

ORDINANCE NO. 20101118-097

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1303 ROBERT E. LEE ROAD 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. C14-2010-0126, on file at the Planning and Development Review Department, as follows:

A 1.586 acre (69,088 sq. ft.) tract of land, more or less, out of the Henry P. Hill League No. 2, 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 1303 Robert E. Lee 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:

- A. The maximum number of dwelling units is 14 detached units.
- B. The maximum height of a building or structure is two stories.
- C. The maximum height of a building or structure is 35 feet from ground level.
- D. The maximum impervious cover is 50 percent.
- E. A five-foot wide vegetative buffer shall be established and maintained along the west property line that abuts Robert E. Lee Road. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

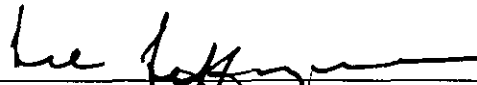
Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on November 29, 2010.

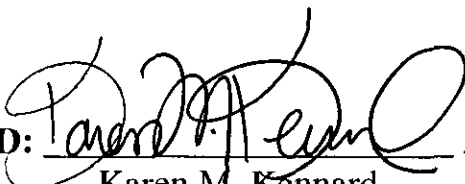
PASSED AND APPROVED

November 18, 2010

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Lee Jeffingwell
Mayor

APPROVED: 
Karen M. Kennard
Acting City Attorney

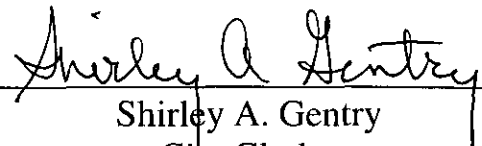
ATTEST: 
Shirley A. Gentry
City Clerk

EXHIBIT "A"

ALL POINTS SURVEYING, INC.

FIELD NOTES OF A SURVEY OF TWO (2) TRACTS OF LAND OUT OF THE HENRY P. HILL LEAGUE NO. 2, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACTS ARE KNOWN AS TRACT NO. ONE AND TRACT NO. TWO IN A DEED TO WILLIAM R. TURPIN BY DEED OF RECORD IN VOLUME 5481 PAGE 1435, DEED RECORDS OF TRAVIS COUNTY, TEXAS, THE PERIMETER OF TRACT NO. ONE AND TRACT NO. TWO IS COMBINED FOR THE PURPOSES OF THIS DESCRIPTION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found, said pipe is in the North margin of Melridge Place, said pipe is the Southeast corner of the above described Tract No. One and being the Southeast corner of the herein described tract and being the **PLACE OF BEGINNING** hereof

THENCE N 30° 05' 00" E (bearing basis) with the East line of said Tract No. One passing the Southwest corner (at an undetermined distance) of Zilker Skyline Condominiums as recorded in Volume 12706 Page 759, Real Property Records of Travis County, Texas (R.P.R.O.T.C.T.), and continuing with the dividing line of Tract No. One and Zilker Skyline Condominiums, a total distance of 313.16 ft. to a nail found in a fence post at the Northeast corner of Tract No. One, same being the Southeast corner of that certain 0.85 acre tract conveyed to Danlandco Ltd. by deed recorded in Volume 12839 Page 810, R.P.R.O.T.C.T., said nail is the Northeast corner hereof.

THENCE along the dividing line of Tract No. One and the above said 0.85 acre tract, N 59° 39' 39" W, 77.54 ft. to an iron rod set at the Southeast corner of the above said Tract No. Two, for an ell corner hereof.

THENCE along Tract No. Two, the following three (3) calls:

- 1.) N 29° 58' 56" E, 4.00 ft. a calculated point
- 2.) N 59° 40' 55" W, 17.00 ft. a cotton spindle set
- 3.) S 29° 52' 46" W, 4.00 ft. to an iron rod set on the North line of Tract No. One, same being the South line of the above said 0.85 acre tract, for an ell corner hereof

THENCE with the dividing line of Tract No. One and the 0.85 acre tract, N 59° 40' 27" W, 172.03 ft to "X" found in rock wall, in the East margin of Robert E. Lee, said "X" is the common rear corner of said tracts, for the Northwest corner hereof

SCANNED

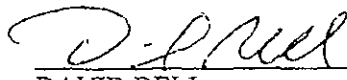
THENCE along the West line of Tract No. One and the East margin of Robert E. Lee, the following four (4) calls:

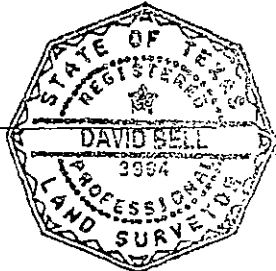
- 1.) S 44° 34' 33" W, 45.43 ft. to an iron pipe found at a point of curvature to the left.
- 2.) Along said curve, the radius of which is 30.00 ft. the arc distance is 22.87 ft., the chord of which bears S 23° 80' 28" W, 22.32 ft. to an "X" found in a rock wall
- 3.) S 01° 00' 52" W, 259.57 ft. to an "X" found in a rock wall at a point of curvature to the left
- 4.) Along said curve, the radius of which is 40.57 ft., the arc distance is 43.48 ft., the chord of which bears S 29° 22' 01" E, 41.08 ft. to an iron pipe found at a point of tangency, being the intersection of the East margin of Robert E. Lee and the North margin of Melridge Place

THENCE along the South line of Tract No. One and the North margin of Melridge Place, S 59° 42' 30" E, 113.66 ft. to the PLACE OF BEGINNING and containing 1.586 acres or 69,088 square feet of land.

