 2001 AND RECORDED IN DOCUMENT NO. 2001108370 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A 0.389 ACRE TRACT DESCRIBED IN A DEED TO GABRIEL M. DAVIS AND ROBERTA E. LEAHY, DATED SEPTEMBER 13, 2000 AND RECORDED IN DOCUMENT NO. 2000157804 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.051 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap set for an angle point in the north right-of-way line of Bluebonnet Lane (right-of-way width varies), for the southeast corner of said 0.655 acre tract;

THENCE with the north right-of-way line of Bluebonnet Lane, the following two (2) courses and distances:

1. North 27°24'49" West, with the south line of said 0.655 acre tract, at a distance of 122.92 feet passing a 1/2" rebar found for the southwest corner of said 0.655 acre tract, same being the southeast corner of said 0.389 acre tract, and continuing with the south line of said 0.389 acre tract, for a total distance of 211.76 feet to a Mag nail with "Chaparral" washer set for an angle point;
2. North 23°01'49" West, continuing with the south line of said 0.389 acre tract, a distance of 3.73 feet to a Mag nail with "Chaparral" washer set for the southwest corner of said 0.389 acre tract, same being the southeast corner of a 12,832 square foot tract described in a deed to Talisman Lakeline Partners, Ltd. recorded in Document No. 2004000492 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found bears South 44°48'00" West, a distance of 1.20 feet;

THENCE North 29°36'08" East, with the west line of said 0.389 acre tract, same being the east line of said 12,832 square foot tract, a distance of 191.19 feet to a 1/2" rebar found for the northwest corner of said 0.389 acre tract, same being the northeast corner

of said 12,832 square foot tract, also being the southeast corner of a 46,513 square foot tract described in a deed to Talisman Partners, Ltd. recorded in Document No. 2003248089 of the Official Public Records of Travis County, Texas, also being the southwest corner of Lot 1, Precision Addition, a subdivision recorded in Volume 89, Page 322 of the Plat Records of Travis County, Texas;

THENCE with the common line of said 0.389 acre tract and said Lot 1, the following two (2) courses and distances:

1. South 72°40'08" East, a distance of 28.01 feet to a 1/2" rebar found for the southeast corner of said Lot 2;
2. North 13°17'26" East, a distance of 1.95 feet to a 1/2" rebar found for an angle point in said common line, same being the southwest corner of Lot "B-1", F.M. Del Curto Resubdivision of Tract B of F.M. Del Curto Resubdivision of Lots 1 and 2 and Portions of Lots 3, 26, 27, 28, 29 and 30 of Delcrest Addition and of Lots 6, 7 and 8 Block A of Delcrest Addition Section 2, a subdivision recorded in Volume 17, Page 90 of the Plat Records of Travis County, Texas;

THENCE South 61°31'15" East, in part with the north line of said 0.389 acre tract and in part with the north line of said 0.655 acre tract, same being the south line of said F.M. Del Curto Resubdivision, a distance of 148.06 feet to a 1/2" rebar with "Chaparral" cap set for the northeast corner of said 0.655 acre tract, same being an angle point in the south line of Lot "6-A" of said F.M. Del Curto Resubdivision, also being the northwest corner of Lot 5, Block A, Delcrest Addition Section Two, a subdivision recorded in Volume 7, Page 136 of the Plat Records of Travis County, Texas;

