

**ORDINANCE NO. 20101118-081**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY GENERALLY KNOWN AS GREENSHORES ON LAKE AUSTIN LOCATED AT PEARCE ROAD AND TURNBOUY DRIVE AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT AND INTERIM SINGLE FAMILY RESIDENCE LARGE LOT (I-SF-1) DISTRICT TO RURAL RESIDENCE (RR) DISTRICT, SINGLE FAMILY RESIDENCE LARGE LOT (SF-1) DISTRICT AND PUBLIC (P) 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 districts on the property described in Zoning Case No. C14-2010-0104, on file at the Planning and Development Review Department, as follows:

Tract One: From interim-single family residence large lot (I-SF-1) district to public (P) district.

Lot 14, Block 4, Greenshores on Lake Austin, Phase Three Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200500034, of the Official Public Records of Travis County, Texas;

Tract Two: From interim-rural residence (I-RR) district to single family residence large lot (SF-1-CO) combining district.

Lot 5, Block 4, Greenshores on Lake Austin, Phase Three Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200500034, of the Official Public Records of Travis County, Texas;

Tract Three: From interim-single family residence large lot (I-SF-1) district to public (P) district.

Lot 13, Block 4, Greenshores on Lake Austin, Phase Three Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200500034, of the Official Public Records of Travis County, Texas;

Tract Four: From interim-single family residence large lot (I-SF-1) district to single family residence large lot (SF-1) district.

Lots 6-12, Block 4, Greenshores on Lake Austin, Phase Three Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200500034, of the Official Public Records of Travis County, Texas; and

Tract Five: From interim-single family residence large lot (I-SF-1) district to single family residence large lot (SF-1) district.

Lots 1-4, Block 4, Greenshores on Lake Austin, Phase Three Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200500034, of the Official Public Records of Travis County, Texas,

locally known as the property located at Pearce Road and Turnbuoy Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

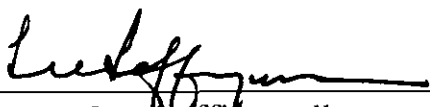
**PART 2.** The Property identified as Tract Two within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

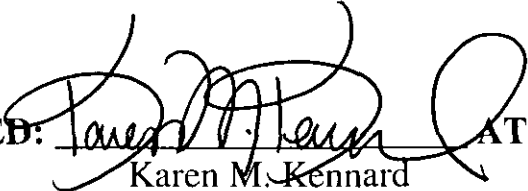
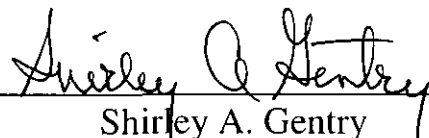
Development on Tract Two may not exceed one single family residential unit.

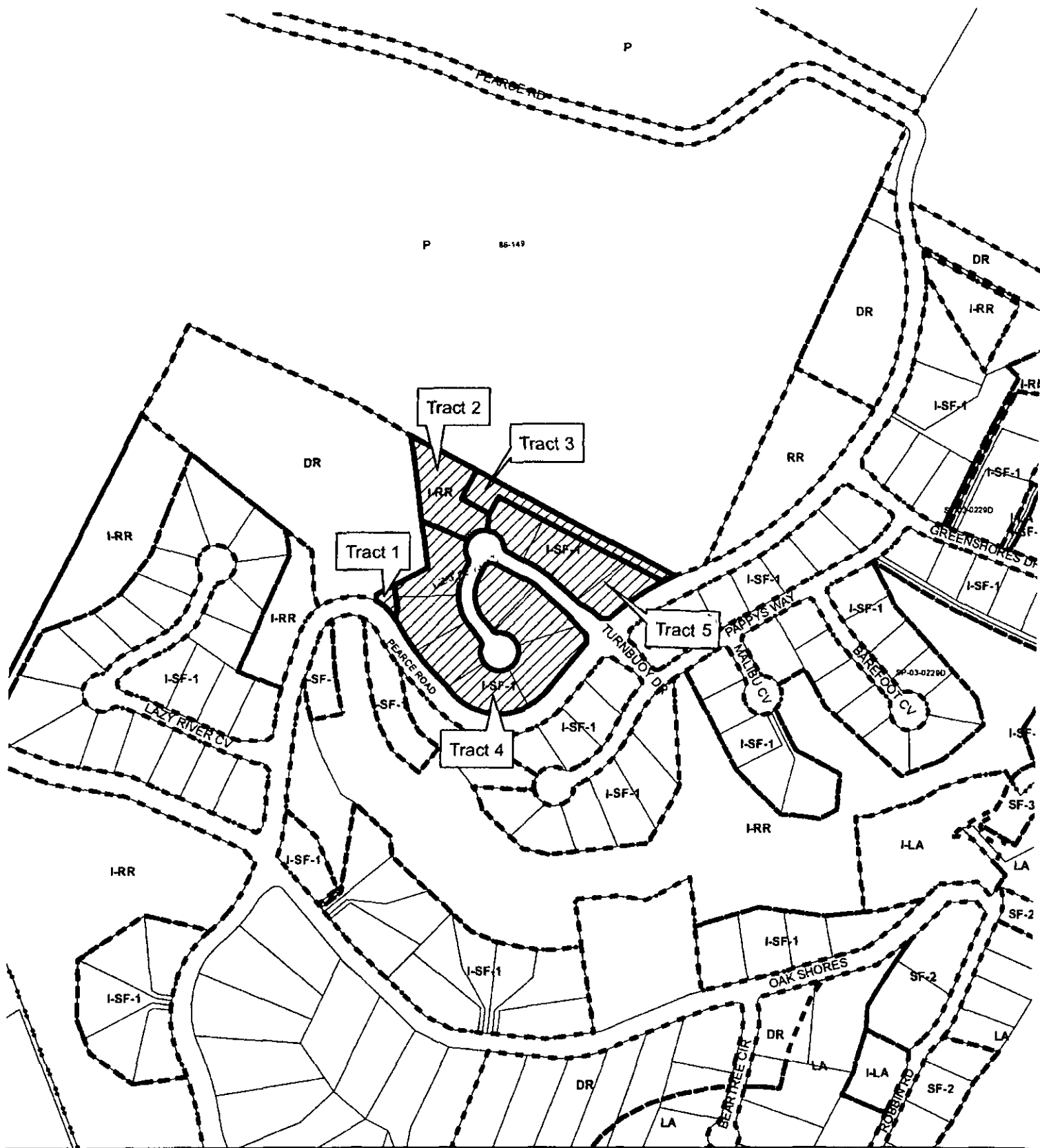
Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence large lot (SF-1) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on November 29, 2010.

**PASSED AND APPROVED**

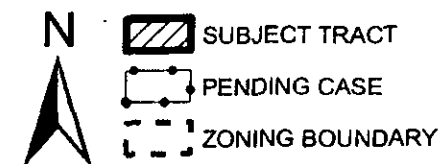
\_\_\_\_\_, November 18, 2010      §  
   §  
   §        
   Lee Leffingwell  
   Mayor

**APPROVED:**  **ATTEST:**   
                                 Karen M. Kennard      Shirley A. Gentry  
                                 Acting City Attorney      City Clerk



# **ZONING EXHIBIT A**

ZONING CASE#: C14-2010-0104  
 LOCATION: PEARCE RD, TURNBUOY DR,  
 SUBJECT AREA: 0.00 ACRES  
 GRID: E28 E29  
 MANAGER: CLARK PATTERSON



1' = 400'

This map has been produced by the Communications Technology Management Dept on behalf of the Planning Development Review Dept for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.