

Agenda Item #
Z.13

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2409 SOUTH LAMAR BOULEVARD AND 0
3 BLUEBONNET LANE FROM GENERAL COMMERCIAL SERVICES (CS)
4 DISTRICT AND FAMILY RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD
5 COMMERCIAL (LR) DISTRICT FOR TRACT ONE AND LIMITED OFFICE
6 (LO) DISTRICT FOR TRACT TWO.

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 districts on the property described in Zoning Case No.C14-04-0060, on
12 file at the Neighborhood Planning and Zoning Department, as follows:

13
14 Tract One: From general commercial services (CS) district and family residence
15 (SF-3) district to neighborhood commercial (LR) district.

16
17 A 0.69 acre tract of land, more or less, out of the Isaac Decker League, Travis County,
18 the tract of land being more particularly described by metes and bounds in Exhibit
19 "A" incorporated into this ordinance, and

20
21 Tract Two: From family residence (SF-3) district to limited office (LO) district.

22
23 A 1.49 acre tract of land, more or less, out of the Isaac Decker League, Travis County,
24 the tract of land being more particularly described by metes and bounds in Exhibit
25 "B" incorporated into this ordinance,

26
27 locally known as 2409 South Lamar Boulevard and 0 Bluebonnet Lane, in the City of
28 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".
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1 **PART 2.** This ordinance takes effect on _____, 2004.

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4 **PASSED AND APPROVED**

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7
8 _____, 2004

§
§
§

9 Will Wynn
10 Mayor

11
12
13 **APPROVED:**

14 David Allan Smith
15 City Attorney

ATTEST:

Shirley A. Brown
City Clerk

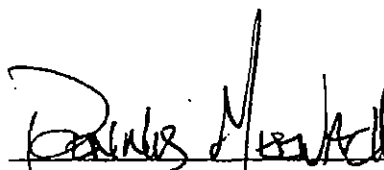
0.69 Acres
Zoning Description (LR)
Bluebonnet & S. Lamar

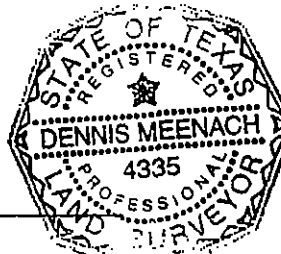
DESCRIPTION OF A TRACT OF LAND CONTAINING 0.69 ACRES OF LAND BEING OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND ALSO BEING A PORTION OF LOTS 4 AND 6, THEODORE LOW HEIGHTS, A SUBDIVISION OF RECORD IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT ALSO BEING A PORTION OF THAT CERTAIN TRACT CALLED TO CONTAIN 4.38 ACRES DESCRIBED IN A DEED TO LLOYD W. PAYNE OF RECORD IN VOLUME 1208, PAGE 347 AND ALSO DESCRIBED IN VOLUME 1301, PAGE 305 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO GENE CHARLESWORTH PAYNE OF RECORD IN VOLUME 9178 PAGE 206 DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.69 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point for the northeast corner of the herein described tract and from said point a 1/2" iron rod found for the northeast corner of said Gene Charlesworth Payne Tract bears, South 38°01'06" East 6.01 feet, North 26°46'09" East 41.32 feet and North 61°44'22" West 50.00 feet;

THENCE, crossing said Gene Charlesworth Payne and said Lloyd W. Payne Tracts the following four (4) courses;

- 1) South 38°01'06" East 159.14 feet to an angle point of the herein described tract;
- 2) South 51°58'54" West 189.82 feet to an angle point of the herein described tract;
- 3) North 38°01'06" West 159.14 feet to an angle point of the herein described tract;
- 4) North 51°58'54" East 189.82 feet to the point of beginning and containing 0.69 acres of land as shown on the attached plat and made a part of this description.


