

**ORDINANCE NO. 20090723-127**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2305 BLUEBONNET LANE FROM LIMITED OFFICE (LO) DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-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 limited office (LO) district to multifamily residence medium density-conditional overlay (MF-3-CO) combining district on the property described in Zoning Case No. C14-2009-0039, on file at the Planning and Development Review Department, as follows:

A 0.288 acre tract of land, more or less, out of the Isaac Decker League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2305 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. 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 200 trips per day.
- B. Development or redevelopment of the Property shall comply with the following regulations:
  - 1) The maximum density is seven residential units.
  - 2) The maximum building coverage is 50 percent.
  - 3) The maximum impervious cover is 65 percent.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 3, 2009.

**PASSED AND APPROVED**

\_\_\_\_\_  
July 23, 2009

§  
§  
§ \_\_\_\_\_  
Lee Jeffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith Shirley A. Gentry  
City Attorney City Clerk

# HOLT CARSON, INC.

## PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

*EXHIBIT A*

### EXHIBIT A

#### RE-ZONING

FIELD NOTE DESCRIPTION OF 0.288 ACRE OF LAND OUT OF THE ISAAC DECKER LEAGUE IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO ALLEN B. DANZIGER BY DEED RECORDED IN VOLUME 5736 PAGE 992 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the East right-of-way line of Blue Bonnet Lane for the Northwest corner of that certain tract of land as conveyed to Allen B. Danziger by deed recorded in Volume 5736 Page 992 of the Deed Records of Travis County, Texas, and for the Southwest corner of that certain (0.223 acre) tract of land as conveyed to The Karney Third Family Limited Partnership by deed recorded in Document No. 2000148788 of the Official Public Records of Travis County, Texas, and being the Northwest corner and **PLACE OF BEGINNING** of the herein described tract, and from which a 1/2" iron rod found in the East right-of-way line of Blue Bonnet Lane for the Northwest corner of said Karney (0.223 acre) tract and for the Southwest corner of Lot 2, Stella V. Addcox Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 12 Page 10 of the Plat Records of Travis County, Texas, bears N 32 deg. 18' 11" E 50.03 ft.;

THENCE leaving the East right-of-way line of Blue Bonnet Lane with the common line of said Danziger tract and said Karney (0.223 acre) tract, S 59 deg. 51' 09" E 192.81 ft. to a 1/2" iron pipe found in the West line of Lot A, McKean Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 81 Page 262 of the Plat Records of Travis County, Texas, for the Northeast corner of said Danziger tract and being the Northeast corner of this tract;

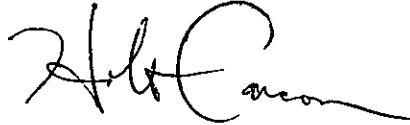
THENCE with the East line of said Danziger tract and the West line of said Lot A, McKean Addition, S 31 deg. 05' 14" W 65.01 ft. to a 1/2" iron rod found for the Southeast corner of said Danziger tract and for the Northeast corner of Tract "Z" 2401 Blue Bonnet Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 68 Page 97 of the Plat Records of Travis County, Texas, and being the Southeast corner of this tract;

THENCE with the common line of said Danziger tract and said Tract "Z", N 59 deg. 50' 16" W 194.18 ft. to a 1/2" iron rod found in the East right-of-way line of Blue Bonnet Lane for the Southwest corner of said Danziger tract and for the Northwest corner of said Tract "Z" and being the Southwest corner of this tract;

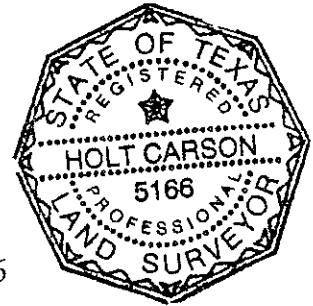
Page 2 of 2  
RE-ZONING – 0.288 Acre

THENCE with the East right-of-way line of Blue Bonnet Lane, N 32 deg. 17' 51" E 65.00 ft. to the **PLACE OF BEGINNING**, containing 0.288 acre of land.

**PREPARED:** March 13, 2009



Holt Carson  
Registered Professional Land Surveyor No. 5166



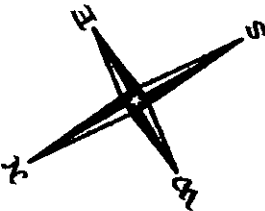
see accompanying map: C 837084

**REFERENCES:**

TCAD Parcel No. 04 0107 03 03

City of Austin Grid No. G20

SCALE: 1" = 40'



MAP TO ACCOMPANY FIELD NOTE DESCRIPTION OF

0.288 ACRE OF LAND OUT OF THE ISAAC DECKER LEAGUE IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO ALLEN B. DANZIGER BY DEED RECORDED IN VOLUME 5736 PAGE 992 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

Stella V. Adcox Subdivision  
Volume 12 Page 40

remainder of Lot 1

N60°29'W  
16.26'

136.07'

S59°55'36"E

IPF

N30°58'44"E  
50.97'

191.67'

S60°08'37"E

60.06'

N32°18'11"E  
50.03'

60.06'

83.23'

N32°18'00"E  
Bearing Basis

501.59'

IPF

The Karney Third Family Limited Partnership  
(0.223 Acre)  
Document No. 2000148788

(S61°03'E 192.74')  
S59°51'09"E 192.81'

POB

N32°17'51"E 65.00'  
(N31°00'E 65.00')

(S30°03'W 65.00')  
S31°05'14"W 65.01'

0.288 ACRE

Allen B. Danziger  
Volume 5736 Page 992

Legend

- ⊙ ½" Iron Rod Found
- IPF ⊙ ½" Iron Pipe Found
- \* Spindle Found
- (Record Bearing and Distance)  
per Volume: 5736 Page 992
- POB = Place of Beginning

Lot A

McKean Addition  
Volume 81 Page 262

BLUE BONNET LANE (60')

N59°50'16"W 194.18'  
(N61°06'W 193.72')

ISAAC DECKER LEAGUE

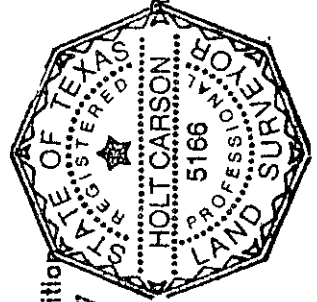
Tract "Z"

2401 Blue Bonnet Addition  
Volume 68 Page 97

PREPARED: March 13, 2009.

BY:




Holt Carson



Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INCORPORATED  
PROFESSIONAL LAND SURVEYORS  
1804 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
(512) 442-0980



ZONING *EXHIBIT B*

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: **C14-2009-0039**  
 ADDRESS: **2305 BLUEBONNET LANE**  
 SUBJECT AREA: **0.288 ACRES**  
 GRID: **G20**  
 MANAGER: **C. PATTERSON**

OPERATOR: S. MEEKS



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.