

ORDINANCE NO. 040401-Z-5

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7200 CHIMNEY CORNERS FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO URBAN FAMILY RESIDENCE-CONDITIONAL OVERLAY (SF-5-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 community commercial (GR) district to urban family residence-conditional overlay (SF-5-CO) combining district on the property described in Zoning Case No.C14-04-0016, on file at the Neighborhood Planning and Zoning Department, as follows:

A 17,246 square foot tract of land, more or less, out of Lot 3-A, Highland Hills Northwest Chimney Corners Section Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 7200 Chimney Corners, 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:

Duplex residential use is a prohibited use of the Property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the urban family residence (SF-5) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on April 12, 2004.

PASSED AND APPROVED

_____, April 1, 2004

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Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

EXHIBIT "A"

BEING A 17,246 SQUARE FOOT TRACT OF LAND OUT OF CHIMNEY CORNERS TOWNHOUSES, A CONDOMINIUM DECLARATION AS RECORDED IN VOLUME 7, PAGE 453 OF THE CONDOMINIUM RECORDS OF TRAVIS COUNTY, TEXAS, ASID 17,246 SQUARE FOOT BEING MORE PARTICULARLY DESCRIBED AS AN AREA AROUND PROPOSED BUILDING D, SHOWN AS A PORTION OF LOT 3-A, PHASE II AS SHOWN ON APPENDIX "A" OF SAID CONDOMINIUM DECLARATION FOR CHIMNEY CORNERS TOWNHOUSES, SAME BEING A PORTION OF LOT 3-A, RESUBDIVISION OF LOTS 2 AND 3, HIGHLAND HILLS NORTHWEST, CHIMNEY CORNERS, SECTION, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 47, PAGE 54 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID 17,246 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a "HILTI" nail found in private concrete drive at the Southeast corner of said Lot 3-A, same being the Northeast corner of Lot 2-A of said Resubdivision of said Lots 2 and 3, Highland Hills Northwest Chimney Corners Section;

THENCE N 60° 21' 00" W along the common line between said Lot 2-A and Lot 3-A for a distance of 192.14 feet to a point set in concrete wall on the East side of Lot 171, Highland Hills Northwest Section Six, a subdivision according to the map or plat thereof recorded in Volume 53, Page 46 of the Plat Records of Travis County, Texas, for the Southwest corner of the herein described tract;

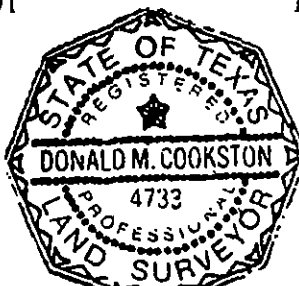
THENCE N 45° 21' 00" E along the common line between said Lot 3-A and said Highland Hills Northwest Section Six for a distance of 122.05 feet to an iron rod set for the Northwest corner of the herein described tract;

THENCE S 42° 54' 02" E, crossing Lot 3-A for 185.01 feet to a nail set in concrete road (Private) on the Southeast line of Lot B, Len C. Dure Subdivision II, a subdivision according to the map or plat thereof recorded in Book 85, Page 82D of the Plat Records of Travis County, Texas, from which a "HILTI" nail found for an angle point on the Southeast line of said Lot 3-A bears N 45° 21' 08" E, 5.93 feet;

THENCE S 45° 21' 08" W along the Southeast line of Lot 3-A, same being the Northwest line of Lot B, Len C. Dure Subdivision II for 64.41 feet to the **POINT OF BEGINNING** of the herein described tract of land and containing 0.396 acres (17,246 square feet) of land, more or less.

01-432
06/27/01

Donald M. Cookston 6/27/01
Donald "Matt" Cookston
Registered Professional Land Surveyor #4733





 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER H30
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-04-0016 ADDRESS: 7200 CHIMNEY CORNERS SUBJECT AREA (acres): 0.395	DATE: 04-02 INTLS: TRC	
	CASE MGR: G.RHOADES			