

ORDINANCE NO. 20060427-043

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2100 PARKER LANE FROM FAMILY RESIDENCE (SF-3) 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 family residence (SF-3) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-05-0201, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2.125 acre tract of land, more or less, out of the Santiago Del Valle Grant, in Travis 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 2100 Parker Lane, 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:

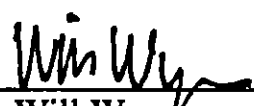
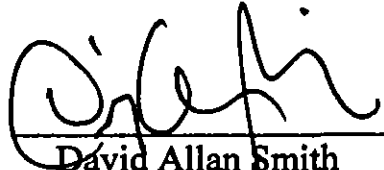
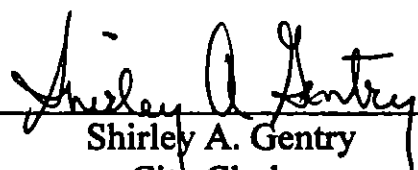
1. The following density regulations apply.
 - a) The maximum number of dwelling units is 20.
 - b) The maximum number of dwelling units is 10 units per acre.
 - c) The maximum number of buildings constructed on the Property is 12.
2. Vehicular access from the Property to Windoak Drive shall be by one driveway only.
3. For a residential building that faces away from Windoak Drive a five-foot wide vegetative buffer shall be provided and maintained along and adjacent to Windoak Drive. Improvements permitted within the buffer zone are limited to a driveway,

drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

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 May 8, 2006.

PASSED AND APPROVED

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<u>April 27</u> , 2006			<u></u>
			Will Wynn
			Mayor
APPROVED:	<u></u>	ATTEST:	<u></u>
	David Allan Smith		Shirley A. Gentry
	City Attorney		City Clerk

FIELD NOTES
FOR

EXHIBIT A

2.125 ACRE TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 5, SOUTH SIDE ADDITION, A SUBDIVISION RECORDED IN VOLUME X, PAGE 576 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 2.125 ACRE TRACT OF LAND CONVEYED TO DAVID R. BELLE-ISLE BY INSTRUMENT RECORDED IN VOLUME 13234, PAGE 3221 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron pin found at the Northwest corner of said 2.125 acre tract, being at the Northeast corner of Lot 2, Block B, South Gate Terrace Section One, a subdivision recorded in Plat Book 25, Page 17 of the Plat Records of Travis County, Texas, being in the South r.o.w. line of Windoak Drive for the PLACE OF BEGINNING hereof;

THENCE along the North line of said 2.125 acre tract, being along the South r.o.w. line of Windoak Drive for the following courses:

S 58°48'23" E for a distance of 436.26 feet to a ½ inch iron pin found at a point of curve

Along a curve to the right whose radius is 15.00 feet, arc is 23.29 feet and whose chord bears S 14°30'28" E for a distance of 21.02 feet to a ½ inch iron pin found at the intersection of the South r.o.w. line of Windoak Drive and the West r.o.w. line of Parker Lane, being at the Northeast corner of said 2.125 acre tract;

THENCE along the East line of said 2.125 acre tract, being along the West r.o.w. line of Parker Lane, S 29°59'32" W for a distance of 187.10 feet to a ½ inch iron pipe found at the Southeast corner of said 2.125 acre tract;

THENCE along the South line of said 2.125 acre tract, N 58°37'06" W for a distance of 470.80 feet to a ½ inch capped iron pin set at the Southwest corner of said 2.125 acre tract, being at the Southeast corner of said Lot 2, Block B, South Gate Terrace Section One;

