

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 608 AND 610 RADAM LANE FROM FAMILY
3 RESIDENCE (SF-3) DISTRICT TO GENERAL OFFICE-CONDITIONAL
4 OVERLAY (GO-CO) DISTRICT.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from family residence (SF-3) district to general office-conditional
10 overlay (GO-CO) combining district on the property described in Zoning Case No. C14-
11 2008-0116, on file at the Neighborhood Planning and Zoning Department, as follows:

12
13 Lot 1 less the south 15 feet, Andrew Johnson's One-Half Acre Subdivision, a
14 subdivision in the City of Austin, Travis County, Texas, according to the map or
15 plat of record in Volume 19, Page 14, of the Plat Records of Travis County, Texas;
16 and,

17
18 A 0.459 acre tract of land, more or less, out of Lot 8, Block D, James Bouldin
19 Estate Subdivision in Travis County, the tract of land being more particularly
20 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the
21 "Property"),

22
23 locally known as 608 and 610 Radam Lane, in the City of Austin, Travis County, Texas,
24 and generally identified in the map attached as Exhibit "B".

25
26 **PART 2.** The Property within the boundaries of the conditional overlay combining district
27 established by this ordinance is subject to the following conditions:

- 28
29 A. Development of the Property shall comply with the standards set forth in
30 Subchapter E of Chapter 25-2 (*Design Standards and Mixed Use*) of the City
31 Code as it applies to Urban Roadways.
- 32
33 B. For a building that exceeds 50 feet in height and faces Radam Lane, the
34 following applies.
- 35
36 1) The building shall be designed and constructed to accommodate retail
37 and commercial uses.
38

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

PASSED AND APPROVED

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

HOLT CARSON, INC.

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

April 3, 2008

C14-2008-0116

FIELD NOTE DESCRIPTION OF 0.459 ACRE-OF LAND OUT OF LOT 8, BLOCK D, JAMES BOULDIN ESTATE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME U PAGE 75 OF THE DISTRICT COURT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN (0.458 ACRE) TRACT CONVEYED TO TIM O'LEARY AND SUSAN R. BUSHONG BY DEED RECORDED IN DOCUMENT NO. 2002094655 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the interior of Lot 8, Block D, James Bouldin Estate, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume U Page 75 of the District Records of Travis County, Texas, and being a point in the north right-of-way line of Radam Lane, and being in the east line of Lot 1, Shia Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 65 Page 91 of the Plat Records of Travis County, Texas, and being at the southeast corner of that certain (0.458 Acre) tract conveyed to Tim O'Leary and Susan R. Bushong by deed recorded in Document No. 2004199956 of the Official Public Records of Travis County, Texas, and being at the southeast corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE with the north right-of-way of Radam Lane, N 64 deg. 22' 38" W 71.81 ft. to a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc." in the east line of Lot 1, Andrew Johnson's One-Half Acre, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 19 Page 14 of the Plat Records of Travis County, Texas, and being at the southwest corner of said O'Leary and Bushong tract, and being at the southwest corner of this tract;

THENCE leaving the north right-of-way line of Radam Lane with the west line of said O'Leary and Bushong tract, N 25 deg. 33' 51" E 278.79 ft. to a ½ inch iron pipe found in the south line of Lot A, W. H. Bullard Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 73 Page 15 of the Plat Records of Travis County, Texas, and being at the northeast corner of said Lot 1, Andrew Johnson's One-Half Acre, and being at the northwest corner of said O'Leary and Bushong tract, and being at the northwest corner of this tract;

THENCE with the north line of said O'Leary and Bushong tract, S 64 deg. 30' 00" E 71.71 ft. to a ½ inch iron pipe found at the northeast corner of said O'Leary and Bushong tract, and being at the northwest corner of said Lot 1, Shia Addition, and being the northeast corner of this tract;

THENCE with the east line of said O'Leary and Bushong tract, S 25 deg. 32' 39" W 278.94 ft. to the Place of Beginning, containing 0.459 Acre of land.

