

ORDINANCE NO. 20070621-139

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6825 WOLFCREEK PASS FROM NEIGHBORHOOD OFFICE (NO) DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT FOR TRACT ONE AND FROM URBAN FAMILY RESIDENCE (SF-5) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT FOR TRACT TWO.

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 on the property described in Zoning Case No. C14-06-0228, on file at the Neighborhood Zoning and Planning Department, as follows:

Tract One: From neighborhood office (NO) district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district.

A 1.00 acre tract of land, more or less, out of the Jesse Williams Survey No. 92, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance and,

Tract Two: From urban family residence (SF-5) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district.

A 1.764 acre tract of land, more or less, out of the Jesse Williams Survey No. 92, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (the "Property"),

locally known as 6825 Wolfcreek Pass in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

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 2,000 trips per day.

- B. The maximum density on Tract Two is 21 dwelling units.
- C. Development of Tract Two shall not exceed a density of 11.9048 units per acre.
- D. The following uses are prohibited on Tract One:

Off-site accessory parking
Plant nursery
Service station


Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, the mixed use (MU) combining 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

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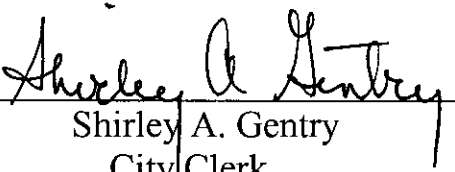
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

Exhibit A

BRYSON & ASSOCIATES
SURVEYING COMPANY

C14-06-0228

Tract 1

FIELD NOTES

TRACT ONE

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE JESSE WILLIAMS SURVEY NO. 92, SITUATED IN TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO HASKEL G. HUDSON OF RECORD IN VOLUME 2745, PAGE 41, TRAVIS COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 1.00 ACRE OF LAND, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the south line of said Hudson tract, from which POINT OF BEGINNING, the southwest corner of Lot 6, Block A, Wedgewood Section One, a subdivision of record in Plat Book 52, Page 83, Travis County, Texas Plat Records, bears S 60°03'30" E, 453.57 feet for the southeast corner of the herein described tract,

THENCE, with the south line of the said Hudson tract, being the south line of the herein described tract, the following two (2) courses and distances, numbered 1 and 2,

1. N 60°03'30" W, 78.59 feet to an angle point,
2. N 59°56'30" W, 238.66 feet to a point for the southwest corner of the herein described tract,

THENCE, N 56°35'17" E, 192.06 feet to a point in the curving south R.O.W. line of Wolfcreek Pass for the northwest corner of the herein described tract,

THENCE, following said south R.O.W. line, being the north line of the herein described tract, the following two (2) courses and distances, numbered 1 and 2,

1. with a curve to the left, whose radius equals 206.32 feet, an arc length of 106.58 feet and whose chord bears S 48°53'04" E, 105.40 feet to a point at the end of said curve,
2. S 63°41'00" E, 128.30 feet to a point for the northeast corner of the herein described tract,

THENCE, leaving said south R.O.W. line, S 30°03'30" W, 159.83 feet to the POINT OF BEGINNING, containing 1.00 Acre of Land.

Prepared By: Bryson & Associates Surveying company
3401 Slaughter Lane West
Austin, Texas 78748

HR/ccs
Job #87-063 X-Ref. 1035
6/8/87

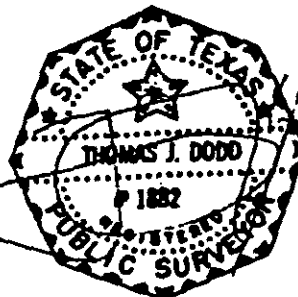


Exhibit A

3401 RIDDLE ROAD • AUSTIN, TEXAS 78748 • (512) 282-0170

FIELD NOTES

TRACT TWO

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE JESSE WILLIAMS SURVEY NO. 82, SITUATED IN TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO HASKEL G. HUDSON OF RECORD IN VOLUME 2745, PAGE 41, TRAVIS COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 1.764 ACRES OF LAND, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the south line of said Hudson tract, same point being the southwest corner of Lot 6, Block A, Wedgewood Section One, a subdivision of record in Plat Book 52, Page 83, Travis County, Texas Plat Records, for the southeast corner of the herein described tract,

THENCE, with the south line of the said Hudson tract, being the south line of the herein described tract, N 80°03'30" W, 453.57 feet to a point for the southwest corner of the herein described tract,

THENCE, N 30°03'30" E, 159.83 feet to a point in the south R.O.W. line of Wolfcreek Pass for the northwest corner of the herein described tract,

THENCE, following said south R.O.W. line, being the north line of the herein described tract, the following three (3) courses and distances, numbered 1 through 3,

1. S 83°41'00" E, 256.03 feet to a point at the beginning of a curve,
2. with a curve to the right, whose radius equals 413.62 feet, an arc length of 64.37 feet and whose chord bears S 59°13'00" E, 64.31 feet to a point at the end of said curve,
3. S 54°45'00" E, 134.66 feet to a point, same point being the northwest corner of said Lot 6, Block A, for the northeast corner of the herein described tract,

THENCE, S 30°10'30" W, 162.62 feet to the POINT OF BEGINNING, containing 1.764 Acres of Land.

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3401 Slaughter Lane West
Austin, Texas 78748

HR/ccs
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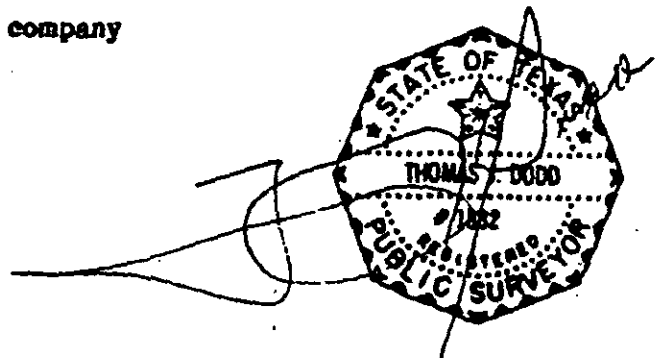


Exhibit B

