

ORDINANCE NO. 20070215-039

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1708, 1712, 1720 SOUTH LAKESHORE BOULEVARD FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 multifamily residence medium density (MF-3) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-05-0112, on file at the Neighborhood Planning and Zoning Department, as follows:

A 6.926 acre tract of land, more or less, out of the Santiago Del Valle Grant, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" attached and incorporated into this ordinance,

locally known as 1708, 1712, 1720 South Lakeshore Boulevard, in the City of Austin, Travis County, Texas, also identified for purposes of this ordinance as Tract 9 (part), 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:

1. The maximum height of a building or structure is 60 feet from ground level.
2. A 100-foot wide building setback shall be established from the shoreline of Town Lake. Improvements permitted within this setback zone are those permitted by the City Code and include utility crossings, drainage and water quality improvements, and a hike and bike trail.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on February 26, 2007.

PASSED AND APPROVED


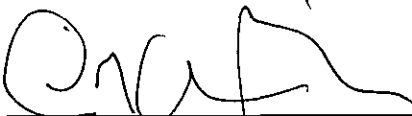
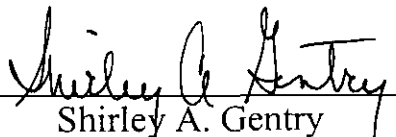
	§	
	§	
<u>February 15</u> , 2007	§	<u></u>
		Will Wynn
		Mayor
APPROVED: <u></u>	ATTEST:	<u></u>
David Allan Smith		Shirley A. Gentry
City Attorney		City Clerk



Exhibit A

Land

LANDATA FIELD SERVICES, INC.

AUSTIN DIVISION

FIELD NOTES DESCRIBING 6.926 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT SITUATED IN TRAVIS COUNTY, TEXAS AND BEING THAT SAME PROPERTY IN THE NAME OF SBF LAKESHORE, LTD., A TEXAS LIMITED PARTNERSHIP RECORDED IN VOLUME 12012, PAGE 2592, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 6.926 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the North right-of-way line of South Lakeshore Boulevard, same being the common front corner of said SBF Lakeshore LTD. tract and that certain tract of land in the name of Barbara and Arlene Hibits per deed recorded in Volume 11832, Page 1266, said Real Property Records, same being Lot D, Riverside Divide Section 3, a subdivision in Travis County, Texas, recorded in Book 75, Page 153, Plat Records of Travis County, Texas, for the most Southerly southwest corner of said SBF Lakeshore LTD. tract and the **PLACE OF BEGINNING** hereof;

THENCE N 27° 06' 50" E (N 27° 06' 50" E), with the common line of said SBF Lakeshore LTD. tract and said Lot D, a distance of 229.03 ft. (229.06 ft.) to a 1/2" iron rod found for the Northeast corner of said Lot D and an inside ell corner of said SBF Lakeshore LTD. tract and hereof;

THENCE N 62° 46' 12" W (N 62° 47' 07" W), with the common line of said Lot D, Riverside Divide Section 3, Lots 2 and 1, Resub of Lots B & C, Riverside Divide Section 3, a subdivision in said county and state recorded in Book 75, Page 288, said Plat Records, and Lot A, said Riverside Divide Section 3, a distance of 412.53 ft. (412.63 ft.) to a 1/2" iron rod found in the East line of Lot 1-A, Shamrock Addition, a subdivision recorded in Book 43, Page 47, said Plat Records, for the most Westerly corner of said SBF Lakeshore LTD. tract and hereof;

THENCE N 30° 43' 38" E (N 30° 44' 27" E), with the common line of said Lot 1-A and said SBF Lakeshore LTD. tract, a distance of 408.92 ft. (409.00 ft.) to a point inundated by the waters of Town Lake, for the Northwest corner of said SBF Lakeshore LTD. and hereof;

THENCE with the common line of said SBF Lakeshore LTD. tract and said Town Lake, the following three (3) courses and distances:

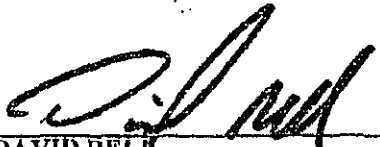
- (1) S 60° 40' 28" E (S 60° 40' 28" E), a distance of 155.20 ft. (155.20 ft.) to a point inundated by said waters of Town Lake
- (2) S 60° 20' 42" E (S 60° 20' 00" E), a distance of 352.97 ft. (353.00 ft.) to an "X" found in concrete retaining wall
- (2) S 66° 03' 09" E (S 66° 05' 00" E), a distance of 140.02 ft. (140.00 ft.) to a point inundated by said waters of Town Lake, same being the Northwest corner of Lot 2, Block A, Townlake Plaza, a subdivision recorded in Book 81, Page 38, said Plat records, conveyed to Streets of Texas per Volume 11098, Page 1050, said Real Property Records, for the Northeast corner of said SBF Lakeshore LTD. tract and hereof;

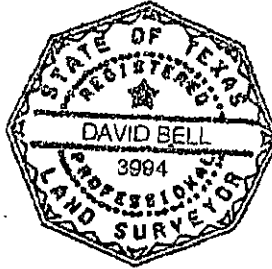
THENCE S 29° 34' 00" W (S 29° 34' 00" W), with the common line of said Lot 2 and said SBF Lakeshore LTD. tract, a distance of 527.38 ft. (527.38 ft.) to a 1/2" iron rod set in the said North right-of-way line of South Lakeshore Boulevard for the most Southerly corner of said SBF Lakeshore LTD. tract and hereof;

