

**ORDINANCE NO. 20061102-047**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3504 CLAWSON ROAD FROM FAMILY RESIDENCE (SF-3) 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 family residence (SF-3) district to urban family residence-conditional overlay (SF-5-CO) combining district on the property described in Zoning Case No C14-06-0168, on file at the Neighborhood Planning and Zoning Department, as follows

A 0.80 acre tract of land, more or less, out of Lot 38, Theodore Low Heights Subdivision, 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 3504 Clawson Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B"

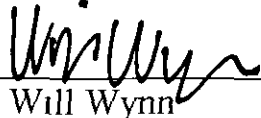
**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

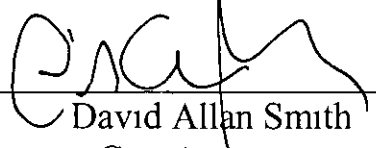
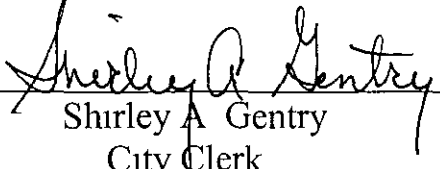
Development of the Property may not exceed a density of 8 residential units

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 November 13, 2006

**PASSED AND APPROVED**

\_\_\_\_\_, November 2, 2006      §  
   §  
   § \_\_\_\_\_   
   Will Wynn  
   Mayor

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

ATS Job No 06052220s

Date August 3, 2006

Page 2 of 2 (Survey attached)

Path Projects\Rick Roberts\Low Theo Heights\Clawson3504\docs\metes&bounds\0 80  
ACRE doc

All that certain tract or parcel of land situated in Travis, County, Texas being a portion of Lot 38, Theodor Low Heights, a subdivision in Travis County, Texas according to the map or plat recorded in Volume 445, Page 581, Deed Records of Travis County, Texas and being that tract described as 0 87 acre in a Deed granted to Gerald W Allaman, et ux and recorded in Volume 2127, Page 336, Deed Records of Travis County, Texas and further described by metes and bounds as follows

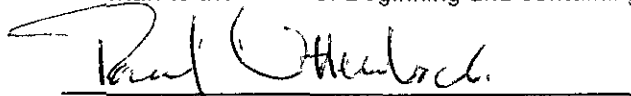
Beginning at iron pipe found in west line of Clawson Road for the southeast corner of that tract described as 2 574 acres granted to David R Jones and recorded in Volume 12753, Page 2092 of said deed records and the northeast corner of said Allaman tract and this tract,

THENCE S 31°46'49" W 99 47 feet with the west line of said Clawson Road and the east line of said Allaman tract to ½" iron rod found for the northeast corner of a 15' Right-of-Way dedication as described in the Resubdivision of Part of Lot 38 Theodor Low Heights as recorded in Volume 75, Page 138, Plat Records of Travis County Texas and the southeast corner of said Allaman tract and this tract,

THENCE N 60°03'42" W with the south line of said Allaman tract, at approximately 15 feet passing the northeast corner of Lot 1 of said Resubdivision of Part of Lot 38, Theodor Low Heights, continuing with the north line of said Lot 1, at approximately 240 feet passing the northwest corner of said Lot 1 and the northeast corner of Lot 2 of said Resubdivision of Part of Lot 38, continuing with the north line of said Lot 2 in all 349 95 feet to a 5/8" iron rod found in the east line of Barton Oaks subdivision as recorded in Volume 18, Page 77 of said plat records for the northwest corner of said Lot 2 and the southwest corner of said Allaman tract and this tract,

THENCE N 30°05'56" E 99 80 with east line of said Barton Oaks subdivision and the west line of said Allaman tract to a iron pipe found for the southwest corner of said Jones tract and the northwest corner of said Allaman tract,

THENCE S 60°00'00 E 352 87 feet with the south line of said Jones tract and the north line Allaman to the Point of Beginning and containing 0 80 acre (35 003 sq ft ) of land more or less



Paul Utterback

Registered Professional Land Surveyor No 5738

PU/ch

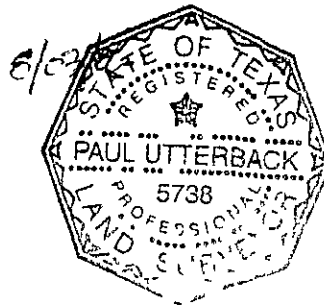


EXHIBIT A

