

ORDINANCE NO. 20090723-118

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 12460 LOS INDIOS TRAIL AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-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 interim rural residence (I-RR) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-2008-0069, on file at the Planning and Development Review Department, as follows:

A 4.034 acre tract of land, more or less, out of the Henry Rhodes Survey, Abstract No. 522 in Williamson 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 12460 Los Indios Trail, in the City of Austin, Williamson 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 50-foot wide building setback shall be established from the north property line. Within the building setback and beginning at the north property line, a 25-foot wide undisturbed vegetative buffer shall be provided. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
- B. The maximum density on the Property is 30 dwelling units.
- C. The maximum density on the Property is 7.43 dwelling units per acre.

- D. Except as provided in Subsection E of this Part 2, the maximum height of a building or structure is 35 feet from ground level.
- E. The maximum height of a building or structure is 40 feet from ground level with exceptions allowed under Section 25-2-531 of the Code.
- F. 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 300 trips per day.
- G. The following uses are prohibited uses of the Property:

Duplex residential
Condominium residential

Townhouse residential
Single family attached residential

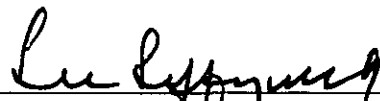
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) base district, and other applicable requirements of the City Code.

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

PASSED AND APPROVED

July 23, 2009

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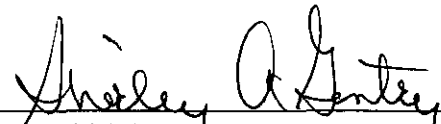
Lee Leffingwell
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

FIELD NOTES FOR
4.034 ACRE OUT OF THE
HENRY RHODES SURVEY,
ABSTRACT No. 522
WILLIAMSON COUNTY, TEXAS

EXHIBIT A

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 4.034 ACRE TRACT OF LAND OUT OF THE HENRY RHODES SURVEY, ABSTRACT No. 522 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THAT TRACT CALLED 0.01 ACRE AND ALL OF THAT TRACT CALLED 4.00 ACRES, BOTH CONVEYED TO ISLAMIC AHLUL BAYT ASSOCIATION BY DEED RECORDED IN DOCUMENT No. 2002080679 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at ½" iron rod with a cap stamped "SNS" set on the easterly line of Los Indios Trail, at the northwest corner of Indian Oaks Office Square, a subdivision recorded in Cabinet I, Slide 75 of the Plat Records of Williamson County, Texas, for the southwest corner of said tract called 4.00 acres and the tract herein described;

THENCE, along the common line of Los Indios Trail and said tract called 4.00 acres, **N 18°01'23"W**, a distance of **188.54 FEET** to a ½" iron rod found at the Point of Curvature for a curve to the left, being the south corner of said tract called 0.01 acre and an angle point for said tract called 4.00 acres;

THENCE, departing the westerly line of said tract called 4.00 acres and along the common line of Los Indios Trail and said tract called 0.01 acre with said curve an arc distance of 113.40 feet to a ½" iron rod with a cap stamped "SNS" set at the southwest corner of Suzanne's Court, a subdivision recorded in Cabinet K, Slides 392 – 393 of the Plat Records of Williamson County, Texas, being the northwest corner of said tract called 0.01 acre and the tract herein described. Said curve having a radius of 556.73 feet and a sub-chord bearing **N 23°50'32"W**, a distance of **113.20 FEET**;

THENCE, departing the easterly line of Los Indios Trail and along the common line of Suzanne's Court and said tract called 0.01 acre, **N 70°41'36"E**, a distance of **11.48 FEET** to a ½" iron pipe found at the northerly common corner of said tract called 0.01 acre and said tract called 4.00 acres;

THENCE, along the common line of Suzanne's Court and said tract called 4.00 acres, **N 71°00'00"E**, a distance of **571.23 FEET** to a ½" iron rod found at the southeast corner of Suzanne's Court, the southwest corner of Milwood Section Twenty Seven C, a subdivision recorded in Cabinet G, Slides 159 – 160 of the Plat Records of Williamson County, Texas, the most northerly northwest corner of Millegan Creek Subdivision, recorded in Cabinet K, Slides 71 – 72 of the Plat Records of Williamson County, Texas, for the northeast corner of said tract called 4.00 acres and the tract herein described;

THENCE, along the common line of Millegan Creek Subdivision and said tract called 4.00 acres, **S 18°38'56"E**, a distance of **310.56 FEET** to a ½" iron rod with a cap stamped "SNS" set at an interior corner of Millegan Creek Subdivision, for the southeast corner of said tract called 4.00 acres and the tract herein described;

THENCE, along the common line of Millegan Creek Subdivision and said tract called 4.00 acres, **S 71°54'55"W**, passing the northerly common corner of Millegan Creek Subdivision and the aforementioned Indian Oaks Office Square and continuing with the common line of Indian Oaks Office Square and said tract called 4.00 acres for a total distance of **574.54 FEET** to the **POINT OF BEGINNING** and containing 4.034 acres of land, more or less.

Mary P. Hawkins

Mary P. Hawkins
Registered Professional Land Surveyor No. 4433
State of Texas