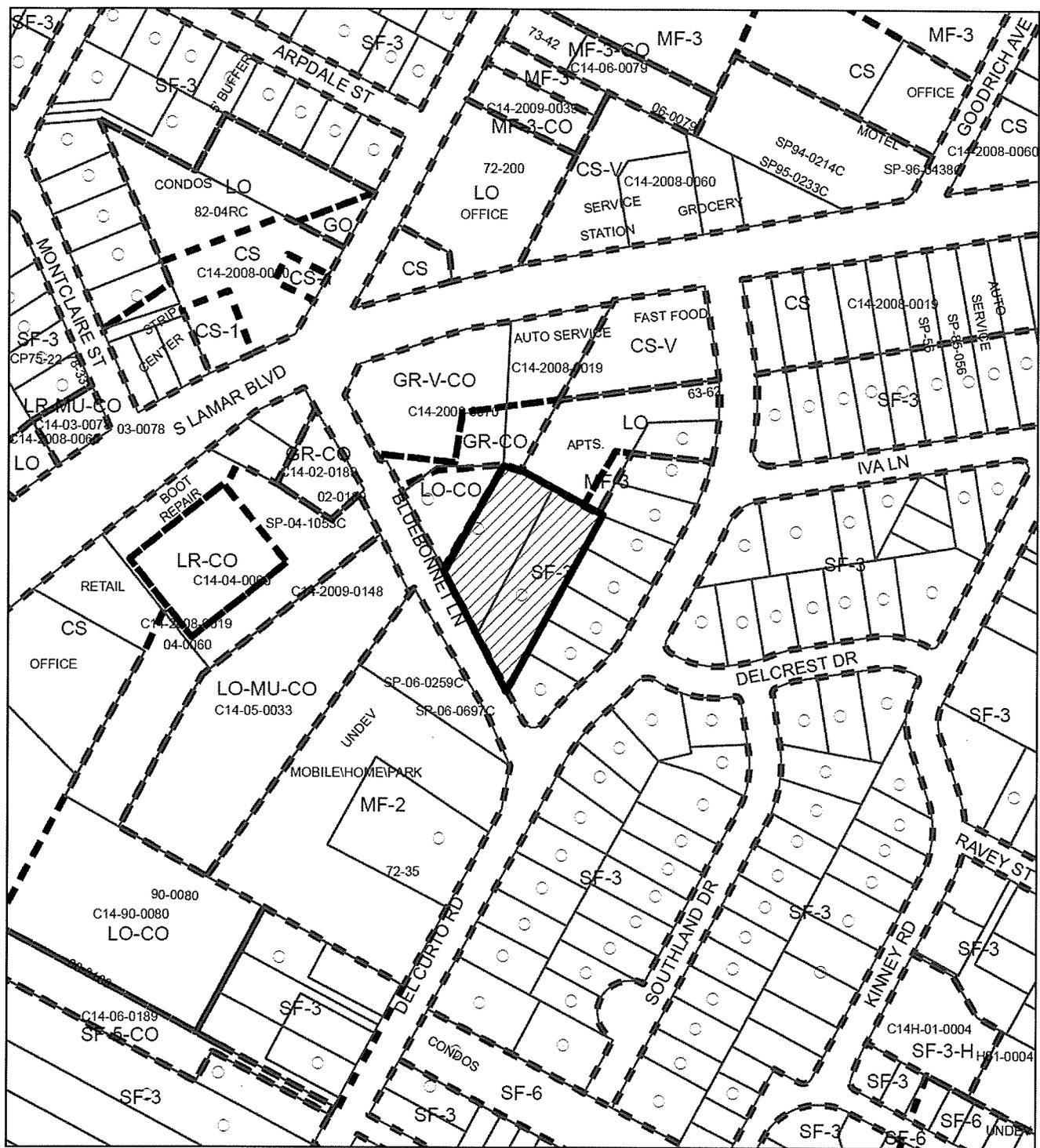
THENCE South 28°34'23" West, with the east line of said 0.655 acre tract, in part being the west line of said Block A, Delcrest Addition Section Two, in part being the west line of Resubdivision of Lots 3 & 4, Block A, Delcrest Addition, Section 2, a subdivision recorded in Volume 8, Page 158 of the Plat Records of Travis County, Texas, and in part being the north right-of-way line of Bluebonnet Lane, at a distance of 59.10 feet passing 0.74 feet right of a 1/2" rebar found, at a distance of 129.03 feet passing 1.61 feet right of a 1/2" iron pipe found, and continuing, for a total distance of 319.52 feet to the **POINT OF BEGINNING**, containing 1.051 acres of land, more or less.

Surveyed on the ground April 18, 2013. Bearing Basis: The Texas Coordinate System of 1983, Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS) for Chaparral control point "P651". Attachments: Drawing 955-001-BASE.