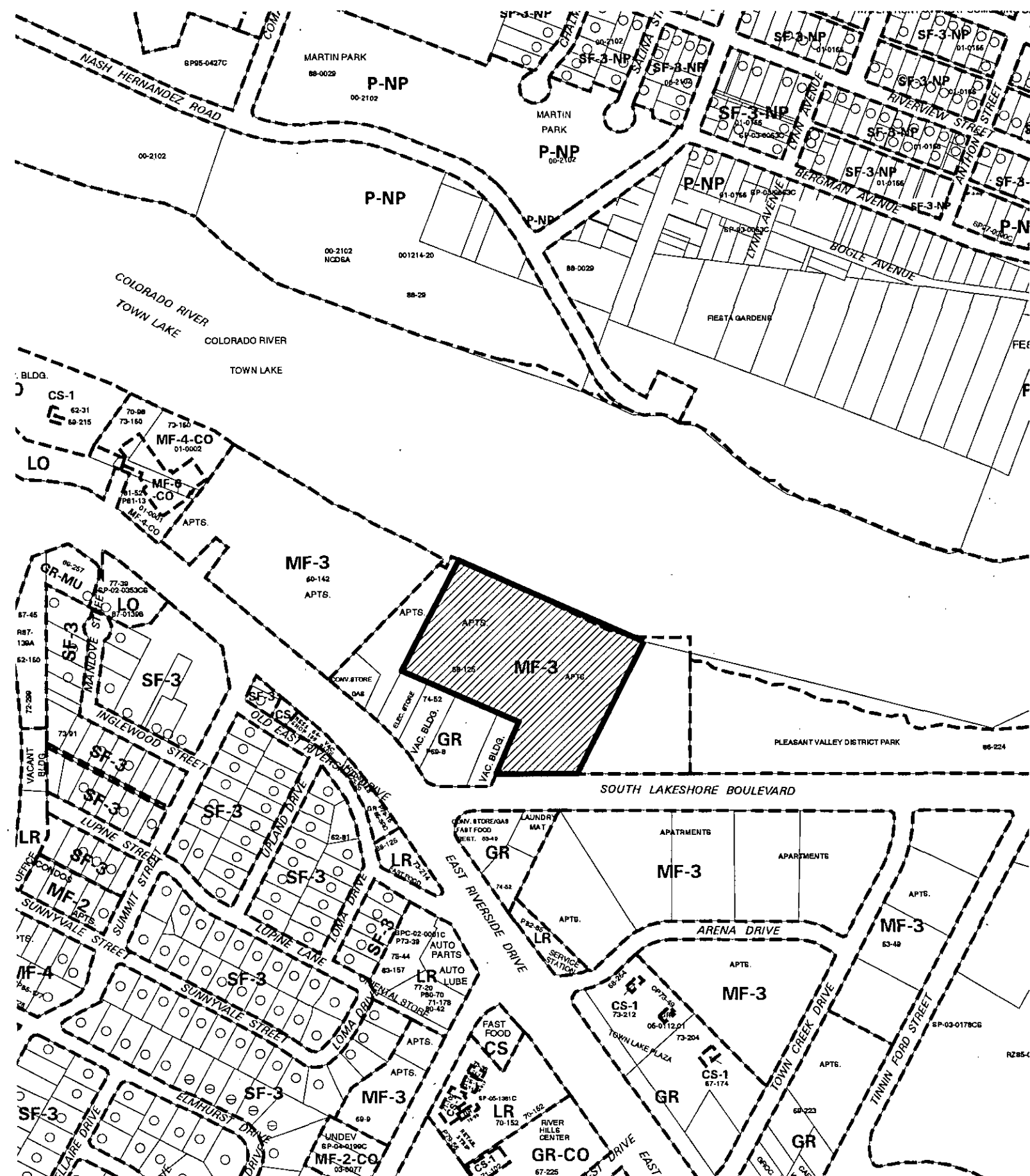
THENCE along said right-of-way line and with the South line of said SBF Lakeshore LTD. tract, the following two (2) courses and distances:


(1) N 83° 39' 00" W (N 83° 39' 00" W), a distance of 130.33 ft (130.33 ft.) to a PK nail set

(2) N 86° 32' 40" W (N 86° 33' 00" W), a distance of 127.00 ft. (127.00 ft.) to the PLACE OF BEGINNING and containing 6.926 acres (301,675 sq. ft.). Bearings shown herein are oriented to the common line of said Lot D, Riverside Divide Section 3 and said SBF Lakeshore LTD. tract. These field notes to accompany a survey plat of the area herein described.


 date 10/6/98
DAVID BELL
Registered Professional Land Surveyor No. 3994
JOB No. 08R11398
(Denotes Record Information)









1" = 400'

SUBJECT TRACT 

PENDING CASE 

ZONING BOUNDARY 

CASE MGR: R. HEIL

ZONING EXHIBIT B

CASE #: C14-05-0112

ADDRESS: 1708,1712 & 1720 SOUTH LAKESHORE BLVD

SUBJECT AREA (acres): N/A

DATE: 06-12

INTLS: SM

CITY GRID REFERENCE NUMBER

K20