



DRAPER  
& KRAMER

5701 Diehl Trail

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11-19-2024

- Acreage: 17.081 acres
- Zoning: MF-4-CO
- Developed: 307 Multifamily Units (18 units per acre)
- 1984 City Public Restrictive Covenant (C14-84-022)
  - Maximum density of 30 units per acre
- 2008 Zoning Ordinance 20080131-101 (C14-2007-0211)
  - Maximum density of 18 units per acre

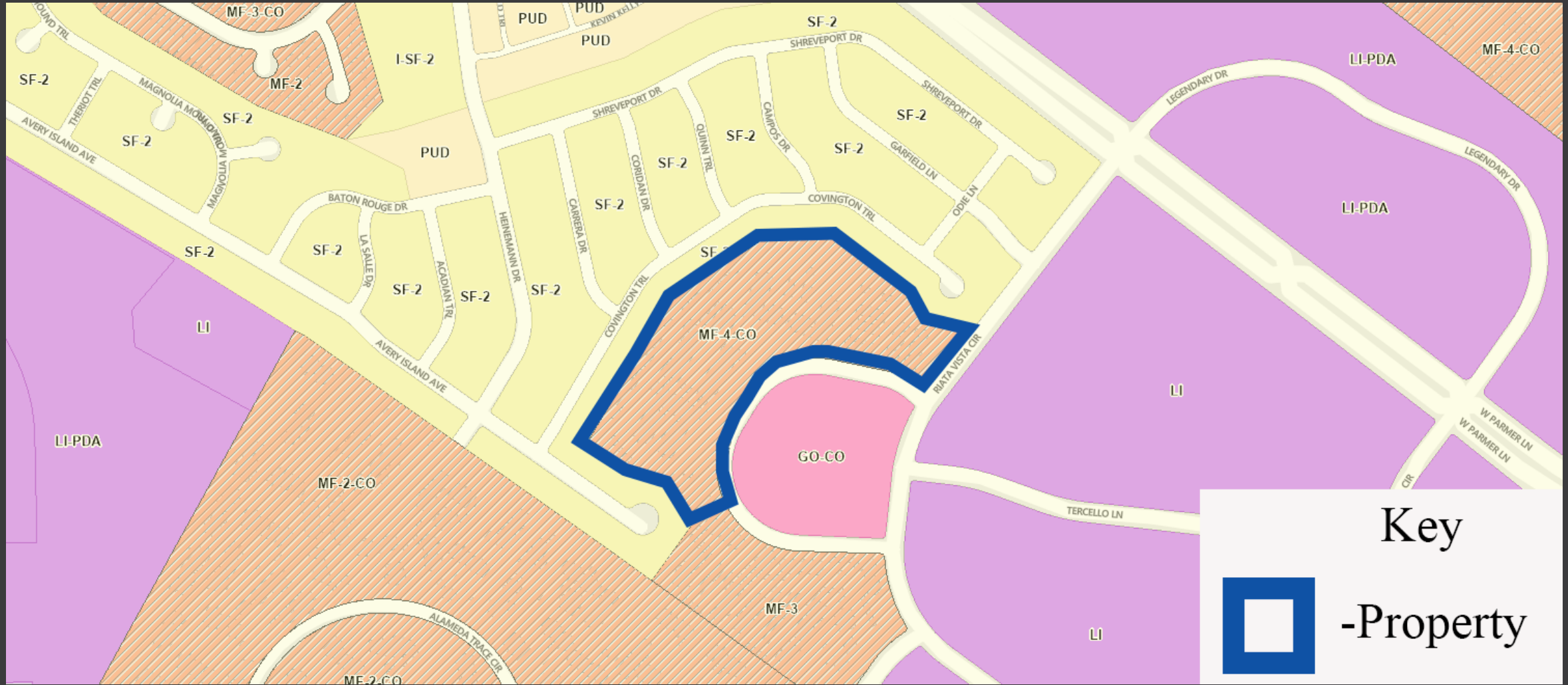












Zoning Case #C 14-84-022  
Tract 7  
RESTRICTIVE COVENANT

2000 254528 7.00 RTEA  
07/03/84

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

WHEREAS, Milwood Joint Venture II, a Texas Joint Venture composed of Bill Milburn, Inc. and Palmar Associates, Limited, is the owner of the following described property, to-wit:

Milwood, Section 19, a subdivision in Travis County, as recorded in Book 85, Pages 55A and 55B, Plat Records, of Travis County, Texas.

