

**ORDINANCE NO. 20111215-076**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5106 NIXON LANE FROM SINGLE FAMILY RESIDENCE-STANDARD LOT (SF-2) DISTRICT AND NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 single family residence-standard lot (SF-2) district and neighborhood commercial-conditional overlay (LR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district, on the property described in Zoning Case No. C14-2011-0080, on file at the Planning and Development Review Department, as follows:

A 4.6817 acre tract of land, more or less, out of the James Burleson League, Survey No. 19 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 5106 Nixon Lane 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 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 2,000 trips per day.

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

**PART 3.** This ordinance takes effect on December 26, 2011.

**PASSED AND APPROVED**

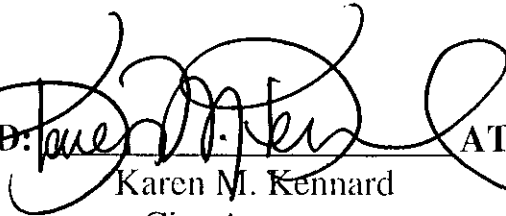
December 15, 2011

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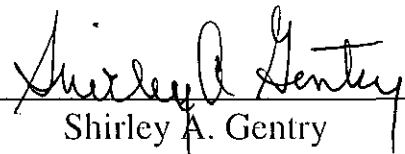
Lee Leffingwell  
Mayor

APPROVED:



Karen M. Kennard  
City Attorney

ATTEST:



Shirley A. Gentry  
City Clerk

July 26, 2011

**FIELD NOTES**

**4.6817 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES BURLESON LEAGUE, SURVEY NO. 19, IN TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN 4.673 ACRES OF LAND CONVEYED TO MOHAMMAD ARAMI RECORDED IN VOLUME 13291, PAGE 1832, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron rod found at the intersection of the westerly R.O.W. of Nixon Lane, a public road and the south R.O.W. of Martin Luther King Blvd, a public road, same being at the N.E. corner of that certain 4.673 acre tract of land conveyed to Mohammad Arami recorded in Volume 13291, Page 1832, of the Real Property Records of Travis County, Texas, for the N.E. corner hereof;

**THENCE** the following two (2) courses and distances along the westerly R.O.W. of Nixon Lane and the easterly line of said 4.673 acre tract:

1. S27°00'49"W for a distance of 79.83 feet to a 1/2" iron rod found; ✓
2. S26°59'59"W for a distance of 219.81 feet to a 1/2" iron rod found at the S.E. corner of said 4.673 acre tract for the S.E. corner hereof;

**THENCE** N38°44'00"W along the common south line of said 4.673 acre tract and the north line of the CRUMLEY, RAMSEY, PRYOR ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 63, Page 13, of the Plat Records of Travis County, Texas, for a distance of 684.47 feet to a 1/2" iron rod set at the common N.W. corner of the CRUMLEY, RAMSEY, PRYOR ADDITION and the S.W. corner of said 4.673 acre tract, same being on the east line of a City of Austin tract recorded in Volume 3811, Page 2154, Deed Records, Travis County, Texas, for the S.W. corner hereof, from which point a 1/2" iron rod found on the west line of said City of Austin tract bears N68°44'00"W at a distance of 37.59 feet;

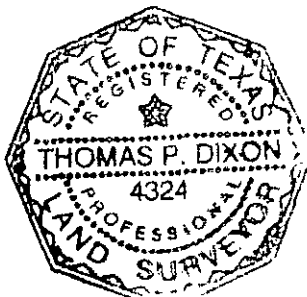
**THENCE** N31°15'48"E along the east line of the City of Austin tract for a distance of 312.70 feet to a 1/2" iron rod set on the south R.O.W. of Martin Luther King Blvd for the N.W. corner hereof;

