

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 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 (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:

- 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. 20061116-057 that established the East Riverside/Oltorf Combined Neighborhood Plan.

PART 4. This ordinance takes effect on _____, 2015.

PASSED AND APPROVED

_____, 2015 § _____
 § _____
 § _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

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 1/4" 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;

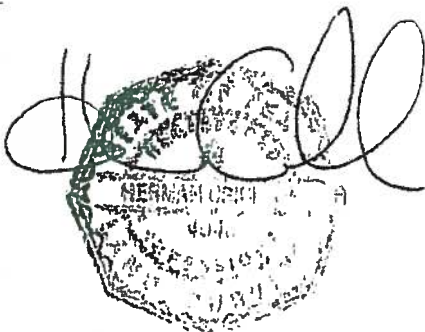
THENCE with the common lines of said Lot 6 and this tract the following three (3) courses and distances:

- 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



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

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.

	Median Listing Price	Median Sale Price	Median Days on Market	Median Square Feet	Median Price per Sq. Ft.
Metropolitan Los Angeles	\$230,000	\$220,000	39	1,500	\$147
Metropolitan New York	\$200,000	\$190,000	40	1,400	\$136
Metropolitan Chicago	\$180,000	\$170,000	37	1,300	\$131
Metropolitan Boston	\$170,000	\$160,000	35	1,200	\$133
Metropolitan San Francisco	\$160,000	\$150,000	33	1,100	\$136
Metropolitan Dallas	\$150,000	\$140,000	32	1,000	\$140
Metropolitan Phoenix	\$140,000	\$130,000	31	900	\$144
Metropolitan Portland	\$130,000	\$120,000	30	800	\$150
Metropolitan Denver	\$120,000	\$110,000	29	700	\$157
Metropolitan Minneapolis	\$110,000	\$100,000	28	600	\$167
Metropolitan Salt Lake City	\$100,000	\$90,000	27	500	\$180
Metropolitan San Diego	\$90,000	\$80,000	26	400	\$225
Metropolitan Seattle	\$80,000	\$70,000	25	300	\$267
Metropolitan Houston	\$70,000	\$60,000	24	200	\$300
Metropolitan Atlanta	\$60,000	\$50,000	23	100	\$600
Metropolitan Tampa	\$50,000	\$40,000	22	50	\$1,200
Metropolitan San Jose	\$40,000	\$30,000	21	25	\$1,600
Metropolitan Sacramento	\$30,000	\$20,000	20	10	\$3,000
Metropolitan San Antonio	\$20,000	\$10,000	19	5	\$4,000
Metropolitan Fort Worth	\$10,000	\$5,000	18	2	\$5,000
Metropolitan Charlotte	\$5,000	\$2,500	17	1	\$5,000
Metropolitan Indianapolis	\$2,500	\$1,250	16	0.5	\$5,000
Metropolitan Kansas City	\$1,250	\$625	15	0.25	\$5,000
Metropolitan Oklahoma City	\$625	\$312	14	0.125	\$5,000
Metropolitan Louisville	\$312	\$156	13	0.0625	\$5,000
Metropolitan Memphis	\$156	\$78	12	0.03125	\$5,000
Metropolitan Baltimore	\$78	\$39	11	0.015625	\$5,000
Metropolitan Cincinnati	\$39	\$19	10	0.0078125	\$5,000
Metropolitan Cleveland	\$19	\$9	9	0.00390625	\$5,000
Metropolitan Pittsburgh	\$9	\$4	8	0.001953125	\$5,000
Metropolitan Milwaukee	\$4	\$2	7	0.0009765625	\$5,000
Metropolitan Detroit	\$2	\$1	6	0.00048828125	\$5,000
Metropolitan New Orleans	\$1	\$0.5	5	0.000244140625	\$5,000
Metropolitan Las Vegas	\$0.5	\$0.25	4	0.0001220703125	\$5,000
Metropolitan Albuquerque	\$0.25	\$0.125	3	0.00006103515625	\$5,000
Metropolitan Honolulu	\$0.125	\$0.0625	2	0.000030517578125	\$5,000
Metropolitan Anchorage	\$0.0625	\$0.03125	1	0.0000152587890625	\$5,000

Lot	Measuring
Maximum Lot Size	6,000 sq ft
Maximum Lot Width	30 ft
Maximum Building Coverage	55%
Maximum Impervious Cover	65%
Maximum Floor Area Ratio	75:1
Maximum Units Per Acre	36
Maximum Height	40 ft
Minimum Setbacks	
Front yard	25 ft
Street side yard	15 ft
Interior side yard	5 ft
Rear yard	10 ft

TO: FLATS OF COMMONWEALTH, 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/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(C), 11(D), 12, 13, 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

