

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:

41 A. A 35-foot wide vegetative buffer shall be provided and maintained along the
42 western property line of Tract 2. Improvements permitted within the buffer
43 zone are limited to landscaping, boundary fencing, improvements relating to
44 utility service, or those improvements that may be otherwise required by the
45 City of Austin. Landscaping within the buffer zone is limited to a mixture of
46 evergreen, low-bottom density and native plants and trees, or drought-resistant
47 plants and trees of a fast growing nature. Coniferous species of plants are not
48 permitted.

49
50 B. A site plan or building permit for the Property may not be approved, released,
51 or issued, if the completed development or uses of the Property, considered
52 cumulatively with all existing or previously authorized development and uses,
53 generate traffic that exceeds 2,000 trips per day.
54

55 Except as specifically restricted under this ordinance, the Property may be developed and
56 used in accordance with the regulations established for the multifamily residence
57 moderate-high density (MF-4) district and other applicable requirements of the City Code.
58

59 **PART 3.** The Property is subject to Ordinance No. 20061116-057 that established the East
60 Riverside/Oltorf Combined Neighborhood Plan.
61

62 **PART 4.** This ordinance takes effect on _____, 2015.
63
64

65 **PASSED AND APPROVED**
66

67 §
68 §
69 _____, 2015 § _____
70

Steve Adler
Mayor
71
72

73
74 **APPROVED:** _____ **ATTEST:** _____
75 Anne L. Morgan Jannette S. Goodall
76 City Attorney 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 ½" 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 ½" 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 ½" 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;

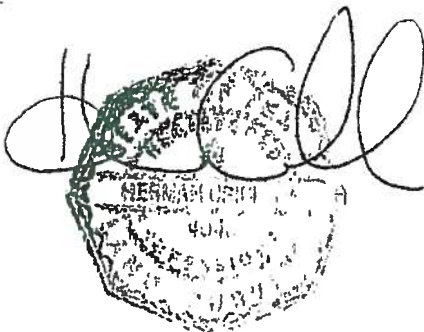
THENCE with the common lines of said Lot 6 and this tract the following three (3) courses and distances:

- 1) S63°12'16"E a distance of 192.53 feet to a ½" iron rod found;
- 2) S63°07'03"E a distance of 16.54 feet to a ½" 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



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. 2001178962, OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS.

- 1) THIS TRACT IS IN ZONE X, AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED FOR THE CITY OF AUSTIN BY THE FEDERAL RESERVE ADMINISTRATION DEPARTMENT, N.O.D. ON SEP. 26, 2004.
- 2) BEARING BASIS: STATE PLANT COORDINATES CENTRAL TEXAS ZONE NAD 83.
- 3) UNDERGROUND UTILITIES ARE SCALED FROM CITY OF AUSTIN UTILITY MAPS.
- 4) THERE ARE 134 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:

Leaf	Leaf Size	Maximum Length (in)	Leaf Shape
Minimum 1st Year	3,000 sq ft	Maximum 1st Year	20 ft
Maximum Leaf Width	50 ft	Maximum Length (in)	20 ft
Maximum Building Coverage	30%	Maximum Building Coverage	25 ft
Maximum Impervious Cover	60%	Maximum Impervious Cover	15 ft
Maximum Floor Area Ratio	n/a	Maximum Floor Area Ratio	5 ft
Maximum Units Per Acre	23	Maximum Units Per Acre	5 ft

