

ORDINANCE NO. 20070823-050

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11625 JOLLYVILLE ROAD FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT FOR TRACT ONE AND COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-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 districts on the property described in Zoning Case No. C14-2007-0081, on file at the Neighborhood Zoning and Planning Department, as follows:

Tract One: From neighborhood commercial-conditional overlay (LR-CO) combining district to limited office-conditional overlay (LO-CO) combining district.

A 0.21 acre tract of land, more or less, out of Lot 3, Block A, Covert/183 Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From neighborhood commercial-conditional overlay (LR-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district.

A 0.20 acre tract of land, more or less, out of Lot 3, Block A, Covert/183 Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (the "Property"),

locally known as 11625 Jollyville Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, 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.
- B. The following uses are prohibited uses of the Property:

Automotive sales
Automotive rentals
Pawn shop services

Automotive repair services
Automotive washing (of any type)

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 September 3, 2007.

PASSED AND APPROVED

_____, August 23, 2007 §
§
§ _____
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk

HOLT CARSON, INC.

PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

EXHIBIT A

FIELD NOTE DESCRIPTION OF 0.21 ACRE OF LAND, BEING A PORTION OF LOT 3, BLOCK A, COVERT/183 SUBDIVISION SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 96 PAGE 294 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the Northeast right-of-way line of Jollyville Road for the most Westerly corner of Lot 1, Jollyville North, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 82 Page 35 of the Plat Records of Travis County, Texas, and for the most Southerly corner of Lot 3, Block A, Covert/183 Subdivision Section Two, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 96 Page 294 of the Plat Records of Travis County, Texas, and being the most Southerly corner and **PLACE OF BEGINNING** of the herein described tract, and from which a 1/2" iron rod found for the most Southerly corner of said Lot 1 bears S 45 deg. 22' 57" E 165.86 ft.;

THENCE with the Northeast right-of-way line of Jollyville Road and the Southwest line of said Lot 3, N 45 deg. 22' 57" W 69.03 ft. to a point of curvature at the point of intersection with the Southeast right-of-way line of Duval Road for an angle point of this tract;

THENCE with the Southeast right-of-way line of Duval Road and with the Northwest line of said Lot 3, the following three (3) courses;

- 1) along a curve to the right with radius of 30.00 ft. for an arc length of 43.34 ft. and which chord bears N 01 deg. 16' 01" W 41.36 ft. to a point of tangency;
- 2) N 44 deg. 25' 42" E 70.00 ft. to a point of curvature;
- 3) along a curve to the left with a radius of 505.00 ft. for an arc length of 21.22 ft. and which chord bears N 43 deg. 13' 29" E 21.22 ft. to a point for the most Northerly corner of this tract;

Page 2 of 2
0.21 Acre

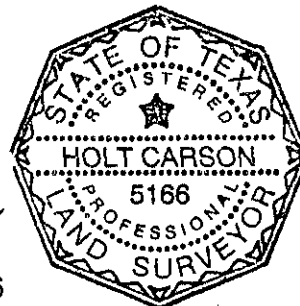
THENCE leaving the curving Southeast right-of-way line of Duval Road and crossing the interior of said Lot 3, S 45 deg. 22' 57" E 54.50 ft. to a point in the Southeast line of said Lot 1 for the most Easterly corner of this tract;

THENCE with the Southeast line of said Lot 3, S 24 deg. 04' 34" W 128.15 ft. to the **PLACE OF BEGINNING**, containing 0.21 acre of land.

PREPARED: May 29, 2007.



Holt Carson
Registered Professional Land Surveyor No. 5166



see accompanying sketch

HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

EXHIBIT B

FIELD NOTE DESCRIPTION OF 0.20 ACRE OF LAND, BEING A PORTION OF LOT 3, BLOCK A, COVERT/183 SUBDIVISION SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 96 PAGE 294 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod found in the Northeast right-of-way line of Jollyville Road for the most Westerly corner of Lot 1, Jollyville North, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 82 Page 35 of the Plat Records of Travis County, Texas, and for the most Southerly corner of Lot 3, Block A, Covert/183 Subdivision Section Two, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 96 Page 294 of the Plat Records of Travis County, Texas, and from which a 1/2" iron rod found for the most Southerly corner of said Lot 1 bears S 45 deg. 22' 57" E 165.86 ft.;

THENCE leaving the Northeast right-of-way line of Jollyville Road with the Southeast line of said Lot 3, N 24 deg. 04' 34" E 128.15 ft. to a point for the most Southerly corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE crossing the interior of said Lot 3 with the Southwest line of this tract, N 45 deg. 22' 57" W 54.50 ft. to a point in the curving Southeast right-of-way line of Duval Road for the most Westerly corner of this tract;

THENCE with the Southeast right-of-way line of Duval Road and with the Northwest line of said Lot 3, the following three (3) courses;

- 1) along a curve to the left with a radius of 505.00 ft. for an arc length of 108.42 ft. and which chord bears N 35 deg. 52' 15" E 108.21 ft. to a point of tangency;
- 2) N 29 deg. 43' 15" E 178.50 ft. to a spindle found for a point of curvature;
- 3) along a curve to the right with a radius of 470.00 ft. for an arc length of 67.67 ft. and which chord bears N 33 deg. 39' 25" E 67.62 ft. to a point for the Northwest corner of Lot 3 and the most Westerly corner of Lot 1, Block A, of said Covert/183 Subdivision Section Two, and being the most Northerly corner of this tract;

