

ORDINANCE NO. 20070621-124

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2903 CAMERON LOOP FROM RURAL RESIDENCE (RR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-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 rural residence (RR) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-07-0014, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, J.A. Bowles Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 47, Page 69, of the Plat Records of Travis County, Texas; and,

A 6.561 acre tract of land, more or less, out of Lot 3, J.A. Bowles Subdivision, Original City of Austin, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2903 Cameron Loop, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".


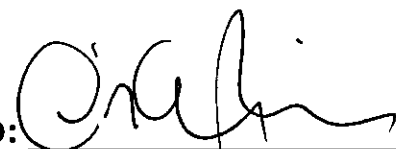
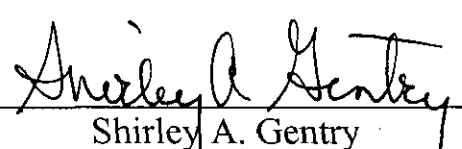
PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Development of the Property may not exceed a maximum of 85 dwelling units.
- B. Development of the Property may not exceed a maximum of 9.033 dwelling units per acre.
- C. Vehicular access from the Property to Cameron Loop is prohibited except for emergency vehicle use. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on July 2, 2007.

PASSED AND APPROVED

	§	
	§	
_____ June 21 _____, 2007	§	_____  _____
		Will Wynn
		Mayor
APPROVED: _____  _____	ATTEST:	_____  _____
David Allan Smith		Shirley A. Gentry
City Attorney		City Clerk

C14-07-0014

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION

BEING ALL OF LOT 2 AND A 6.561 ACRE PORTION OF LOT 3
OF THE J.A. BOWLES SUBDIVISION, A SUBDIVISION IN
TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK
47, PAGE 69, OF THE TRAVIS COUNTY PLAT RECORDS, SAID
TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED
BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a rebar found on the southwest right-of-way line of Cameron Loop, at the common northerly corner between Lots 1 and 2 of said J.A. Bowles Subdivision, for the most northerly northwest corner and PLACE OF BEGINNING hereof;

THENCE with the southwest right-of-way line of Cameron Loop, the following two courses:

- 1) S 59°45'04" E 60.07 feet to a rebar found at the common northerly corner between Lots 2 and 3 of said J.A. Bowles Subdivision;
- 2) S 59°48'34" E 237.99 feet to a rebar set at the northwest corner of a portion of Lot 3 which was conveyed to Harold Hicks and Al Schuster by deed recorded in Volume 6707, Page 499 of the Travis County Deed Records, for the northeast corner hereof, from which point a rebar found on the southwest right-of-way line of Cameron Loop, at the northeast corner of said Hicks/Schuster tract, also the northeast corner of said Lot 3, bears S 59°48'34" E 220.00 feet;

THENCE with the west line of said Hicks/Schuster tract, S 29°49'58" W 784.54 feet to a rebar set on the southerly line of said Lot 3, at Hicks/Schuster's southwest corner, for the southeast corner hereof, from which point a rebar found at Hicks/Schuster's southeast corner, also the southeast corner of said Lot 3, bears S 59°35'59" E 220.00 feet;

THENCE with the southerly line of said Lot 3, also the northerly line of Cherry Creek Section 9-F and Cherry Creek Section 9-D1, recorded respectively in Plat Book 85, Page 68D-69A and Plat Book 86, Page 18D of the Travis County Plat Records, N 59°35'59" W 583.72 feet to a rebar found at the southwest corner of said Lot 3, also an ell corner of Lot 20, Block F, of said Cherry Creek Section 9-D1, for the southwest corner hereof;

THENCE with the westerly line of Lot 3 and Lot 2 of said J.A. Bowles Subdivision, also an easterly line of said Lot 20, Block F, Cherry Creek Section 9-D1, the following two courses:

- 1) N 29°42'30" E 284.83 feet to a rebar found at the common westerly corner between said Lots 3 and 2, from which point a rebar found bears N 26°11'45" E 5.17 feet;
- 2) N 29°49'16" E 299.39 feet to a rebar found at the common westernmost corner between Lots 1 and 2 of said J.A. Bowles Subdivision, for the most westerly northwest corner hereof;

THENCE with the common line between said Lots 1 and 2, the following two courses:

- 1) S 59°44'57" E 202.11 feet to a rebar found;
- 2) N 52°52'50" E 215.11 feet to the PLACE OF BEGINNING and containing 9.397 acres of land, more or less.

ALL REBARS (FOUND OR SET) ARE ½" IN DIAMETER. REBARS SET ARE CAPPED "1729".
SEE SURVEY MAP PREPARED TO ACCOMPANY THIS DESCRIPTION.

