

ORDINANCE NO. 20090423-074

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 3100 MARY STREET AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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 interim-single family residence standard lot (I-SF-2) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-2008-0235, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.515 acre tract of land, more or less, being all of Tract 8 as described in an instrument of record in the Official Records of Travis County, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 3100 Mary Street, 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:

Vehicular access from the Property to Mary Street is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

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

PART 3. This ordinance takes effect on May 4, 2009.

PASSED AND APPROVED

_____, April 23, 2009 §
 §
 § _____
 Will Wynn
 Mayor

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

Waterloo Surveyors Inc.

Office: 512-481-9602
Fax: 512-330-1621

Thomas P. Dixon
R.P.L.S. 4324
J5421E2

EXHIBIT "A"

October 27, 2008

FIELD NOTES

0.515 ACRES OF LAND, MORE OR LESS, BEING ALL OF TRACT 8 AS DESCRIBED IN VOLUME 13389, PAGE 3565, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at an iron rod set at the intersection of the north R.O.W. of Eva Street and the east R.O.W. of F.M. 973 South, same being the most southerly corner of TRACT 8, described in Volume 13389, Page 3565, Real Property Records, Travis County, Texas, for the most southerly corner hereof, from which point an iron rod found on the north R.O.W. of Eva Street bears S59°13'02"E at a distance of 36.08 feet;

THENCE N12°41'54"E along the east R.O.W. of F.M. 973 South for a distance of 371.61 feet to an iron rod set at the N.W. corner of TRACT 8 for the N.W. corner hereof;

THENCE S58°50'37"E for a distance of 114.21 feet to an iron rod found on the south R.O.W. of Mary Street at the N.W. corner of Lot 4, Block 2, DAVIDSON CITY ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 176, Plat Records, Travis County, Texas, for the N.E. corner hereof;

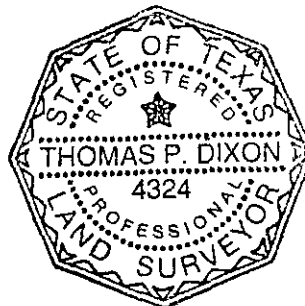
THENCE S26°21'09"W for a distance of 176.71 feet to a 60d Nail found at the S.W. corner of Lot 4 and the N.W. corner of Lot 2, Block 2, DAVIDSON CITY ADDITION, for a corner hereof;

THENCE S34°50'12"W for a distance of 176.78 feet to the **POINT OF BEGINNING** of this 0.515 acre tract of land.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.



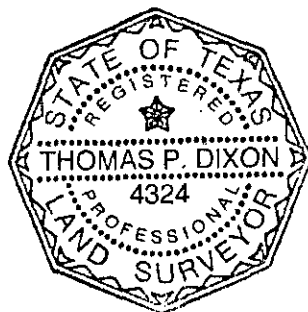
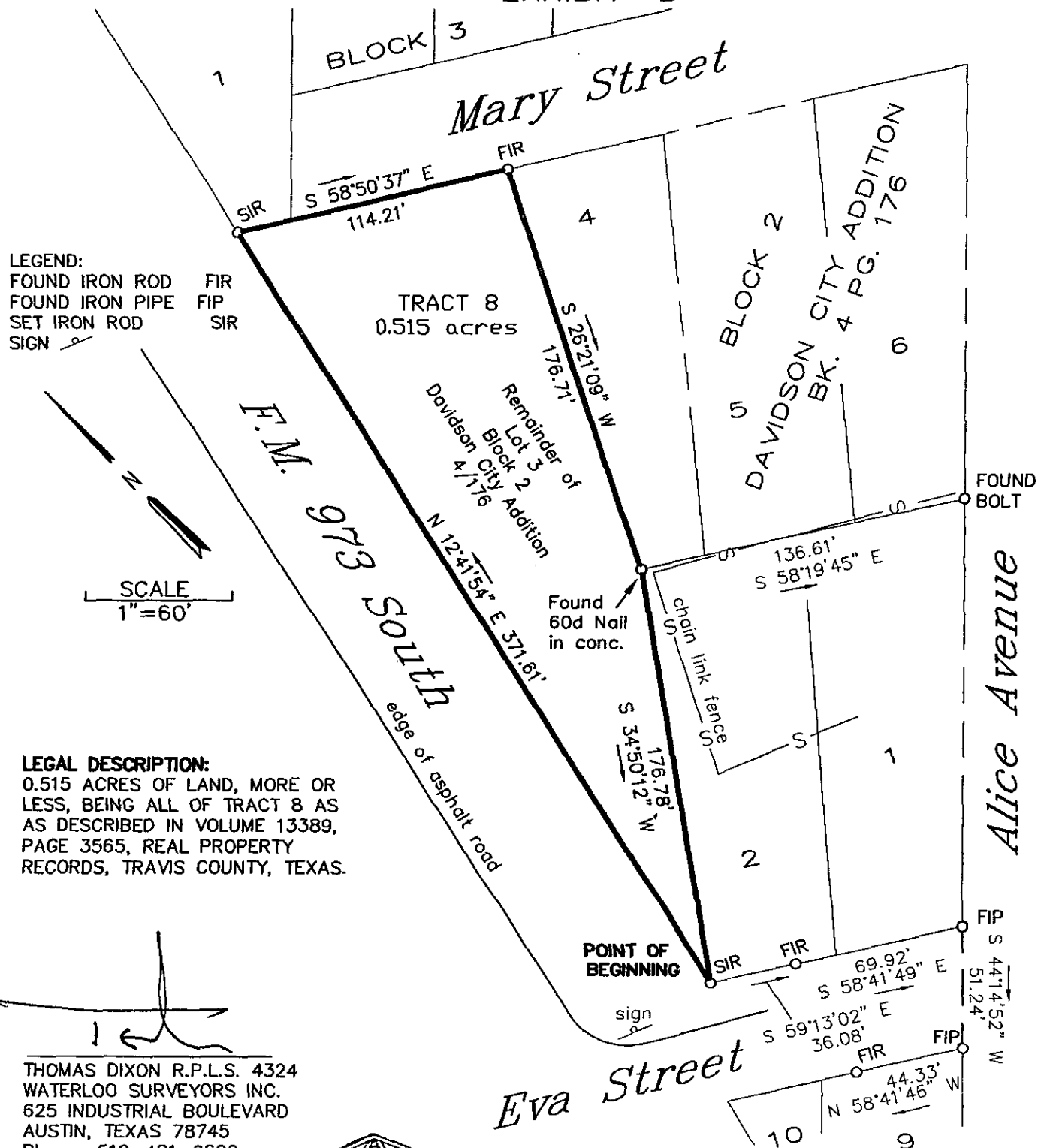
Thomas P. Dixon R.P.L.S. 4324

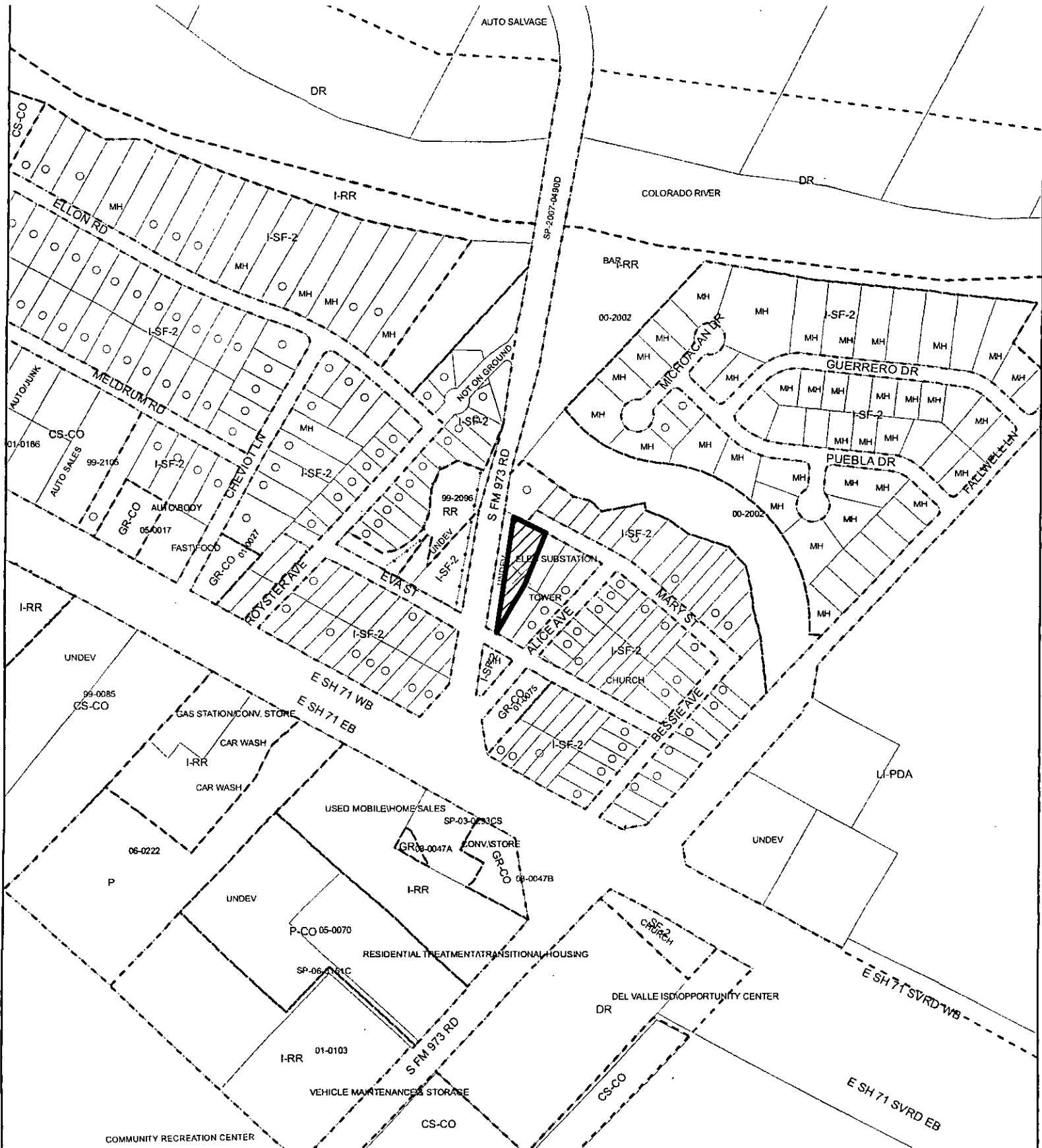


625 Industrial Boulevard
Austin, Texas 78745

SKETCH TO ACCOMPANY FIELD NOTES
EXHIBIT "B"

J5421E2





ZONING EXHIBIT B

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

ZONING CASE#: C14-2008-0235
 ADDRESS: 3100 MARY ST
 SUBJECT AREA: 0.515 ACRES
 GRID: P17
 MANAGER: W. RHOADES



1" = 400'

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.