

ORDINANCE NO. 011213-39

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1211 WEST MARY STREET FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT AND 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 general commercial services (CS) district and family residence (SF-3) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in File C14-01-0135, as follows:

A 0.6527 acre tract of land, more or less, out of Lot 1, Block 1, Fredericksburg Road Acres Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 1211 West Mary Street, 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:

If the Property is developed for a use other than single family residential, two family residential or duplex residential, a 25-foot wide vegetative buffer shall be provided and maintained along the east property line. 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 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.

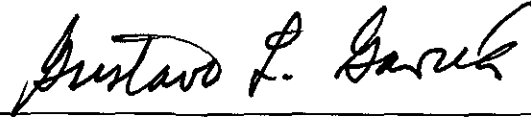
PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on December 24, 2001.

PASSED AND APPROVED

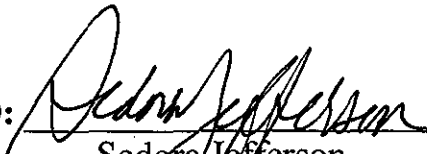
December 13, 2001

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Gustavo L. Garcia
Mayor

APPROVED:



Sedora Jefferson
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

PORTION OF LOT 1, BLOCK 1, FREDERICKSBURG ROAD ACRES PAGE 1 OF 2

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF LOT 1, BLOCK 1, FREDERICKSBURG ROAD ACRES, AS RECORDED IN VOLUME 3, PAGE 168, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND AS CONVEYED TO 1211 WEST MARY, L.P., A TEXAS LIMITED PARTNERSHIP BY DEEDS RECORDED IN DOCUMENT #2001017234 AND DOCUMENT #2001056217, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found at the most Southerly corner of Lot 1, Block 1, Fredericksburg Road Acres, recorded in Volume 3, Page 168, Plat Records, Travis County, Texas, being the most Southerly corner of that same tract of land as conveyed to 1211 West Mary, L.P., as described in Document #2001056217, Official Public Records, Travis County, Texas, being an Easterly Southeast corner of Lot 2, Rutherford Addition, recorded in Plat Book 29, Page 39, Plat Records, Travis County, Texas, for the most Southerly corner hereof;

THENCE N 09°15' W for a distance of 127.35 feet to an iron pipe found at a Southerly Northwest corner of the said 1211 West Mary, L.P. tract, recorded in Document #2001056217, being the Southwest corner of a 0.21 acre tract of land as conveyed to D. Page Ragland by deed recorded in Volume 12498, Page 1744, Real Property Records, Travis County, Texas, for a Southerly Northwest corner hereof;

THENCE N 80°28' E for a distance of 33.03 feet to an iron pipe found, being the Southeast corner of the said 0.21 acre Ragland tract, being the Southwest corner of a tract of land as conveyed to 1211 West Mary, L.P. by deed recorded in Document #2001017234, Official Public Records, Travis County, Texas, for an inside corner hereof;

THENCE N 00°13' W for a distance of 188.34 feet to an iron pipe found at the Northwest corner of the said 1211 West Mary, L.P. tract, recorded in Document #2001017234, being in the South r.o.w. line of West Mary Street, being the Northeast corner of the said 0.21 acre Ragland tract, for the Northwest corner hereof;

THENCE, with the South r.o.w. line of West Mary Street, the following courses:

N 84°13' E for a distance of 37.47 feet to an iron rod found, at an angle point;

N 86°29' E for a distance of 24.79 feet to the Northeast corner of the said 1211 West Mary, L.P. tract, recorded in Document #2001017234, being the Northwest corner of the said 1211 West Mary, L.P. tract recorded in Document #2001056217, at an angle point;

N 86°24' E for a distance of 110.25 feet to an "X" set in the concrete gutter at the Northeast corner of the said 1211 West Mary, L.P. tract recorded in Document #2001056217, for the Northeast corner hereof;


FIELD NOTES
FOR
1211 WEST MARY, L.P.

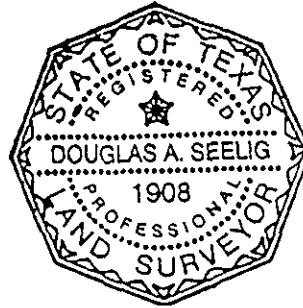
PORTION OF LOT 1, BLOCK 1, FREDERICKSBURG ROAD ACRES PAGE 2 OF 2

THENCE S 28°56' W at a distance of 6.90 feet pass an iron rod found, being the most Northerly corner of a tract of land as conveyed to Dagmar Grieder by deed recorded in Volume 12901, Page 914, Real Property Records, Travis County, Texas, and continue on for a total distance of 183.09 feet to a concrete monument found, for an angle point hereof;

