

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2104 WEST BEN WHITE BOULEVARD WESTBOUND FROM FAMILY RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE (LR-MU) 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 family residence (SF-3) district to neighborhood commercial-mixed use (LR-MU) combining district on the property described in Zoning Case No. C14-2012-0049, on file at the Planning and Development Review Department, as follows:

Lot 19, Goodnight & Pearson Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 5, Page 28 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2104 West Ben White Boulevard Westbound in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

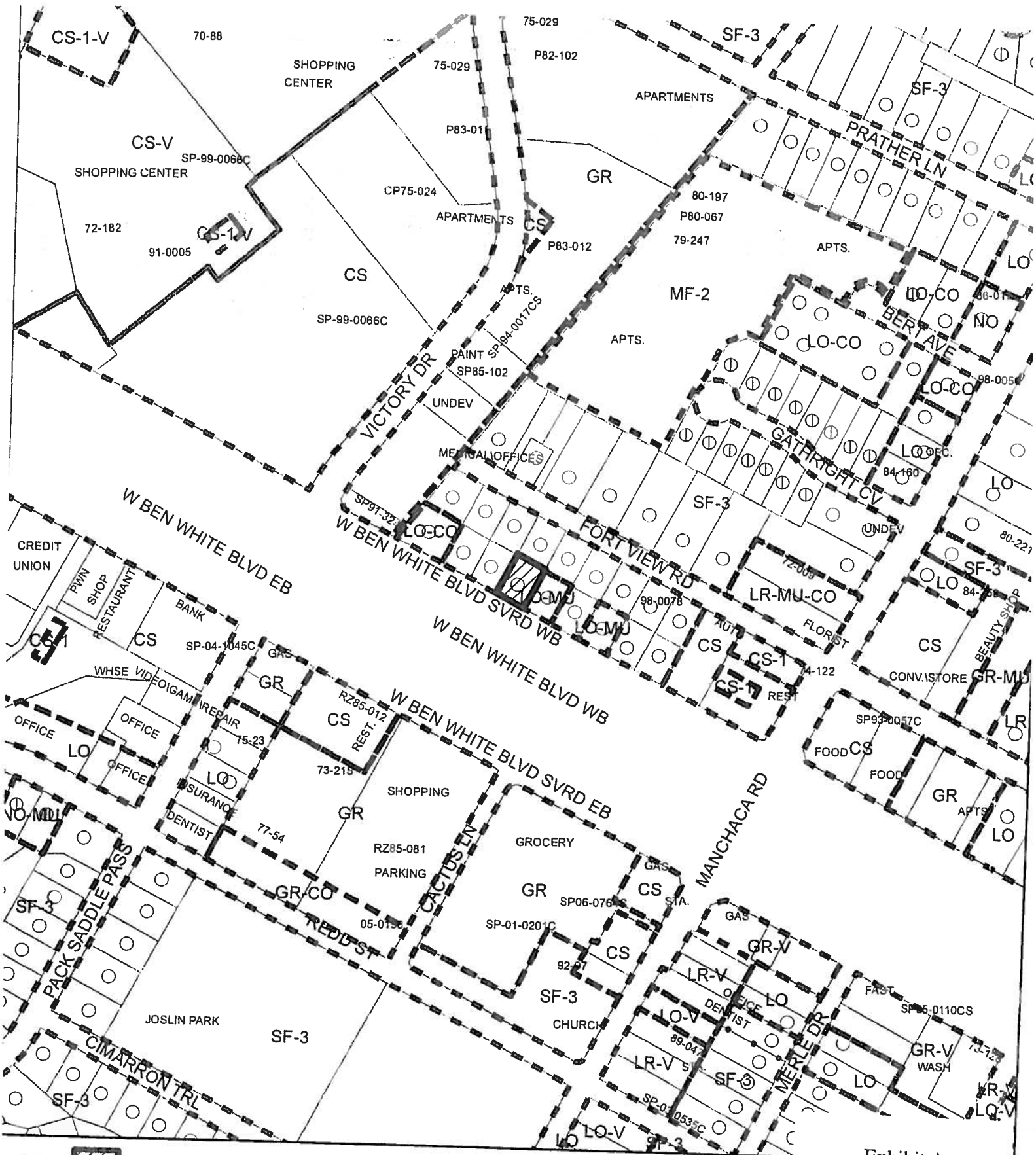
PART 2. This ordinance takes effect on _____, 2012.

PASSED AND APPROVED

_____, 2012 §
 §
 §
_____, 2012 §

Lee Leffingwell
Mayor

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



- N
- SUBJECT TRACT
 - PENDING CASE
 - ZONING BOUNDARY

' = 300'