Eric J. Dannheim 4/18/13

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075

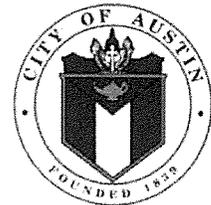




1" = 200'

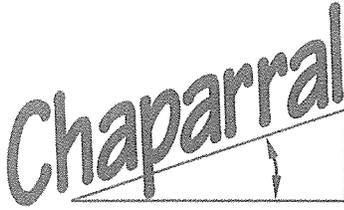
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2013-0056



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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**0.285 ACRES
THEODORE LOW HEIGHTS
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.285 ACRES (APPROXIMATELY 12,430 SQ. FT.), BEING A PORTION OF A 1.051 ACRE TRACT OF LAND, OUT OF BLOCK 2, THEODORE LOW HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO 2505 BLUEBONNET LLC IN A WARRANTY DEED WITH VENDOR'S LIEN DATED APRIL 30, 2013 AND RECORDED IN DOCUMENT NO. 2013079869 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.285 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap found for an angle point in the north right-of-way line of Bluebonnet Lane (right-of-way width varies), for the southeast corner of said 1.051 acre tract;

THENCE North 27°24'49" West, with the south line of said 1.051 acre tract, and the north right-of-way line of Bluebonnet Lane, a distance of 89.28 feet to a calculated point, from which a 1/2" rebar found bears North 27°24'49" West, a distance of 33.64 feet;

THENCE over and across said 1.051 acre tract the following two (2) courses and distances:

1. North 28°34'16" East, a distance of 143.00 feet to a calculated point;
2. South 61°25'44" East, a distance of 74.01 feet to a calculated point in the east line of said 1.051 acre tract, same being west line of Lot 4-A, Resubdivision of Lots 3 & 4, Block A, Delcrest Addition, Section 2, a subdivision recorded in Volume 8, Page 158 of the Plat Records of Travis County, Texas;

THENCE South 28°34'23" West, with the east line of said 1.051 acre tract, in part being the west line of said Resubdivision of Lots 3 & 4, Block A, Delcrest Addition, Section 2, in part being the west line of Block A, Delcrest Addition Section Two, a subdivision recorded in Volume 7, Page 136 of the Plat Records of Travis County, Texas, and in part being the north right-of-way line of Bluebonnet Lane, a distance of 319.52 feet to the **POINT OF BEGINNING**, containing 0.285 acres of land, more or less

Surveyed on the ground April 18, 2013. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Drawing 955-001-E2.

EW 9/25/2013

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.285 ACRES (APPROXIMATELY 12,430 SQ. FT.), BEING A PORTION OF A 1.051 ACRE TRACT OF LAND, OUT OF BLOCK 2, THEODORE LOW HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO 2505 BLUEBONNET LLC IN A WARRANTY DEED WITH VENDOR'S LIEN DATED APRIL 30, 2013 AND RECORDED IN DOCUMENT NO. 2013079869 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 955-001-E2

(A)

LOT "B-1"

F.M. DEL CURTO RESUBDIVISION OF TRACT B OF
 F.M. DEL CURTO RESUBDIVISION OF LOTS 1 AND
 2 AND PORTIONS OF LOTS 3, 26, 27, 28, 29
 AND 30 OF DELCREST ADDITION AND OF LOTS 6,
 7 AND 8 BLOCK A OF DELCREST ADDITION
 SECTION 2
 (17/90)

(B)

LOT "6-A"

F.M. DEL CURTO RESUBDIVISION OF TRACT B OF
 F.M. DEL CURTO RESUBDIVISION OF LOTS 1 AND
 2 AND PORTIONS OF LOTS 3, 26, 27, 28, 29
 AND 30 OF DELCREST ADDITION AND OF LOTS 6,
 7 AND 8 BLOCK A OF DELCREST ADDITION
 SECTION 2
 (17/90)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°24'49"W	89.28'
L2	N28°34'16"E	143.00'
L3	S61°25'44"E	74.01'
L4	S28°34'23"W	192.94'
L5	N27°24'49"W	33.64'
L6	N28°34'23"E	126.57'

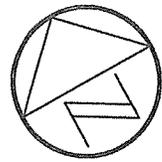
LEGEND	
●	1/2" REBAR FOUND
● ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
△	CALCULATED POINT



DATE OF SURVEY: 4/18/2013
 PLOT DATE: 9/25/2013
 DRAWING NO.: 955-001-E2
 PROJECT NO.: 955-001
 DRAWN BY: JPA
 SHEET 1 OF 2

Chaparral

EW 9/25/2013



1" = 50'

TALISMAN PARTNERS, LTD.
46,513 SQ. FT.
(2003248089)

LOT 1
PRECISION
ADDITION
(89/322)

(A)

(B)