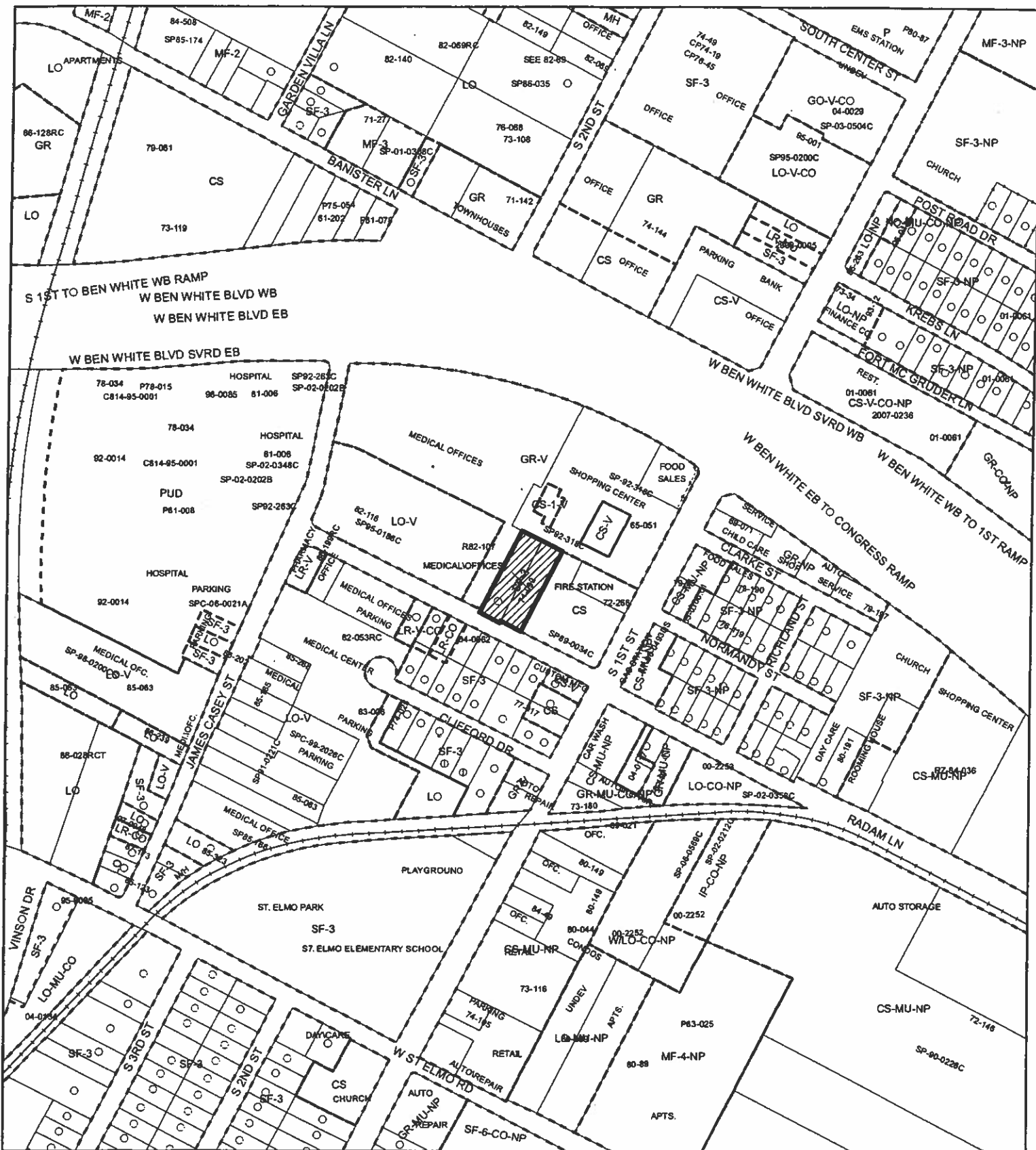
PREPARED: April 3, 2008

BY:

Anne Thayer
Registered Professional Land Surveyor No. 5850



EXHIBIT A

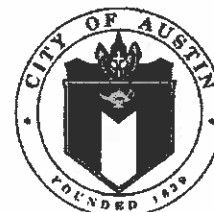


ZONING EXHIBIT B

ZONING CASE#: C14-2008-0116
 ADDRESS: 608 & 610 RADAM LANE
 SUBJECT AREA: 0.913 ACRES
 GRID: G18
 MANAGER: W. RHOADES

OPERATOR: S. MEEKS

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.



1" = 400'