

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4101 MARATHON BOULEVARD FROM LIMITED OFFICE (LO) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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 limited office (LO) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-2018-0044, on file at the Planning and Zoning Department, as follows:

0.419 acres (approximately 18,235 square feet), being all of Lots 16, 17, 18, 19, 20, Block 3, Lee's Hill Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 2, Page 244, Plat Records of Travis County, Texas, and that adjacent portion of vacated Marathon Boulevard by ordinance recorded in Volume 3905, Page 1197, of the Deed Records of Travis County, Texas, save and except a portion of Lot 16 conveyed to the City of Austin by Deed recorded in Volume 3299, Page 2080 of the Deed Records of Travis County, Texas, said 0.419 acre tract being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 4101 Marathon Boulevard in the City of Austin, Travis County, Texas, 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 drive-through facility is a prohibited use on the Property.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) district and other applicable requirements of the City Code.





**Professional Land Surveying, Inc.  
Surveying and Mapping**

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3500 McCall Lane  
Austin, Texas 78744

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**0.419 ACRES ZONING DESCRIPTION  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.419 ACRES (APPROXIMATELY 18,235 SQ. FT.), BEING ALL OF LOTS 16, 17, 18, 19 AND 20, BLOCK 3, LEE'S HILL, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 244 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT ADJACENT PORTION OF VACATED MARATHON BOULEVARD BY ORDINANCE RECORDED IN VOLUME 3905, PAGE 1197 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT A PORTION OF LOT 16 CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 3299, PAGE 2080 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.419 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the current east right-of-way line of Marathon Boulevard (right-of-way width varies) and the projected north line of Lot 20, same being the projected south line of Lot 21, Block 3 of said Lee's Hill;

**THENCE** South 62°24'05" East, with the projected common line of Lot 20 and Lot 21, and the common line of Lot 20 and Lot 21, a distance of 152.00 feet to a calculated point in the west line of a 20' alley for the northeast corner of Lot 20, same being the southeast corner of Lot 21, from which a 1/2" rebar found in the west line of said 20' alley, for the northeast corner of Lot 24, Block 3, of said Lee's Hill, same being the southeast corner of Lot 25, Block 3, of said Lee's Hill, bears North 27°37'12" East, a distance of 99.91 feet;

**THENCE** South 27°37'12" West, with the east line of Lot 20, Lot 19, and Lot 18, same being the west line of said 20' alley, a distance of 74.93 feet to a 1/2" rebar with "Chaparral" cap set for the southeast corner of Lot 18, same being the northeast corner of Lot 17;

**THENCE** South 27°37'12" West, with the east line of Lot 17 and Lot 16, same being the west line of said 20' alley, a distance of 44.96 feet to a calculated point in the north line of W 41<sup>st</sup> Street (55' right-of-way width), from which a 1/2" iron pipe found in the south line of W 41<sup>st</sup> Street, bears South 27°37'12" West, a distance of 55.00 feet;

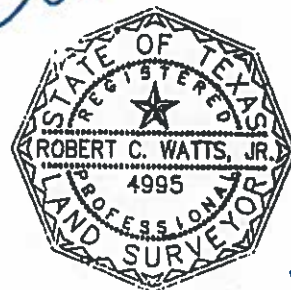
**THENCE** North 62°27'57" West, with the north line of W 41<sup>st</sup> Street and crossing, in part, Lot 16, a distance of 151.98 feet to a 1/2" rebar found at the intersection of the north line of W 41<sup>st</sup> Street and the east line of Marathon Boulevard;

Exhibit A

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.419 ACRES (APPROXIMATELY 18,235 SQ. FT.), BEING ALL OF LOTS 16, 17, 18, 19 AND 20, BLOCK 3, LEE'S HILL, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 244 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT ADJACENT PORTION OF VACATED MARATHON BOULEVARD BY ORDINANCE RECORDED IN VOLUME 3905, PAGE 1197 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT A PORTION OF LOT 16 CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 3299, PAGE 2080 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION

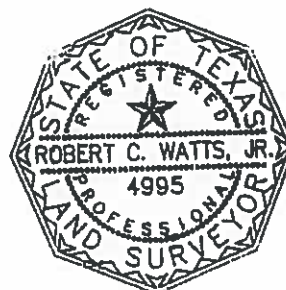


DATE OF SURVEY: 05/10/17  
PLOT DATE: 04/20/18  
DRAWING NO.: 586-041  
PROJECT NO.: 586-041-ZN1  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JPA  
SHEET 1 OF 2

*Chaparral*

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION  
586-041-ZN1



4.20.18