TALISMAN LAKELINE PARTNERS, LTD.
12,832 SQ. FT.
(2004000492)

2505 BLUEBONNET LLC
1.051 ACRES
(2013079869)

LOT 5
BLOCK A
DELCREST ADDITION
SECTION TWO
(7/136)

LOT 4-A
RESUBDIVISION OF
LOTS 3 & 4,
BLOCK A, DELCREST
ADDITION, SECTION 2
(8/158)

LOT 3-A
RESUBDIVISION OF
LOTS 3 & 4,
BLOCK A,
DELCREST ADDITION,
SECTION 2
(8/158)

0.285 ACRES
APPROX.
12,430 SQ. FT.
2505 BLUEBONNET
LLC
1.051 ACRES
(2013079869)

LOT 2
BLOCK A
DELCREST ADDITION
SECTION TWO
(7/136)

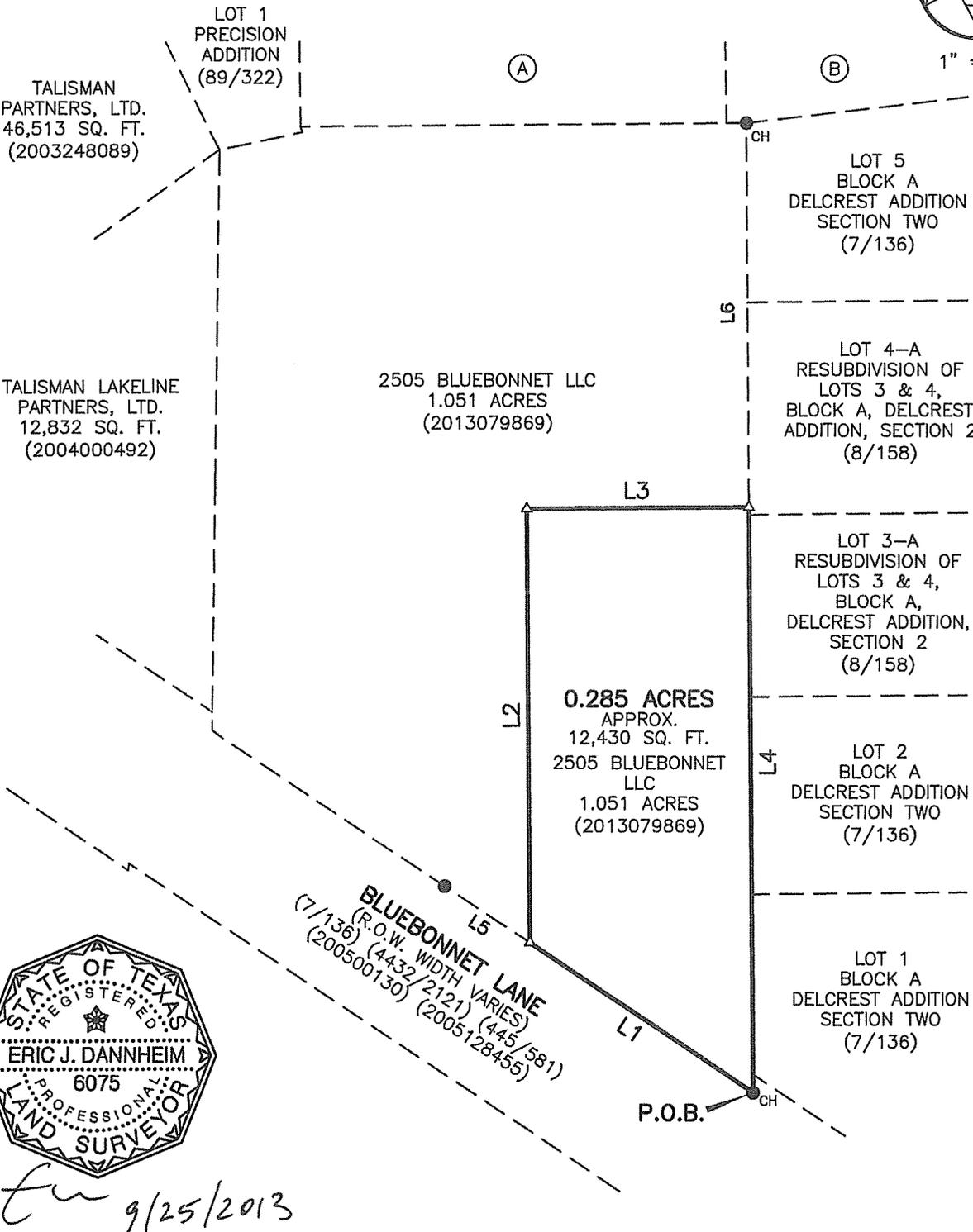
LOT 1
BLOCK A
DELCREST ADDITION
SECTION TWO
(7/136)