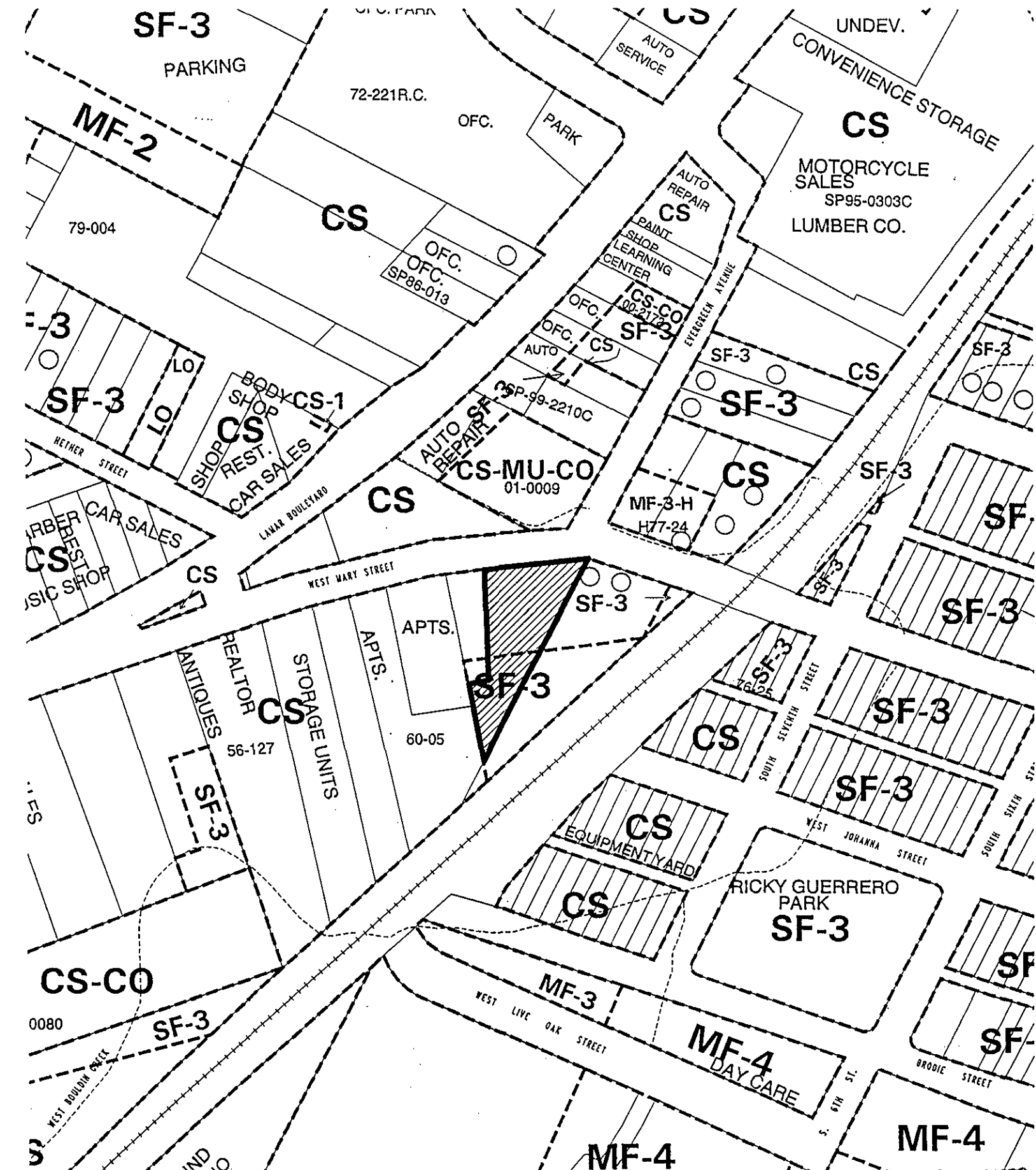
THENCE S 28°57' W for a distance of 195.96 feet to the PLACE OF BEGINNING, and containing 0.6527 acre of land, more or less.

AS SURVEYED BY
DOUG SEELIG LAND SURVEYORS P.C.


DOUGLAS A. SEELIG
Registered Professional Land Surveyor No. 1908
3802 Manchaca Road
Austin, Texas 78704
May 22, 2001



Work Order No. 18739



<p>1" = 200'</p>	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: A.BEAUDET</p>	<p>CASE #: C14-01-0135</p> <p>ADDRESS: 1211 WEST MARY</p> <p>SUBJECT AREA (acres): 0.653</p>	<p>ZONING <i>RXHIBIT B</i></p> <p>DATE: 01-09</p> <p>INTLS: TRC</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>H20</p>
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