Dennis Meenach, R.P.L.S. No. 4335



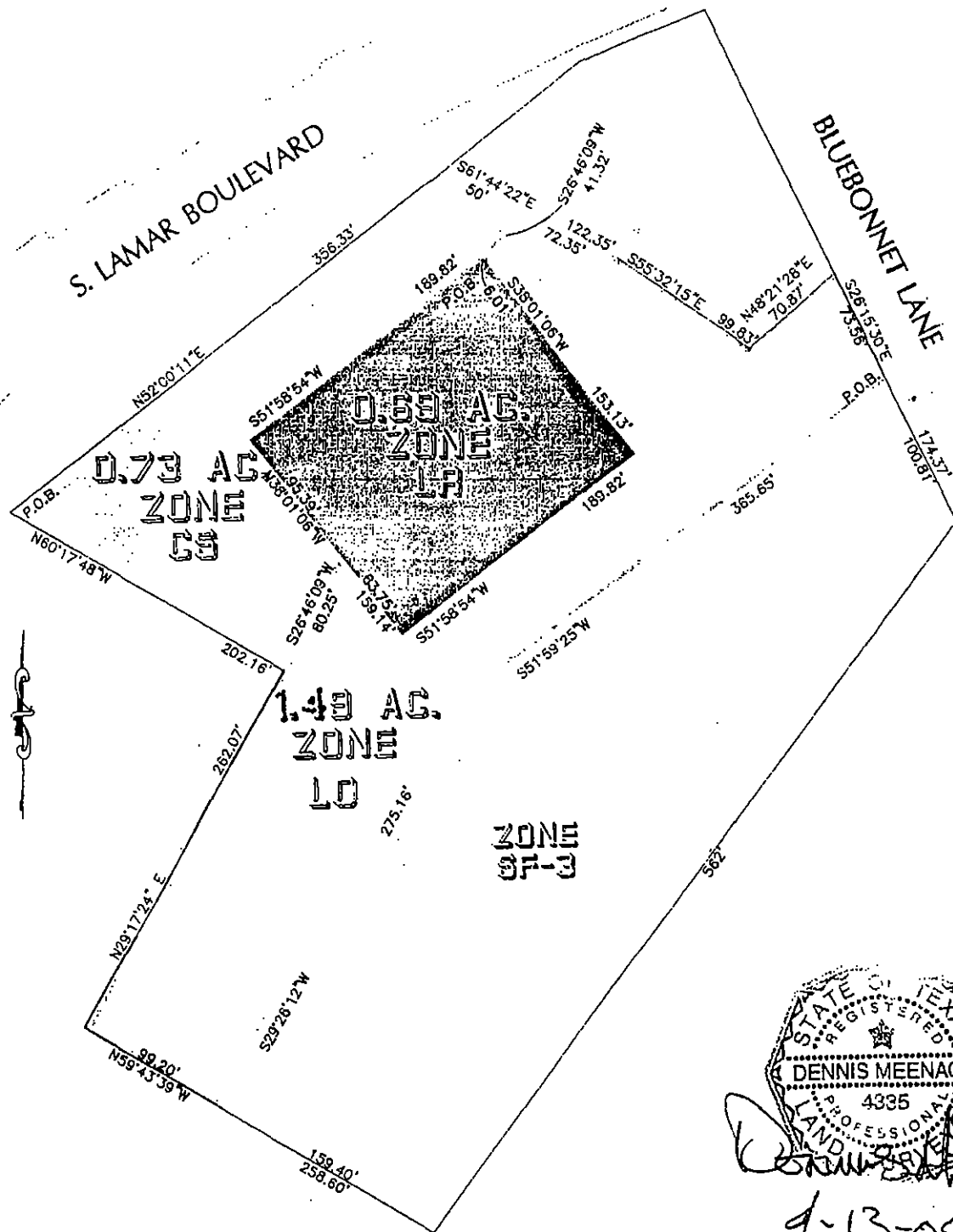
4-13-04
Date

EXHIBIT A

Page 1 of 1

P:\402006-SURVEY\LEGALS\ZONING-LR.doc

ZONING EXHIBIT



STATE OF TEXAS
REGISTERED
DENNIS MEENACH
4335
LAND PROFESSIONAL SURVEYOR

Dennis Meenach

4-13-04

WALGREENS

**BLUEBONNET
AT S. LAMAR**



Doucet & Associates, Inc.