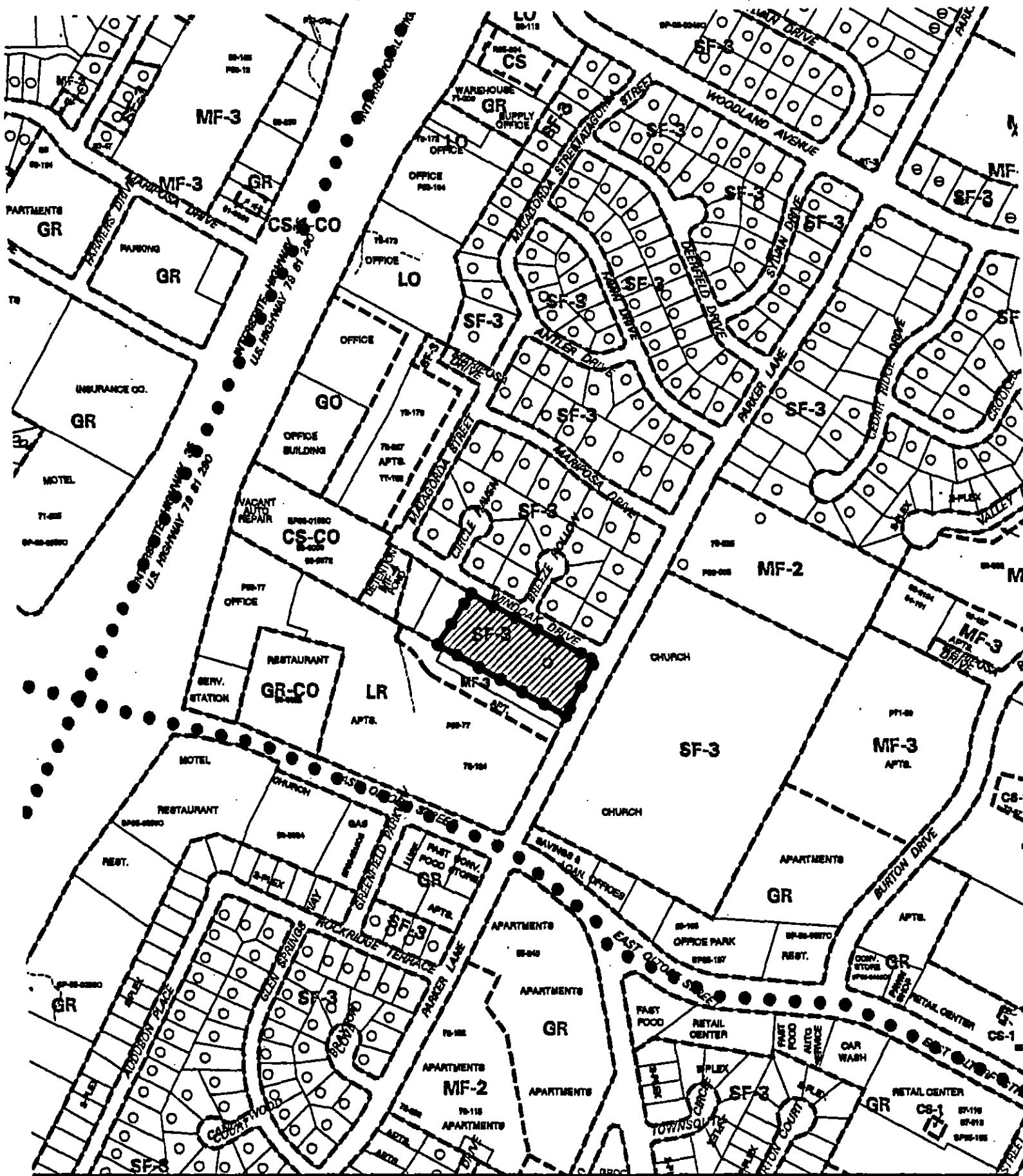
THENCE along the West line of said 2.125 acre tract, N 35°38'26" E for a distance of 200.80 feet to the PLACE OF BEGINNING and containing 2.125 acres of land or 92,583 square feet of land, more or less.




SURVEYED BY:
Roy D. Smith Surveyors, P.C.

Roy D. Smith
ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR
April 4, 2005



Belle-Isle Tracts



 <p> SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: R.HEIL </p> <p>   </p> <p> 1" = 400' </p>	<p align="center"> ZONING EXHIBIT B </p> <p> CASE #: C14-05-0201 ADDRESS: 2100 PARKER LN SUBJECT AREA (acres): 2.125 </p> <p> DATE: 05-11 INTLS: SM </p>	<p> CITY GRID REFERENCE NUMBER J19 </p>
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