for 9/25/2013

DATE OF SURVEY: 4/18/2013
PLOT DATE: 9/25/2013
DRAWING NO.: 955-001-E2
PROJECT NO.: 955-001
DRAWN BY: JPA
SHEET 2 OF 2

Chaparral





Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**0.775 ACRES
THEODORE LOW HEIGHTS
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.775 ACRES (APPROXIMATELY 33,746 SQ. FT.), BEING A PORTION OF A 1.051 ACRE TRACT OF LAND, OUT OF BLOCK 2, THEODORE LOW HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO 2505 BLUEBONNET LLC IN A WARRANTY DEED WITH VENDOR'S LIEN DATED APRIL 30, 2013 AND RECORDED IN DOCUMENT NO. 2013079869 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.775 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap found for an angle point in the north right-of-way line of Bluebonnet Lane (right-of-way width varies), for the southeast corner of said 1.051 acre tract;

THENCE North 27°24'49" West, with the south line of said 1.051 acre tract, and the north right-of-way line of Bluebonnet Lane, a distance of 89.28 feet to a calculated point, from which a 1/2" rebar found bears North 27°24'49" West, a distance of 33.64 feet;

THENCE over and across said 1.051 acre tract the following two (2) courses and distances:

1. North 28°34'16" East, a distance of 150.90 feet to a calculated point;
2. North 61°25'44" West, a distance of 103.01 feet to a calculated point in the west line of said 1.051 acre tract, same being the east line of a 12,832 square foot tract described in a deed to Talisman Lakeline Partners, Ltd. recorded in Document No. 2004000492 of the Official Public Records of Travis County, Texas, from which a Mag nail with "Chaparral" washer found for the southwest corner of said 1.051 acre tract bears South 29°36'08" West, a distance of 80.08 feet;

THENCE North 29°36'08" East, with the west line of said 1.051 acre tract, same being the east line of said 12,832 square foot tract, a distance of 111.11 feet to a 1/2" rebar found for the northwest corner of said 1.051 acre tract, same being the northeast corner of said 12,832 square foot tract, also being the southeast corner of a 46,513 square foot tract described in a deed to Talisman Partners, Ltd. recorded in Document No.

2003248089 of the Official Public Records of Travis County, Texas, also being the southwest corner of Lot 1, Precision Addition, a subdivision recorded in Volume 89, Page 322 of the Plat Records of Travis County, Texas;

THENCE with the common line of said 1.051 acre tract and said Lot 1, the following two (2) courses and distances:

1. South 72°40'08" East, a distance of 28.01 feet to a Mag nail found for the southeast corner of said Lot 2;
2. North 13°17'26" East, a distance of 1.95 feet to a 1/2" rebar found for an angle point in said common line, same being the southwest corner of Lot "B-1", F.M. Del Curto Resubdivision of Tract B of F.M. Del Curto Resubdivision of Lots 1 and 2 and Portions of Lots 3, 26, 27, 28, 29 and 30 of Delcrest Addition and of Lots 6, 7 and 8 Block A of Delcrest Addition Section 2, a subdivision recorded in Volume 17, Page 90 of the Plat Records of Travis County, Texas;

THENCE South 61°31'15" East, with the north line of said 1.051 acre tract, same being the south line of said F.M. Del Curto Resubdivision, a distance of 148.06 feet to a 1/2" rebar with "Chaparral" cap found for the northeast corner of said 1.051 acre tract, same being an angle point in the south line of Lot "6-A" of said F.M. Del Curto Resubdivision, also being the northwest corner of Lot 5, Block A, Delcrest Addition Section Two, a subdivision recorded in Volume 7, Page 136 of the Plat Records of Travis County, Texas;

THENCE South 28°34'23" West, with the east line of said 1.051 acre tract, in part being the west line of said Block A, Delcrest Addition Section Two, in part being the west line of Resubdivision of Lots 3 & 4, Block A, Delcrest Addition, Section 2, a subdivision recorded in Volume 8, Page 158 of the Plat Records of Travis County, Texas, and in part being the north right-of-way line of Bluebonnet Lane, a distance of 319.52 feet to the **POINT OF BEGINNING**, containing 0.775 acres of land, more or less.