WHEREAS, the City of Austin and Owner have agreed that the above described property should be impressed with certain covenants and restrictions running with the land and desire to set forth such agreement in writing;

NOW, THEREFORE, Owner, for and in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration in hand to the undersigned paid by the City of Austin, the receipt of which is hereby acknowledged, does hereby agree with respect to said property described above, such agreement to be deemed and considered as a covenant running with the land, and which shall be binding on it, its successors and assigns, as follows, to-wit:

1. Development on this property shall be limited to a maximum of thirty (30) units per acre.

2. If any person, persons, corporation or entity of any other character shall violate or attempt to violate the foregoing agreement and covenant, it shall be lawful for the City of Austin, a municipal corporation, its successors and assigns, to prosecute proceedings at law, or in equity, against said person, or entity violating or attempting to violate such agreement or covenant and to prevent said person or entity from violating or attempting to violate such agreement or covenant.

3. If any part or provision of this agreement or covenant herein contained shall be declared invalid, by judgment or court order, the same shall in nowise affect any of the other provisions of this agreement and such remaining portion of this agreement shall remain in full force and effect.

1. Development on this property shall be limited to a maximum of thirty (30) units per acre.

**ORDINANCE NO. 20080131-101**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5701-5725 DIEHL TRAIL FROM GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-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 general office-mixed use-conditional overlay (GO-MU-CO) combining district to multifamily residence moderate high density-conditional overlay (MF-4-CO) combining district on the property described in Zoning Case No. C14-2007-0211, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1 and 2, Milwood Section 19 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 85, Pages 55A-55B of the Plat Records of Travis County, Texas (the "Property"),

locally known as 5701-5725 Diehl Trail, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**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 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 2,260 trips per day.
- B. The maximum density on the Property is 18 dwelling units per acre.

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## BUILDING DATA

BLDG. NO.	STORIES	MAX. HEIGHT	F.F. ELEV.	BLDG. COVERAGE S.F.	1 BR	2 BR	UNITS	USE	FOUNDATION
1	1	-	870.5	8,236	-	-	-	CLUBHOUSE	BEAM
2	3	33' 4-7/8"	870.5	16,541	35	12	47	MULTI-FAMILY	BEAM
3	3	33' 4-7/8"	870.5	34,768	51	42	93	MULTI-FAMILY	BEAM
4	3	33' 4-7/8"	870.5	16,715	35	12	47	MULTI-FAMILY	BEAM
5	3	33' 4-7/8"	871.0	17,018	27	15	42	MULTI-FAMILY	BEAM
6	3	33' 4-7/8"	871.0	16,966	27	15	42	MULTI-FAMILY	BEAM
7	3	23' 3-3/4"	871.0	1,677	4	0	4	MULTI-FAMILY	BEAM
8	3	23' 3-3/4"	871.0	1,677	4	0	4	MULTI-FAMILY	BEAM
9	3	23' 3-3/4"	871.0	1,058	2	0	2	MULTI-FAMILY	BEAM
10	3	23' 3-3/4"	871.0	1,058	2	0	2	MULTI-FAMILY	BEAM
11	3	23' 3-3/4"	871.0	1,058	2	0	2	MULTI-FAMILY	BEAM
12	3	23' 3-3/4"	871.0	1,058	2	0	2	MULTI-FAMILY	BEAM
13	3	23' 3-3/4"	871.0	1,058	2	0	2	MULTI-FAMILY	BEAM
14	3	23' 3-3/4"	871.0	1,058	2	0	2	MULTI-FAMILY	BEAM
15	2	23' 8-10/8"	871.0	5,206	0	4	4	MULTI-FAMILY	BEAM
16	2	23' 8-10/8"	870.0	7,795	0	6	6	MULTI-FAMILY	BEAM
17	2	23' 8-10/8"	870.0	7,795	0	6	6	MULTI-FAMILY	BEAM
<b>TOTAL</b>					<b>195</b>	<b>112</b>	<b>307</b>		

FLOOR TO AREA RATIO (F.A.R.) = .484

- City Staff Support
- Respectfully Request Zoning and Platting Commission Support
- Questions?
- Thank you for your time!

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