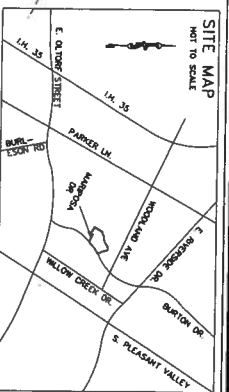
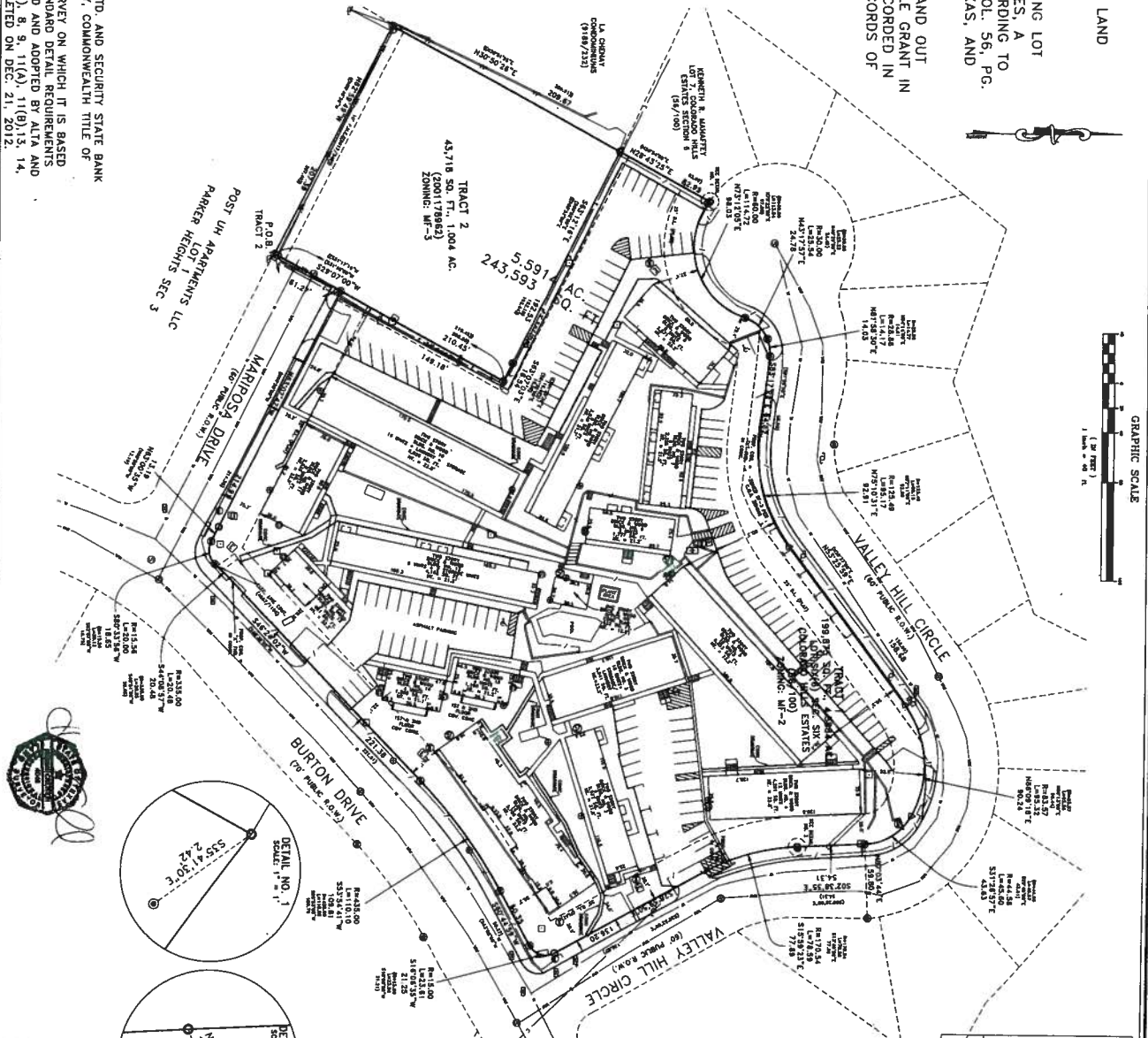
Lot #	Neighborhood	Year Built	Year Renovated	Estimated Value	Assessed Value	Assessed Value as a % of Estimated Value
101	Midtown	1920	1990	\$500,000	\$250,000	50%
102	Midtown	1920	1990	\$500,000	\$250,000	50%
103	Midtown	1920	1990	\$500,000	\$250,000	50%
104	Midtown	1920	1990	\$500,000	\$250,000	50%
105	Midtown	1920	1990	\$500,000	\$250,000	50%
106	Midtown	1920	1990	\$500,000	\$250,000	50%
107	Midtown	1920	1990	\$500,000	\$250,000	50%
108	Midtown	1920	1990	\$500,000	\$250,000	50%
109	Midtown	1920	1990	\$500,000	\$250,000	50%
110	Midtown	1920	1990	\$500,000	\$250,000	50%
111	Midtown	1920	1990	\$500,000	\$250,000	50%
112	Midtown	1920	1990	\$500,000	\$250,000	50%
113	Midtown	1920	1990	\$500,000	\$250,000	50%
114	Midtown	1920	1990	\$500,000	\$250,000	50%
115	Midtown	1920	1990	\$500,000	\$250,000	50%
116	Midtown	1920	1990	\$500,000	\$250,000	50%
117	Midtown	1920	1990	\$500,000	\$250,000	50%
118	Midtown	1920	1990	\$500,000	\$250,000	50%
119	Midtown	1920	1990	\$500,000	\$250,000	50%
120	Midtown	1920	1990	\$500,000	\$250,000	50%
121	Midtown	1920	1990	\$500,000	\$250,000	50%
122	Midtown	1920	1990	\$500,000	\$250,000	50%
123	Midtown	1920	1990	\$500,000	\$250,000	50%
124	Midtown	1920	1990	\$500,000	\$250,000	50%
125	Midtown	1920	1990	\$500,000	\$250,000	50%
126	Midtown	1920	1990	\$500,000	\$250,000	50%
127	Midtown	1920	1990	\$500,000	\$250,000	50%
128	Midtown	1920	1990	\$500,000	\$250,000	50%
129	Midtown	1920	1990	\$500,000	\$250,000	50%
130	Midtown	1920	1990	\$500,000	\$250,000	50%
131	Midtown	1920	1990	\$500,000	\$250,000	50%
132	Midtown	1920	1990	\$500,000	\$250,000	50%
133	Midtown	1920	1990	\$500,000	\$250,000	50%
134	Midtown	1920	1990	\$500,000	\$250,000	50%
135	Midtown	1920	1990	\$500,000	\$250,000	50%
136	Midtown	1920	1990	\$500,000	\$250,000	50%
137	Midtown	1920	1990	\$500,000	\$250,000	50%
138	Midtown	1920	1990	\$500,000	\$250,000	50%
139	Midtown	1920	1990	\$500,000	\$250,000	50%
140	Midtown	1920	1990	\$500,000	\$250,000	50%
141	Midtown	1920	1990	\$500,000	\$250,000	50%
142	Midtown	1920	1990	\$500,000	\$250,000	50%
143	Midtown	1920	1990	\$500,000	\$250,000	50%
144	Midtown	1920	1990	\$500,000	\$250,000	50%
145	Midtown	1920	1990	\$500,000	\$250,000	50%
146	Midtown	1920	1990	\$500,000	\$250,000	50%
147	Midtown	1920	1990	\$500,000	\$250,000	50%
