

ORDINANCE NO. 20050609-061

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF CARDINAL LANE AND SOUTH 2ND STREET 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. C14-05-0024, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 10 and the north one-half of Lot 9, Block 2, Freewater Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 2, Page 235, of the Plat Records of Travis County, Texas (the "Property"),

locally known as the property located at the southeast corner of Cardinal Lane and South 2nd Street, 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 30 residential units.
2. Development of the Property may not exceed 10 residential units per acre.
3. The maximum impervious cover is 55 percent.
4. Vehicular access from the Property to Cardinal Lane shall be by one access point only.
5. Vehicular access from the Property to South 2nd Street shall be by one access point only.


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 June 20, 2005.

PASSED AND APPROVED

June 9, 2005

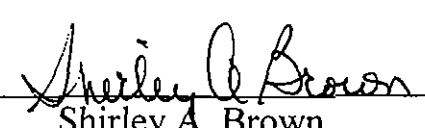
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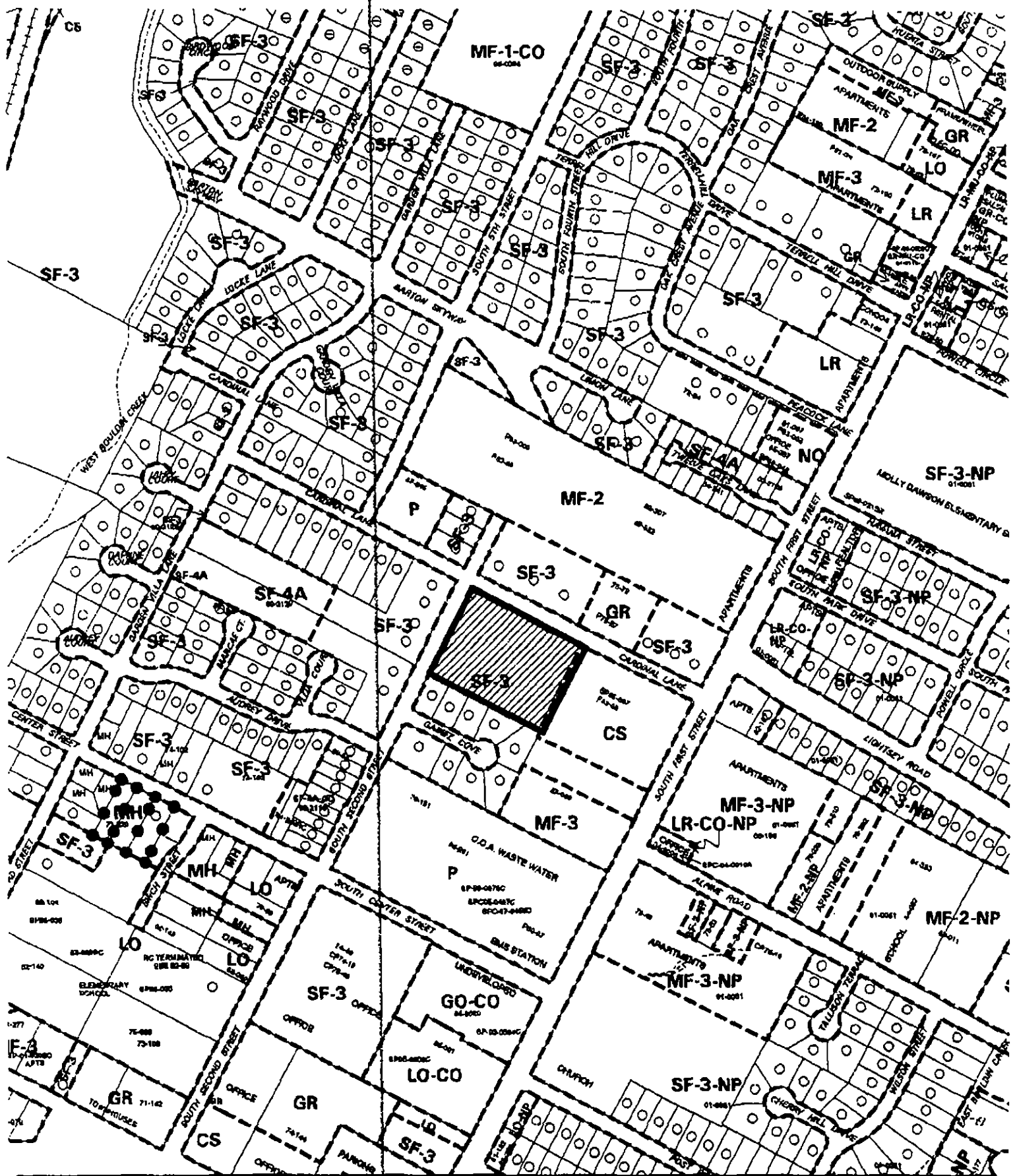

Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Brown
City Clerk



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: W. WALSH

CASE #: C14-05-0024
ADDRESS: CARDINAL LANE & S 2ND
ST
SUBJECT AREA (acres): 3

ZONING EXHIBIT A

DATE: 05-08

INTLS: SM

CITY GRID
REFERENCE
NUMBER
H19