

ORDINANCE NO. 20070125-041

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11601 JOLLYVILLE ROAD FROM LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT FOR TRACT ONE AND LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT FOR TRACT TWO.

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 on the property described in Zoning Case No. C14-06-0172, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From limited office (LO) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district.

A 1.576 acre tract of land, more or less, out of the William Bell Survey Abstract No. 116, Travis County, the tract of land being more particularly described by an on the ground survey in Exhibit "A" incorporated into this ordinance; and

Tract Two: From limited office (LO) district to limited office-conditional overlay (LO-CO) combining district.

A 0.424 acre tract of land, more or less, out of the William Bell Survey Abstract No. 116, Travis County, the tract of land being more particularly described by an on the ground survey in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 11601 Jollyville 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:

If the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day, a site plan or building permit for the Property may not be approved,

released, or issued, until a traffic impact analysis ("TIA") is submitted to and approved by the Watershed Protection and Development Review Department.


Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on February 5, 2007.

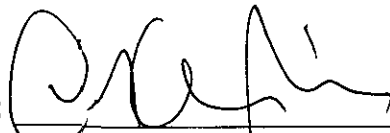
PASSED AND APPROVED

January 25, 2007

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Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

EXHIBIT A

PROPOSED GR-MU-CO TRACT DESCRIPTION

COMMENCING for POINT OF REFERENCE at a point on the north right-of-way line of Jollyville Road, said point also being the southeast corner of the proposed LO-CO tract; THENCE N $31^{\circ}25'00''$ E a distance of 125.08 feet to the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE N $42^{\circ}11'27''$ W a distance of 155.69 feet to a point for the southwest corner of this tract;

THENCE N $30^{\circ}00'43''$ E a distance of 421.32 feet to a point for the northwest corner of this tract;

THENCE S $59^{\circ}52'39''$ E a distance of 159.71 feet to a point for the northeast corner of this tract;

THENCE S $31^{\circ}25'00''$ W a distance of 468.74 feet to the POINT OF BEGINNING.



Tract 1
Proposed
GR-MU-CO
1.576 ac.

PROPOSED LO-CO TRACT DESCRIPTION

BEGINNING at a point on the north right-of-way line of Jollyville Road for the southeast corner and POINT OF BEGINNING of this tract;

THENCE, with the north right-of-way line of said Jollyville Road, N $42^{\circ}11'27''$ W a distance of 152.45 feet to a point for the southwest corner of this tract;

THENCE N $30^{\circ}00'43''$ E a distance of 126.03 feet to a point for the northwest corner of this tract;

THENCE S $42^{\circ}11'27''$ E a distance of 155.69 feet to a point for the northeast corner of this tract;

THENCE S $31^{\circ}25'00''$ W a distance of 125.08 feet to the POINT OF BEGINNING.

Tract 2
Proposed
LO-CO
0.424 ac.

