

**ORDINANCE NO. 20070111-075**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5611 WEST U.S. HIGHWAY 290 FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE (GR-MU) 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 single family residence standard lot (SF-2) district to community commercial-mixed use (GR-MU) combining district on the property described in Zoning Case No. C14-06-0216, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, Rossen and Rainwater Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 29, Page 30, of the Plat Records of Travis County, Texas, Save and Except a 0.211 acre tract being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 5611 West U.S. Highway 290, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on January 22, 2007.

**PASSED AND APPROVED**


\_\_\_\_\_, January 11, 2007

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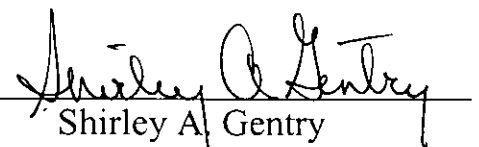
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk

EXHIBIT "A"

Being 0.211 of one acre of land, more or less, out of and a part of that certain Lot 2, Rossen and Rainwater Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 29, Page 30, Plat Records of Travis County, Texas, said Lot 2 being the same land described in a deed from Michael Daugherty Sr., and wife Jane E. Daugherty to Joseph C. McDowell and wife Melinda J. McDowell, dated May 26, 1983, recorded in Volume 8107, Page 290, Deed Records of Travis County, Texas, said 0.211 of one acre, more or less, being more particularly described by metes and bounds as follows;

BEGINNING at the point of intersection of the proposed southerly right of way line of US 290/SH 71 with the westerly boundary line of said Lot 2, said point being North 08 degrees 55 minutes 24 seconds West, a distance of 183.28 feet from the southwesterly corner of said Lot 2;

THENCE North 08 degrees 55 minutes 24 seconds West along said westerly boundary line, a distance of 114.48 feet to a point on the existing southerly right of way line of US 290/SH 71, said point being 41.21 feet right of US 290/SH 71 Engineer's centerline station 448+40.06;

THENCE North 81 degrees 03 minutes 34 seconds East along said existing southerly right of way line, a distance of 79.22 feet to a point, said point being the northeasterly corner of said Lot 2;

THENCE South 08 degrees 56 minutes 22 seconds East along the easterly boundary line of said Lot 2, a distance of 118.02 feet to a point on the proposed southerly right of way line of US 290/SH 71 and the beginning of a circular curve to the left having a radius of 7624.44 feet and a long chord of 79.33 feet in length which bears South 83 degrees 37 minutes 04 seconds West;

THENCE in a westerly direction along said proposed southerly right of way line and along and around said circular curve, a distance of 79.33 feet to the POINT OF BEGINNING and containing 0.211 of one acre of land, more or less.

Access will be PERMITTED to the south remainder abutting the highway facility.

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk  
By Deputy:

P. MACHADO

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on

Dana DeBeauvoir, County Clerk

m. Buade

308 740A

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk  
By Deputy:

**LO-CO**



ELEMENTARY SCHOOL

**MF-2** APARTMENTS  
6P62-281C  
6-132RC  
p.97-0305C



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

**CASE #: C14-06-0216**  
**ADDRESS: 5611 W US 290 HWY**  
**SUBJECT AREA (acres): 0.289**

ZONING EXHIBIT B

DATE: 06-11

INTLS: SM

CITY GRID  
REFERENCE  
NUMBER

D19