Surveyed on the ground April 18, 2013. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Drawing 955-001-E1.

EW 9/25/2013

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.775 ACRES (APPROXIMATELY 33,746 SQ. FT.), BEING A PORTION OF A 1.051 ACRE TRACT OF LAND, OUT OF BLOCK 2, THEODORE LOW HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO 2505 BLUEBONNET LLC IN A WARRANTY DEED WITH VENDOR'S LIEN DATED APRIL 30, 2013 AND RECORDED IN DOCUMENT NO. 2013079869 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 955-001-E1

(A)

LOT "B-1"

F.M. DEL CURTO RESUBDIVISION OF TRACT B OF
 F.M. DEL CURTO RESUBDIVISION OF LOTS 1 AND
 2 AND PORTIONS OF LOTS 3, 26, 27, 28, 29
 AND 30 OF DELCREST ADDITION AND OF LOTS 6,
 7 AND 8 BLOCK A OF DELCREST ADDITION
 SECTION 2
 (17/90)

(B)

LOT "6-A"

F.M. DEL CURTO RESUBDIVISION OF TRACT B OF
 F.M. DEL CURTO RESUBDIVISION OF LOTS 1 AND
 2 AND PORTIONS OF LOTS 3, 26, 27, 28, 29
 AND 30 OF DELCREST ADDITION AND OF LOTS 6,
 7 AND 8 BLOCK A OF DELCREST ADDITION
 SECTION 2
 (17/90)

LEGEND	
●	1/2" REBAR FOUND
● ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
▲ ^{CH}	MAG NAIL WITH "CHAPARRAL" WASHER FOUND
▲	MAG NAIL FOUND
△	CALCULATED POINT

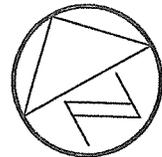
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°24'49"W	89.28'
L2	N28°34'16"E	150.90'
L3	N61°25'44"W	103.01'
L4	N29°36'08"E	111.11'
L5	S72°40'08"E	28.01'
L6	N13°17'26"E	1.95'
L7	S61°31'15"E	148.06'
L8	S28°34'23"W	319.52'
L9	N27°24'49"W	33.64'

DATE OF SURVEY: 4/18/2013
 PLOT DATE: 9/25/2013
 DRAWING NO.: 955-001-E1
 PROJECT NO.: 955-001
 DRAWN BY: JPA
 SHEET 1 OF 2



Chaparral

EW 9/25/2013



1" = 50'

TALISMAN PARTNERS, LTD.
46,513 SQ. FT.
(2003248089)

TALISMAN LAKELINE PARTNERS, LTD.
12,832 SQ. FT.
(2004000492)

LOT 1
PRECISION
ADDITION
(89/322)

0.775 ACRES
APPROX. 33,746 SQ. FT.
2505 BLUEBONNET LLC
1.051 ACRES
(2013079869)

2505 BLUEBONNET LLC
1.051 ACRES
(2013079869)

LOT 5
BLOCK A
DELCREST ADDITION
SECTION TWO
(7/136)

LOT 4-A
RESUBDIVISION OF
LOTS 3 & 4,
BLOCK A, DELCREST
ADDITION, SECTION 2
(8/158)

LOT 3-A
RESUBDIVISION OF
LOTS 3 & 4,
BLOCK A,
DELCREST ADDITION,
SECTION 2
(8/158)

LOT 2
BLOCK A
DELCREST ADDITION
SECTION TWO
(7/136)

LOT 1
BLOCK A
DELCREST ADDITION
SECTION TWO
(7/136)

S29°36'08"W 80.08'

BLUEBONNET LANE
(R.O.W. WIDTH VARIES)
(7/136) (4432/2121) (445/581)
(200500130) (2005128455)



EW 9/25/2013

DATE OF SURVEY: 4/18/2013
PLOT DATE: 9/25/2013
DRAWING NO.: 955-001-E1
PROJECT NO.: 955-001
DRAWN BY: JPA
SHEET 2 OF 2

Chaparral