

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 11331 NORTH LAMAR BOULEVARD FROM**
3 **NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMUNITY**
4 **COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING 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 neighborhood commercial (LR) district to community
10 commercial-conditional overlay (GR-CO) combining district on the property described in
11 Zoning Case No. C14-2011-0009, on file at the Planning and Development Review
12 Department, as follows:

13
14 A 55,009 square foot tract of land, more or less, out of Lot 1, Block A, Albertson's
15 Subdivision No. 1, in Travis County, the tract of land being more particularly
16 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the
17 "Property"),

18
19 locally known as 11331 North Lamar Boulevard, in the City of Austin, Travis County,
20 Texas, and generally identified in the map attached as Exhibit "b".

21
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:

24
25 A. A site plan or building permit for the Property may not be approved,
26 released, or issued, if the completed development or uses of the Property,
27 considered cumulatively with all existing or previously authorized
28 development and uses, generate traffic that exceeds 2,000 trips per day.

29
30 B. The following uses are prohibited uses of the Property:

31
32 Automotive repair services
33 Automotive washing (of any type)
34 Commercial off-street parking
35 Funeral services
36 Outdoor sports & recreation
37

Automotive sales
Bail bond services
Exterminating services
Hotel-motel
Pawn shop services

1 C. An individual general retail services (general) use may not exceed a 25,000
2 square foot floor area.
3

4
5 Except as otherwise specifically restricted under this ordinance, the Property may be
6 developed and used in accordance with the regulations established for the community
7 commercial (GR) base district, and other applicable requirements of the City Code.
8

9 **PART 3.** This ordinance takes effect on _____, 2011.
10

11 **PASSED AND APPROVED**
12

13
14 §
15 §
16 _____, 2011 § _____
17 Lee Leffingwell
18 Mayor
19

20
21 **APPROVED:** _____ **ATTEST:** _____
22 Karen M. Kennard Shirley A. Gentry
23 City Attorney City Clerk

**CRICHTON AND ASSOCIATES
LAND SURVEYORS**

6448 HIGHWAY 290 EAST SUITE B-105

AUSTIN, TEXAS 78723

512-244-3395

EXHIBIT A

FIELD NOTES

**FIELD NOTES FOR A 55,009 SQ. FT. TRACT OF LAND BEING OUT
OF LOT 1, BLOCK A, ALBERTSON'S SUBDIVISION NO. 1, AS
RECORDED IN VOL. 95, PG. 61, PLAT RECORDS, TRAVIS
COUNTY, TEXAS, AND BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS**

COMMENCING at a 1.1/2" iron pipe found, being the East common corner of Lots 2 and 3, Eubank Acres, Sec 1, as recorded in Vol. 7, Pg. 146, Plat Records, Travis County, Texas, also being the Southwest corner of Lot A, Tedford Street Addition, as recorded in Vol. 9, Pg. 142, Plat Records, Travis County, Texas, the most Northerly Northwest corner of said Lot 1, Block A, Albertson's Subdivision No. 1, and the Point of Commencement

THENCE S 25° 18' 08" E, with the East line of Lots 3 and 4 of said Eubank Acres, Section 1, and a West line of said Lot 1, Block A, Albertson's Subdivision No. 1, 197.85 feet to a point, being the Southeast corner of Lot 4 of said Eubank Acres Section 1 and an interior ell corner of said Lot 1, Block A, Albertson's Subdivision No.1.

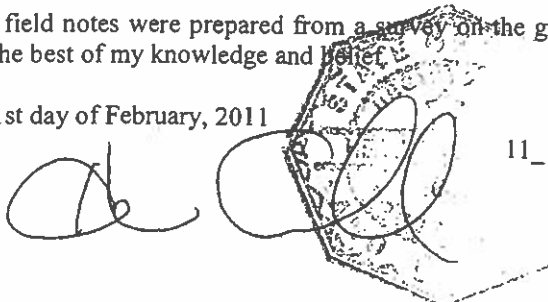
THENCE S 37° 36' 01" W, through the interior of said Lot 1, Block A, Albertson's Subdivision No. 1, 56.77 feet to a point, being the Northwest corner of this tract and the **POINT OF BEGINNING**.

THENCE through the interior of said Lot 1, Block A, Albertson's Subdivision No. 1, the following eight (8) courses and distances:

- 1) S 74° 42' 53" E, 188.13 feet to a point being the Northeast corner of this tract.
- 2) S 15° 16' 10" E, 302.16 feet to a point being the Southeast corner of this tract.
- 3) N 74° 49' 17" W, 135.35 feet to a point being the most Southerly Southwest corner of this tract.
- 4) N 15° 16' 20" E, 32.00 feet to a point.
- 5) N 74° 43' 40" W, 32.00 feet to a point.
- 6) N 15° 16' 20" E, 8.70 feet to a point.
- 7) N 74° 43' 40" W, 20.8 feet to a point being the most Westerly Southwest corner of this tract.
- 8) N 15° 16' 20" E, 261.72 feet to the **POINT OF BEGINNING** and containing 55,009 square feet of land more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct, to the best of my knowledge and belief.

Witness my hand and seal this the 1st day of February, 2011
Herman Crichton R.P.L.S. 4046



11_115

**SKETCH TO ACCOMPANY
FIELD NOTES FOR A
55,009 SQ. FT. TRACT
OUT OF LOT 1, BLOCK A,
ALBERTSON'S SUBDIVISION
NO. 1, AS RECORDED IN
VOL. 95, PG. 61, PLAT
RECORDS, TRAVIS COUNTY,
TEXAS**

SCALE: 1" = 100'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S37°36'01"W	56.77
L2	N15°16'20"E	32.00
L3	N74°43'40"W	32.00
L4	N15°16'20"E	8.70
L5	N74°43'40"W	20.80

LOT 1
BLOCK A
ALBERTSONS
SUBD. NO. 1

55,009 SQ FT

N54°06'16"W
BRAKER LANE WEST

POINT OF
BEGINNING

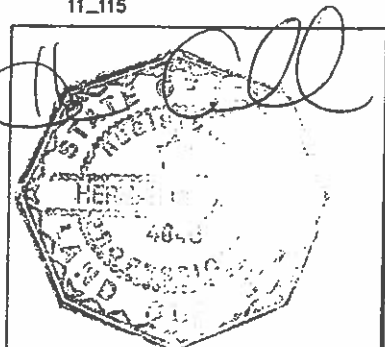
POINT OF
COMMENCEMENT

EUBANK ACRES
SEC 1
7/146

TEDFORD STREET ADDITION
9/142

TEDFORD STREET

11_115



DATE: Feb. 1, 2011

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AUSTIN, TEXAS 78723
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FAX (512) 244-9508