Page 2 of 2
0.20 ACRE

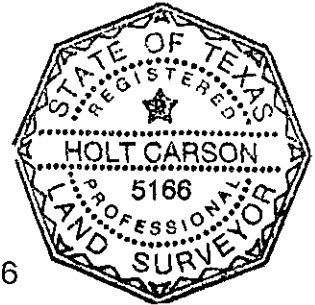
THENCE leaving the Southeast right-of-way line of Duval Road with the Southwest line of said Lot 1, Block A, Covert/183 Subdivision Section Two, S 63 deg. 01' 49" E 0.11 ft. to a 1/2" iron rod found for the most Northerly corner of said Lot 1, Jollyville North, and for a Northeasterly corner of said Lot 3, and being a Northeasterly angle corner of this tract;

THENCE with the Southeast line of said Lot 3, S 24 deg. 04' 34" W 369.35 ft. to the **PLACE OF BEGINNING**, containing 0.20 acre of land.

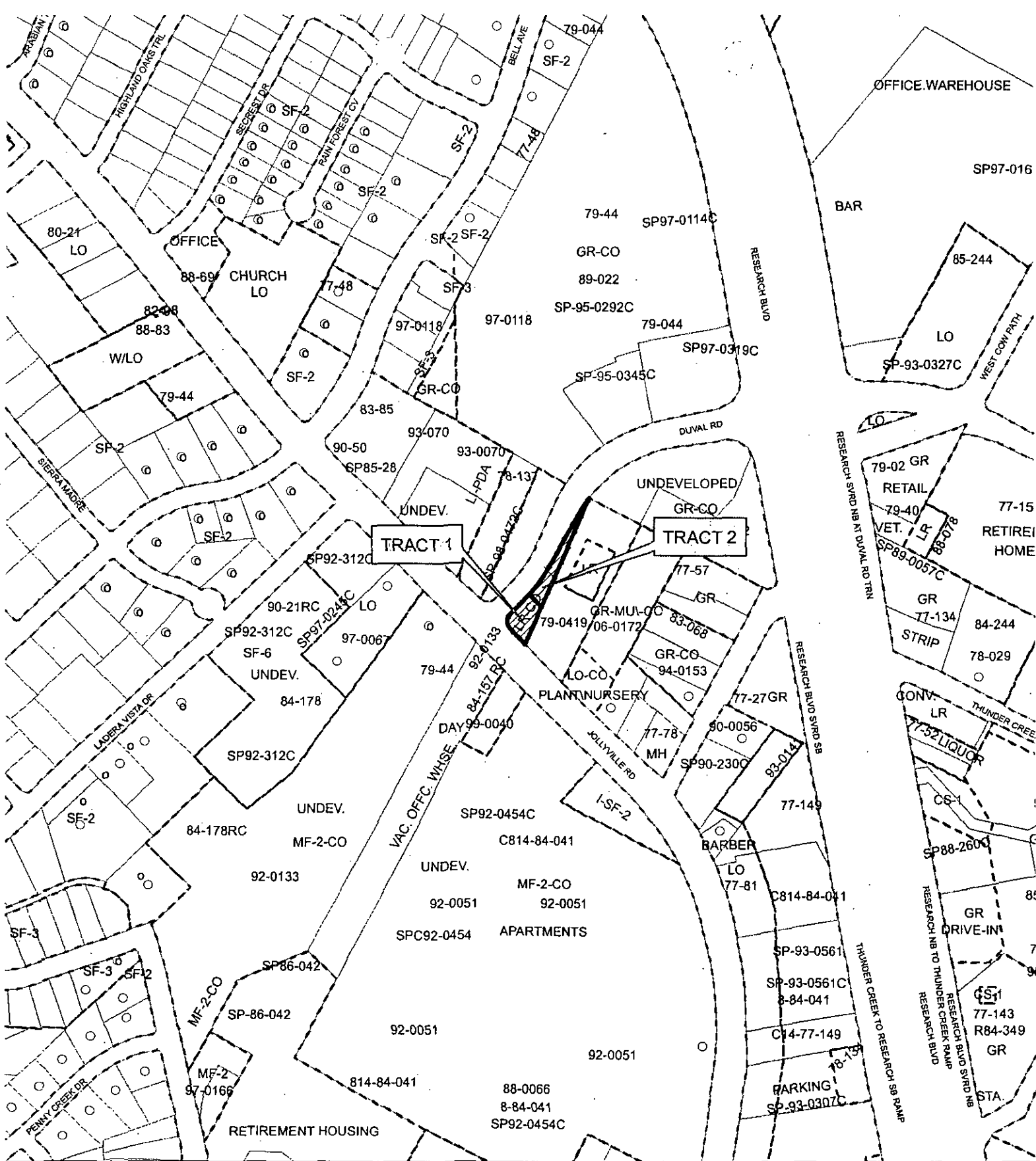
PREPARED: May 29, 2007.



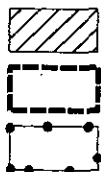
Holt Carson
Registered Professional Land Surveyor No. 5166



see accompanying sketch



ZONING Exhibit C



Subject Tract

Zoning Boundary

Pending Cases

ZONING CASE#: C14-2007-0081

ADDRESS: 11625 JOLLYVILLE RD

SUBJECT AREA: 0.4050 ACRES

GRID: J35

MANAGER: S. SIRWAITIS



1" = 400'

OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.