

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 14125 ½ THE LAKES BOULEVARD FROM MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-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 multifamily residence low density-conditional overlay (MF-2-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2016-0055, on file at the Planning and Zoning Department, as follows:

1.09 acre tract prepared by Delta Survey Group, Inc. in July 2016 and located in the L.C. Cunningham Survey, Abstract No. 163, Travis County, Texas, being a portion of Lot 4, Block A, Lakes at Techridge Block, Lots 3 and 4 and Block B Lot 1, a subdivision of record in Document No.200800116, Official Public Records, Travis County, Texas, said 1.09 acre tract, as shown on the accompanying sketch, being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 14125 ½ The Lakes Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "A".

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

- A. The maximum height of a building or structure on the Property shall not exceed 40 feet.

- B. The following uses are not permitted uses for the Property:**

Automotive sales

Outdoor entertainment

Outdoor sports and recreation

37 Except as specifically restricted under this ordinance, the Property may be developed and
38 used in accordance with the regulations established for the community commercial (GR)
39 district and other applicable requirements of the City Code.
40

41 **PART 3.** This ordinance takes effect on _____, 2016.
42

43
44 **PASSED AND APPROVED**

45
46 _____, 2016

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§
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Steve Adler
Mayor

51
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53 **APPROVED:** _____

Anne L. Morgan
City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk

DESCRIPTION OF A 1.09 ACRE TRACT PREPARED BY DELTA SURVEY GROUP, INC. IN JULY 2016 AND LOCATED IN THE L.C. CUNNINGHAM SURVEY, ABSTRACT NO. 163, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 4 BLOCK A, LAKES AT TECHRIDGE BLOCK, LOTS 3 AND 4 AND BLOCK B LOT 1, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200800116, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. SAID 1.09 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with 'BURY' cap found for the southwest corner of said Lot 4, same being a northwest corner of Lot 5, Block A, Lakes at Techridge, a subdivision of record in Document No. 200600254, Official Public Records, Travis County, Texas, and also being in the east right of way (ROW) line of The Lakes Boulevard (ROW varies), for the southwest corner of this tract and the **POINT OF BEGINNING**;

THENCE with the west line of said Lot 4, same being the east ROW line of said Lakes Boulevard the following two (2) courses and distances:

1. N21°52'31"W a distance of 263.04 feet, to a 1/2 inch iron rod with 'BURY' cap found, and
2. With the arc of a curve to the left a distance of 68.95 feet, through a central angle of 03°39'29", having a radius of 1080.00 feet, and whose chord bears N23°42'16"W, a distance of 68.94 feet to a calculated point;

THENCE leaving said common line and crossing the said Lot 4, S81°13'42"E a distance of 201.23 feet, to a calculated point in the east line of said Lot 4, same being a west line of said Lot 5, from which a 1/2 inch iron rod with 'BURY' cap found bears N22°46'00"W a distance of 78.04 feet;

THENCE with the common lines of said Lot 4 and said Lot 5 the following three (3) courses and distances:

1. S22°46'00"E a distance of 66.68 feet, to a 1/2 inch iron rod with 'BURY' cap found,
2. S19°34'37"E a distance of 159.32 feet, to a 1/2 inch iron rod with 'BURY' cap found, and

1.09 Acre
Lot 4
Lakes at Techridge

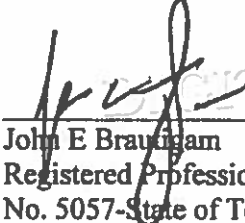
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3. S66°54'49"W a distance of 165.61 feet, to the **POINT OF BEGINNING** and containing 1.09 acre of land, more or less.

BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/CORS

I, John E Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during June 2016, and is true and correct to the best of my knowledge and belief.

Date: 7-26-16



John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas

Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
TBPLS Firm No. 10004700



L.C. CUNNINGHAM SURVEY
ABSTRACT No. 163
TRAVIS COUNTY, TEXAS
JULY 2016



SCALE: 1" = 100'



NORTHTOWN BOULEVARD
(60' ROW)
LOT 4 BLOCK A, LOTS 3
AND 4 AND BLOCK B LOT 1
OP.R.T.C.TX. DOCUMENT NO 200800116

THE LAKES BOULEVARD
(RIGHT-OF-WAY VARIES)

LOT 5 BLOCK A
LAKES AT TECHIRIDGE
DOCUMENT NO 200600254
OP.R.T.C.TX.

LOT 1 BLOCK B
LAKES AT TECHIRIDGE BLOCK A, LOTS 3
AND 4 AND BLOCK B LOT 1
DOCUMENT NO 200800116
OP.R.T.C.TX.