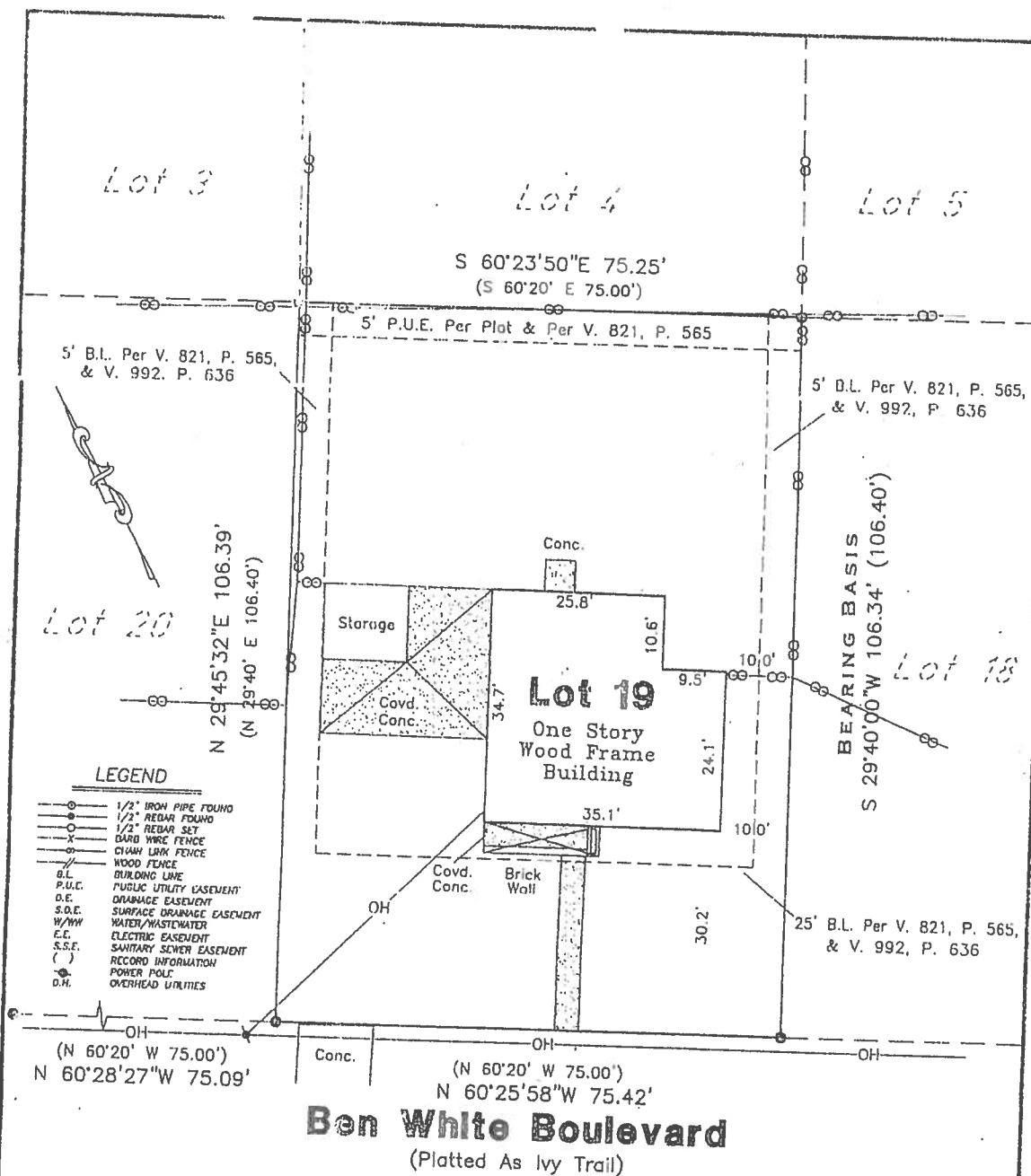
ZONING
ZONING CASE#: C14-2012-0049

Exhibit A



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Subject to Restrictions as Stated in:
Vol. 821, Pg. 565; Vol. 922, Pg. 636;
and Per Plat in Vol. 5, Pg. 28.

IGNED *Curt Sutherland*
BY *Cur Sutherland*
DATE *MAR 31 2000*

SUBDIVISION GOODNIGHT & PEARSON ADDITION

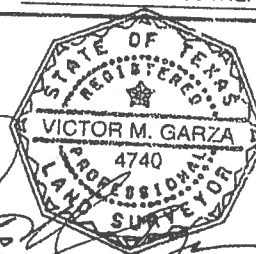
LOT: 19 BLOCK: VOLUME 5 PAGE 28 PLAT RECORDS

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 2104 W. BEN WHITE BOULEVARD

CITY: AUSTIN REFERENCE NAME CURT SUTHERLAND AND ALL ASSIGNS

Dewey H. Burris & Associates
Land Surveying Services

1404 West North Loop Blvd. 512*458-6969
Austin, Texas 78756 Fax 512*458-9845



THIS PROPERTY DOES NOT
LIE WITHIN THE 100 YEAR FLOODPLAIN,
AND HAS A ZONE X RATING AS
SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP No. 480624
PANEL 0210F
DATED: 06-05-97

This certification is for insurance
purposes, only and is not a guarantee
that this property will or will not flood.
CONTACT YOUR LOCAL FLOODPLAIN
ADMINISTRATOR FOR THE CURRENT
STATUS OF THIS TRACT.

TO THE LIENHOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO

DATE 03-24-00

TITLE CO ALAMO TITLE

JOB. No. R0314200_TA

G.F. # 00-7004357

SCALE 1" = 20

ALAMO TITLE COMPANY / ALAMO TITLE INSURANCE OF TEXAS
I do hereby certify that this survey was this day made on the
ground of the property legally described hereon and that there
are no boundary line conflicts, encroachments overlapping of
improvements, or roads in place, except as shown hereon, and
certifies only to the legal description and easements shown
on the referenced title commitment.

FIELD WORK	RICK	03-21-00
DRAFTING	MARIO	03-24-00
FINAL CHECK		
CORRECTIONS		
UP DATE		