148	Midtown	1920	1990	\$500,000	\$250,000	50%
149	Midtown	1920	1990	\$500,000	\$250,000	50%
150	Midtown	1920	1990	\$500,000	\$250,000	50%
151	Midtown	1920	1990	\$500,000	\$250,000	50%
152	Midtown	1920	1990	\$500,000	\$250,000	50%
153	Midtown	1920	1990	\$500,000	\$250,000	50%
154	Midtown	1920	1990	\$500,000	\$250,000	50%
155	Midtown	1920	1990	\$500,000	\$250,000	50%
156	Midtown	1920	1990	\$500,000	\$250,000	50%
157	Midtown	1920	1990	\$500,000	\$250,000	50%
158	Midtown	1920	1990	\$500,000	\$250,000	50%
159	Midtown	1920	1990	\$500,000	\$250,000	50%
160	Midtown	1920	1990	\$500,000	\$250,000	50%
161	Midtown	1920	1990	\$500,000	\$250,000	50%
162	Midtown	1920	1990	\$500,000	\$250,000	50%
163	Midtown	1920	1990	\$500,000	\$250,000	50%
164	Midtown	1920	1990	\$500,000	\$250,000	50%
165	Midtown	1920	1990	\$500,000	\$250,000	50%
166	Midtown	1920	1990	\$500,000	\$250,000	50%
167	Midtown	1920	1990	\$500,000	\$250,000	50%
168	Midtown	1920	1990	\$500,000	\$250,000	50%
169	Midtown	1920	1990	\$500,000	\$250,000	50%
170	Midtown	1920	1990	\$500,000	\$250,000	50%
171	Midtown	1920	1990	\$500,000	\$250,000	50%
172	Midtown	1920	1990	\$500,000	\$250,000	50%
173	Midtown	1920	1990	\$500,000	\$250,000	50%
174	Midtown	1920	1990	\$500,000	\$250,000	50%
175	Midtown	1920	1990	\$500,000	\$250,000	50%
176	Midtown	1920	1990	\$500,000	\$250,000	50%
177	Midtown	1920	1990	\$500,000	\$250,000	50%
178	Midtown	1920	1990	\$500,000	\$250,000	50%
179	Midtown	1920	1990	\$500,000	\$250,000	50%
180	Midtown	1920	1990	\$500,000	\$250,000	50%
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182	Midtown	1920	1990	\$500,000	\$250,000	50%
183	Midtown	1920	1990	\$500,000	\$250,000	50%
184	Midtown	1920	1990	\$500,000	\$250,000	50%
185	Midtown	1920	1990	\$500,000	\$250,000	50%
186	Midtown	1920	1990	\$500,000	\$250,000	50%
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190	Midtown	1920	1990	\$500,000	\$250,000	50%
191	Midtown	1920	1990	\$500,000	\$250,000	50%
192	Midtown	1920	1990	\$500,000	\$250,000	50%
193	Midtown	1920	1990	\$500,000	\$250,000	50%
194	Midtown	1920	1990	\$500,000	\$250,000	50%
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196	Midtown	1920	1990	\$500,000	\$250,000	50%
197	Midtown	1920	1990	\$500,000	\$250,000	50%
198	Midtown	1920	1990	\$500,000	\$250,000	50%
199	Midtown	1920	1990	\$500,000	\$250,000	50%
200	Midtown	1920	1990	\$500,000	\$250,000	50%