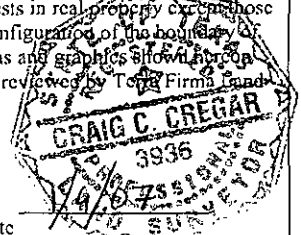
JOLLYVILLE ROAD

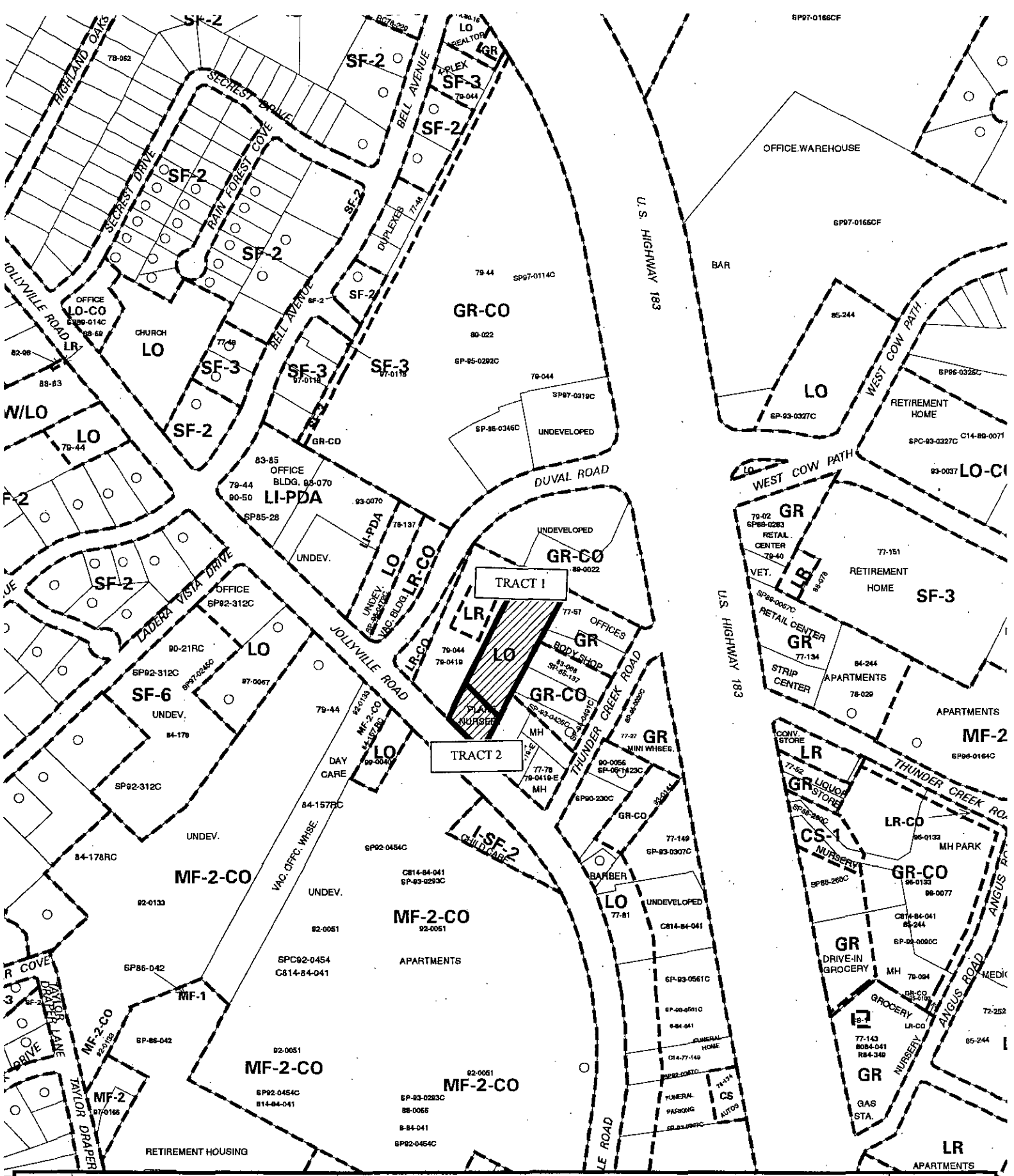
POINT OF BEGINNING (TRACT 2)
POINT OF REFERENCE (TRACT 1)



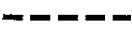
This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it is prepared. The calculations and graphics shown herein were prepared by others and their mathematical verification was reviewed by Terra Firma Land Surveying for accuracy only.

Craig C. Cregar
Registered Professional Land Surveyor No. 3936

Date





SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: S.SIRWAITIS

ZONING **Exhibit B**
 CASE #: C14-06-0172
 ADDRESS: 11601 JOLLYVILLE RD
 SUBJECT AREA (acres): 2
 DATE: 07-01
 INTLS: SM
 CITY GRID REFERENCE NUMBER
 J35
 MF-2