

ORDINANCE NO. 20060928-086

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1701 AND 1703 WINDOAK DRIVE 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. C14-06-0136, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1 and 2, Block B, South Gate Terrace Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, the property being more particularly described in Document No. 2005128893, of record in the Official Public Records of Travis County, Texas (the "Property"),

locally known as 1701 and 1703 Windoak Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

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

1. Development of the Property may not exceed a density of one single-family residential unit per lot.
2. Development of the Property may not exceed an impervious cover of 45 percent.

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 resident (SF-6) base district and other applicable requirements of the City Code.

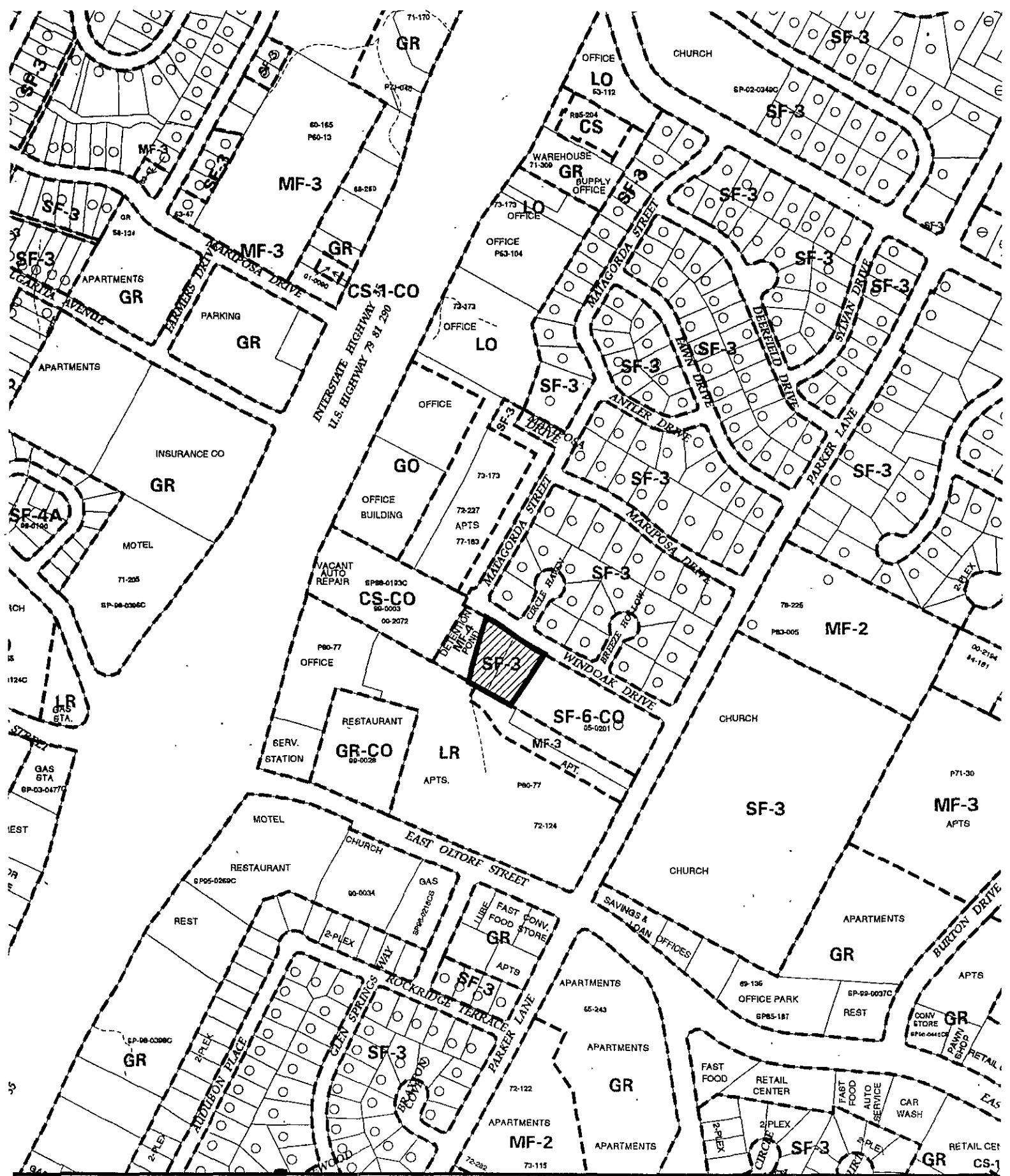
PART 3. This ordinance takes effect on October 9, 2006.


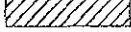


PASSED AND APPROVED

_____, September 28_____, 2006 §
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 Will Wynn
 Mayor

APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk



 1" = 400'	SUBJECT TRACT	  	ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER J19
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-06-0136	DATE: 06-06	
	CASE MGR: R.HEIL		ADDRESS: WINDOAK DR.	INTLS: TRC	
SUBJECT AREA (acres): 1.580					