1.09 Acres

LEGEND

- ⊕ IRON ROD WITH "BURY" CAP FOUND
- Δ CALCULATED POINT
- OP.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.O.B POINT OF BEGINNING

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|----------|-------------|---------------|--------------|
| C1 | 68.95' | 1080.00' | 3°39'29" | N23°42'16"W | 68.94' |

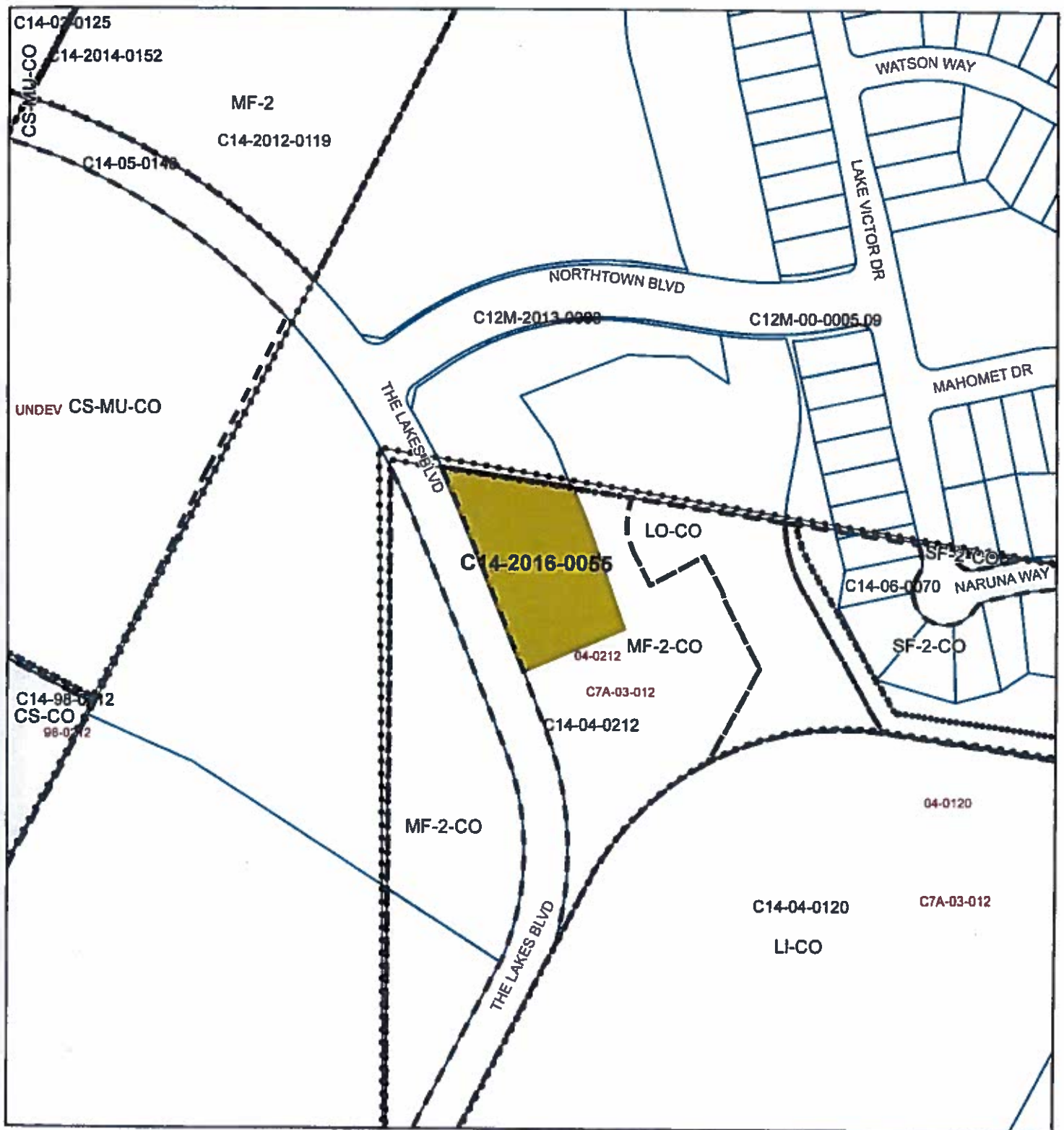
* SKETCH TO ACCOMPANY FIELDNOTES *

Delta Survey Group Inc.

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OFFICE: 512.282.5200 FAX: 512.282.5230
WWW.DELTASURVEYGROUP.COM
TBPLS FIRM NO. 10004700

QUAD PFLUGERVILLE WEST
PROJECT LAKES AT GATEWAY
DWG. 1 09 AC

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83/CORS



ZONING

Case#: C14-2016-0055

Exhibit B



0 200 Feet

1" = 200'

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 5/17/2016