

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 1001 EAST 52<sup>ND</sup> STREET IN THE NORTH LOOP  
3 NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-  
4 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO COMMUNITY  
5 COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-CO-  
6 NP) COMBINING DISTRICT.  
7

8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining  
12 district to community commercial-conditional overlay-neighborhood plan (GR-CO-NP)  
13 combining district on the property described in Zoning Case No. C14-2011-0063, on file at  
14 the Planning and Development Review Department, as follows:  
15

16 A 0.129 acre tract of land, more or less, out of Lot 1, Block M, Ridgetop Addition,  
17 the tract of land being more particularly described by metes and bounds in Exhibit  
18 "A" incorporated into this ordinance (the "Property"),  
19

20 locally known as 1101 East 52<sup>nd</sup> Street, in the City of Austin, Travis County, Texas, and  
21 generally identified in the map attached as Exhibit "B".  
22

23 PART 2. Except as otherwise specifically provided in Part 3 and Part 4 of this ordinance,  
24 the Property may be developed and used in accordance with the regulations established for  
25 the community commercial (GR) base district, and other applicable requirements of the  
26 City Code.  
27

28 PART 3. The Property within the boundaries of the conditional overlay combining district  
29 established by this ordinance is subject to the following conditions:  
30

- 31 A. A site plan or building permit for the Property may not be approved, released,  
32 or issued, if the completed development or uses of the Property, considered  
33 cumulatively with all existing or previously authorized development and uses,  
34 generate traffic that exceeds 2,000 trips per day.  
35  
36  
37

1 B. The following uses are prohibited uses of the Property:

2  
3 Residential treatment  
4 Transitional housing

Pawn shop services

5  
6 C. The following uses are conditional uses of the Property:

7  
8 Campground  
9 Convenience storage  
10 Kennels

Commercial blood plasma center  
Equipment sales  
Vehicle storage

11  
12 **PART 4.** The Property is subject to Ordinance No. 020523-31, that established the North  
13 Loop neighborhood plan combining district.

14  
15 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2011.

16  
17  
18 **PASSED AND APPROVED**

19  
20 §  
21 §  
22 \_\_\_\_\_, 2011 § \_\_\_\_\_  
23 Lee Leffingwell  
24 Mayor

25  
26  
27 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
28 Karen M. Kennard Shirley A. Gentry  
29 City Attorney City Clerk

**EXHIBIT "A"**

**ALL OF THAT 0.129 ACRES OF LAND, MORE OR LESS, OUT OF LOT 1, BLOCK "M" OF RIDGETOP ADDITION, A SUBDIVISION RECORDED IN BOOK 2, PAGE 200 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING at an iron rod found at the intersection of the southerly Right of Way line of East 52nd Street and the easterly Right of Way line of Harmon Avenue for the Northwest corner of Lot 1 and the tract herein described;**

**THENCE, along the southerly Right of Way line of said East 52nd Street, same being the northerly line of Lot 1 and the tract herein described, S 62°24'16" E, for a distance of 40.10 feet to an iron pipe found for the Northeast corner of the tract herein described;**

**THENCE, leaving the southerly Right of Way line of said East 52nd Street and over and across Lot 1 and along the easterly line of the tract herein described, S 27°15'00" W, passing an iron rod found at a distance of 4.90 feet at the northwest corner of Lot 1B of the Resubdivision of Portion of Lot 1, Block "M" of Ridgetop Addition, a subdivision recorded in Book 77, Page 203 of the Plat Records of Travis County, Texas, for a total distance of 139.52 feet to an iron rod found for the Southeast corner of the tract herein described, same being the southwest corner of said Lot 1B;**

**THENCE, continuing through the interior of Lot 1 and following a fence along the southerly line of the tract herein described, same being the northerly line of Lot 2B of said Resubdivision of Portion of Lot 1, Block "M" of Ridgetop Addition, N 63°26'42" W, passing an iron rod found at a distance of 35.26 feet at the northwest corner of said Lot 2B, for a total distance of 40.00 feet, to an iron rod found in the easterly Right of Way line of said Harmon Avenue for the Southwest corner of the tract herein described;**

**THENCE, along the easterly Right of Way line of said Harmon Avenue, same being the westerly line of Lot 1 and the tract herein described, N 27°12'23" E, for a distance of 140.25 feet to the Point of Beginning and containing 0.129 Acres of Land, More or Less.**



**ZONING EXHIBIT B**

ZONING CASE#: C14-2011-0063  
 LOCATION: 1001 E.52ND STREET  
 SUBJECT AREA: 0.129 ACRES  
 GRID: K26  
 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.