Surveyor's comments:

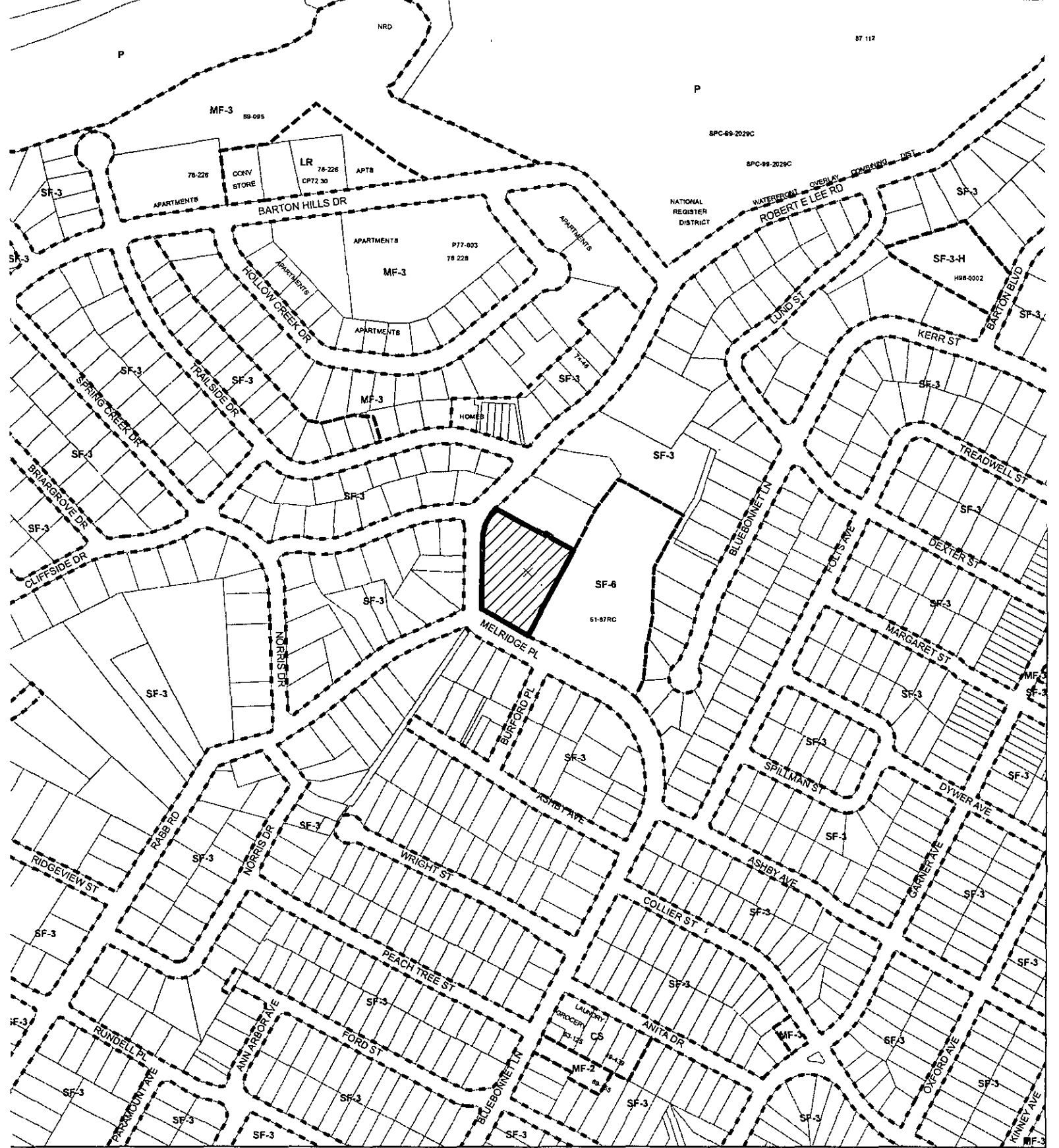
This metes and bounds description is to accompany a survey map of even date.


DAVID BELL
R.P.L.S. No. 3994
JOB No. 09R36007





 Date 10/2/07

611 South Congress - Suite 100 - Austin, Texas 78704
Telephone: (512) 440-0071 Fax: (512) 440-0199

SCANNED



ZONING EXHIBIT B

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2010-0126
 LOCATION: 1303 ROBERT E LEE RD
 SUBJECT AREA: 1.58 ACRES
 GRID: G21
 MANAGER: STEVEN RYE



1' = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness