

**ORDINANCE NO. 20110217-061**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6320 CITY PARK ROAD FROM DEVELOPMENT RESERVE (DR) 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 development reserve (DR) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-2010-0163, on file at the Planning and Development Review Department, as follows:

A 0.082 acre tract of land, more or less, out of the James Jett Survey No. 1, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 6320 City Park 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:

- 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 500 trips per day.
- B. A drive-in service use is prohibited as an accessory use to a commercial use.

Except as otherwise 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 February 28, 2011.

**PASSED AND APPROVED**

February 17, 2011      §  
   §  
   §      Lee Leffingwell  
        Lee Leffingwell  
        Mayor

**APPROVED:** Karen M. Kennard      **ATTEST:** Shirley A. Gentry  
   Karen M. Kennard      Shirley A. Gentry  
   Acting City Attorney      City Clerk

**FIELD NOTES**

**BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE JAMES JETT SURVEY NO. 1, SITUATED IN TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO G.R. BAIRD IN VOLUME 5959, PAGE 1987 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS. SAID TRACT BEING 0.082 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at an iron pin found at the most Westerly corner of said Baird tract for the most Westerly corner of the herein described tract,

**THENCE**, N33°25'13"E, with the Northwest line of said Baird tract, same being a common line of Champion City Park West Subdivision, a subdivision of record in Document Number 200300143, of the Travis County Texas Plat Records, 52.66 feet to an iron pin found in the Westerly R.O.W. line of FM2222 for the most Northerly corner of the herein described tract,

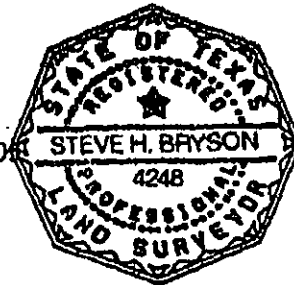
**THENCE**, along the Westerly R.O.W. line of FM2222, with a curve to the right having a radius of 1407.89 feet, and an arc length of 71.61 feet and whose chord bears S46°09'38"E, 71.60 feet to an iron pin found at the intersection of City Park Road for the most Easterly corner of the herein described tract,

**THENCE**, S53°11'27"W, with the Northerly R.O.W. line of City Park Road, 64.72 feet to an iron pin found for the most Southerly corner of the herein described tract,

**THENCE**, N32°59'10"W, 52.95 feet to the **POINT OF BEGINNING** containing 0.082 Acres Of Land.

Surveyed By:

*Steve H. Bryson*  
Steve H. Bryson - R.P.L.S. No. 4248  
STEVE H. BRYSON SURVEYING CO.  
2499 Capital of Texas Highway So. Bldg. A Suite 204  
Austin, Texas 78746  
Ph: (512)347-9505 Fax: (512)347-9510



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

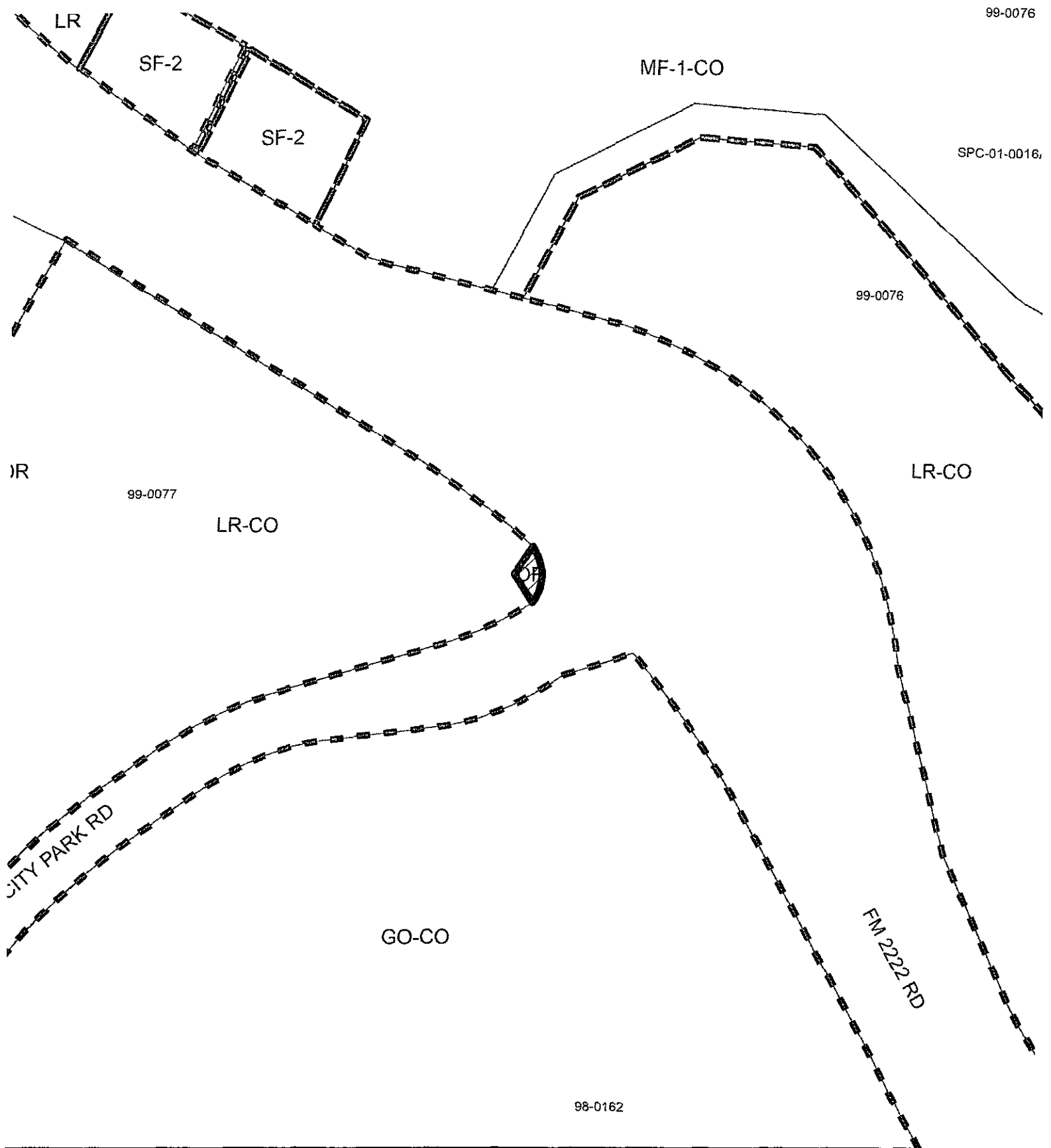
2008 Apr 23 11:27 AM 2008065798

MORALESB \$24.00

DANA DEBEAUVOIR COUNTY CLERK  
TRAVIS COUNTY TEXAS

**EXHIBIT**

**A**



# ZONING

Exhibit B

ZONING CASE#: C14-2010-0163  
 LOCATION: 6320 CITY PARK RD  
 SUBJECT AREA: 0.082 ACRES  
 GRID: F30  
 MANAGER: CLARK PATTERSON



- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 200'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.