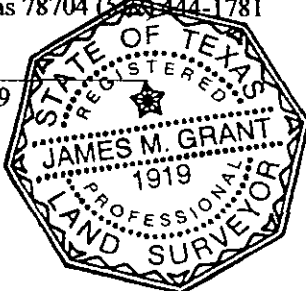
PREPARED 11-01-01 FROM A SURVEY DONE ON THE GROUND IN DEC., 2000
RALPH HARRIS SURVEYOR, INC.

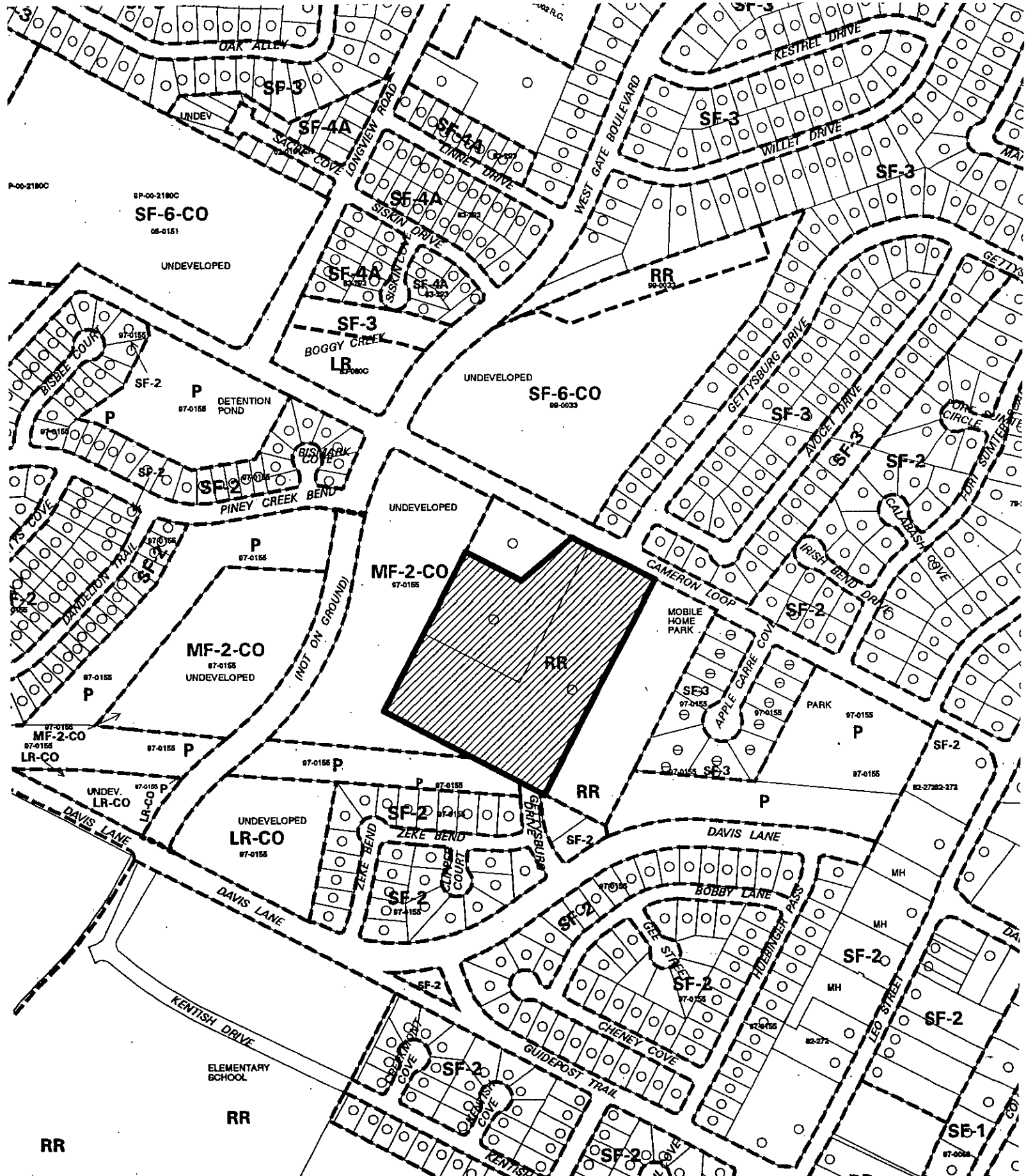
1406 Hether Street, Austin, Texas 78704 (512) 444-1781

JAMES M. GRANT, RPLS 1919

November 1, 2001

Jg c:\mydocs\38668





 1" = 400'	SUBJECT TRACT		ZONING Exhibit B CITY GRID REFERENCE NUMBER E16
	PENDING CASE		
	ZONING BOUNDARY		
	CASE MGR: W. WALSH		
CASE #: C14-07-0014 ADDRESS: 2903 CAMERON LOOP SUBJECT AREA (acres): 9.410		DATE: 07-03 INTLS: SM	