6) TRACT 2 IS ZONED MF-3 BY THE CITY OF AUSTIN; THE SETBACKS ARE AS FOLLOWS:

[illegible]

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

10. CLAIMS OF BURTON, LLC, WHITE CROSS PROPERTIES, LTD. AND SECURITY STATE BANK & TRUST, COMMONWEALTH OF MASSACHUSETTS, COMMONWEALTH TITLE OF DALLAS, THEIR SUCCESSORS OR ASSIGNS, IN CONNECTION WITH THE SURVEY, THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM 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)(1), 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 8



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. 36, PG. 100, PLAT RECORDS OF TARRANT COUNTY, TEXAS (TRACT 1)

[illegible]

(04) PUBLIC UTILITY EASEMENT RECORDED IN VOL. 8817, PG. 349, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, IS SHOWN HEREON.

**CRICHTON
AND ASSOCIATES
LAND SURVEYORS**

ALTA / ACSM SURVEY OF:
THE WOODRIDGE APARTMENTS
1900 BURTON DRIVE
AUSTIN, TX 78744

REVISED: 05/16/2013
REVISED: 01/07/2013
REVISED: 12/31/2012

DATE: 12/26/2012	JOB NO. 12_308
SCALE: 1" = 40'	DWG NO. 12_308_VZ