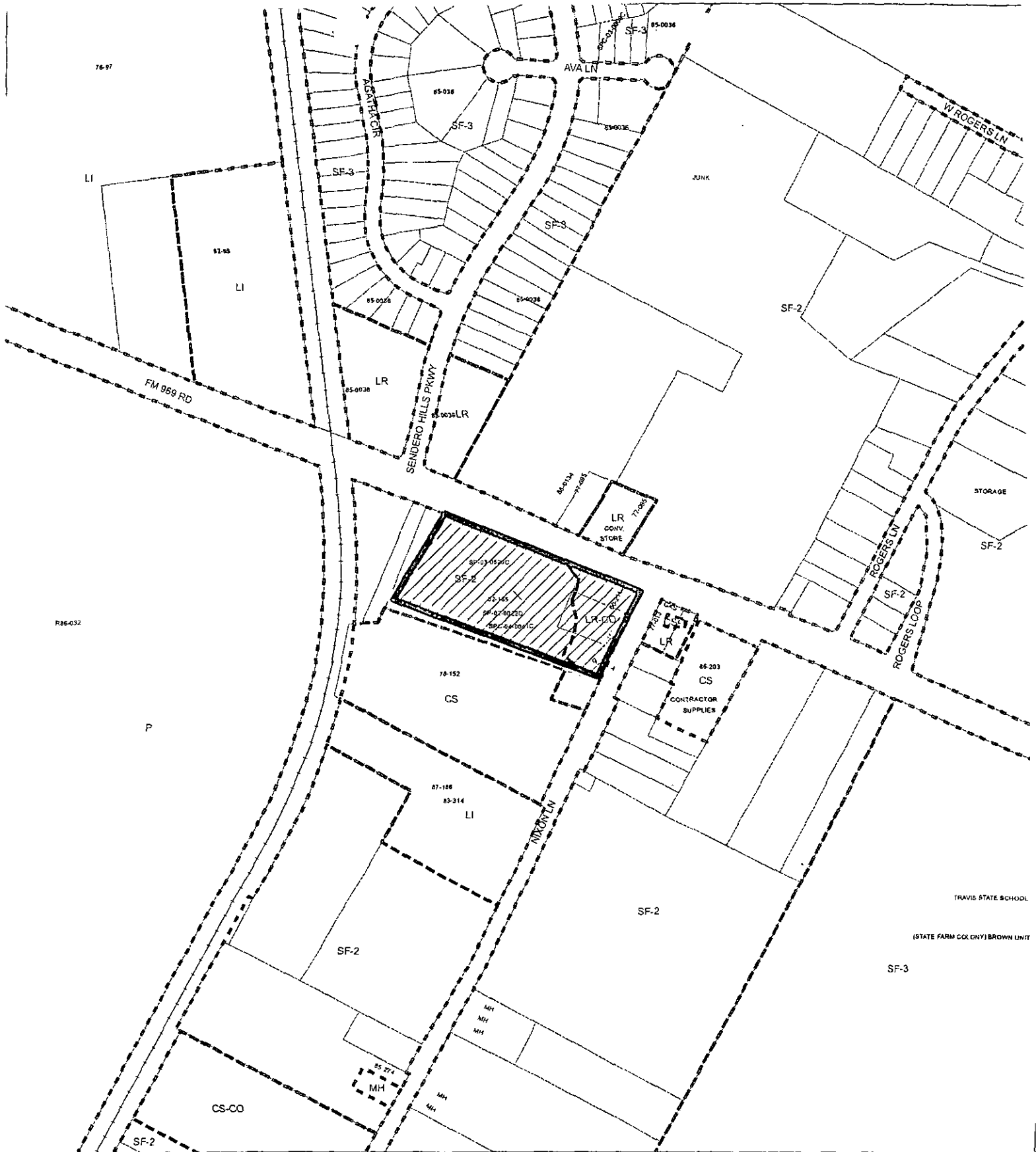
**THENCE** S67°52'58"E along the south R.O.W. of Martin Luther King Blvd. for a distance of 660.21 feet to the **POINT OF BEGINNING**, containing 4.6817 acres of land.

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.

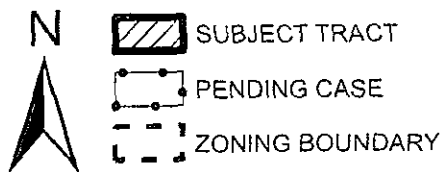


Thomas P. Dixon R.P.L.S. 4324  
Waterloo Surveyors, Inc.  
1005 East St. Elmo Road  
Austin, TX 78745





## ZONING



1"=400'

ZONING CASE#: C14-2011-0080  
 LOCATION: 5106 NIXON LN  
 SUBJECT AREA: 4.68 ACRES  
 GRID: N23, P23  
 MANAGER: JERRY RUSTHOVEN

Exhibit B



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.