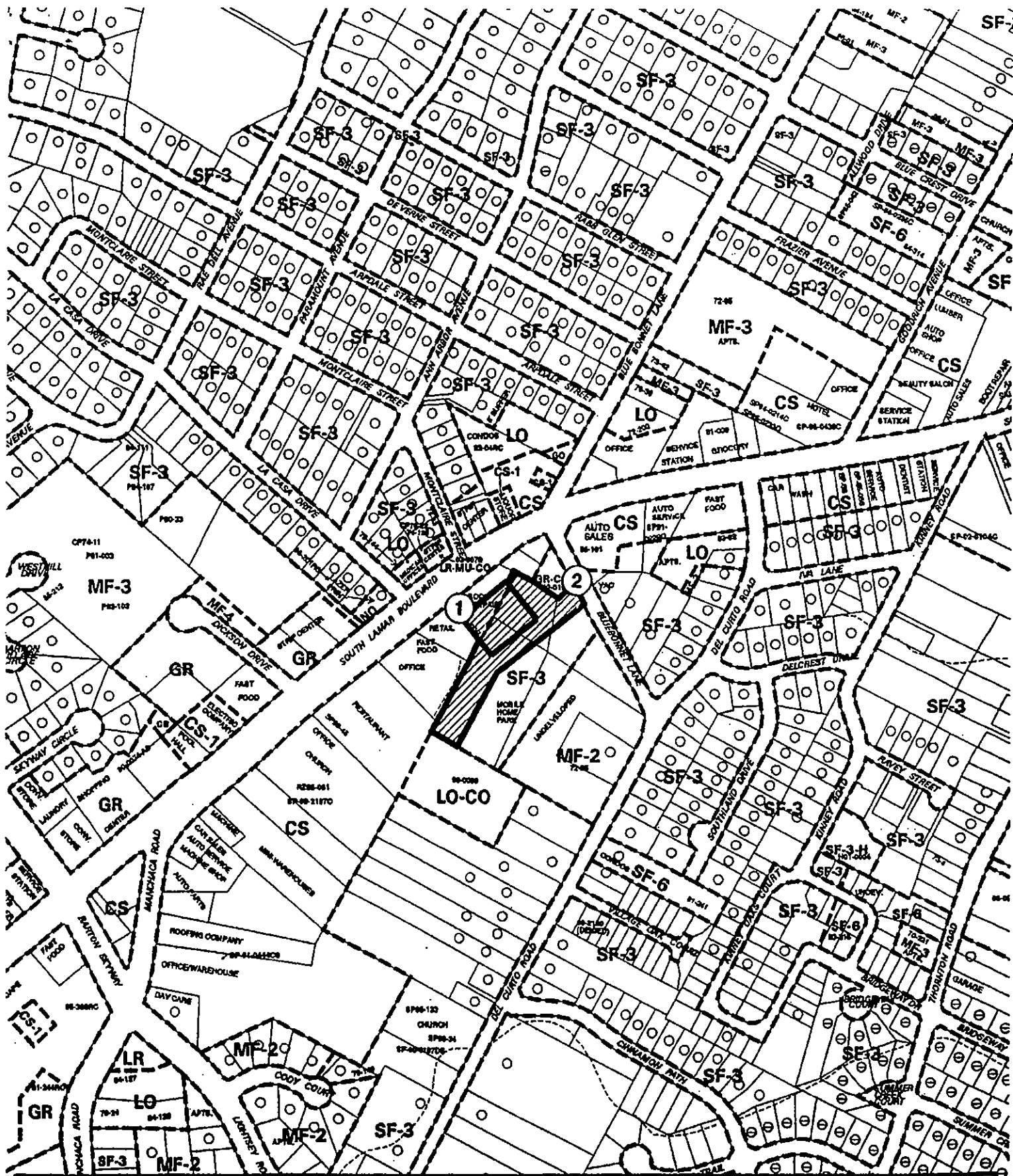
7401 B West Highway 71, Suite 160 Austin, TX 78735

Phone : (512) 583-2600 Fax : 583-2601

Austin, TX Easthampton, MA Sacramento, CA

www.doucetandassociates.com

Date:	04/13/04
Scale:	1" = 100'
Drawn by:	NH
Reviewed by:	DM
Project No.:	402-006
Sheet:	1 of 1



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT C		CITY GRID REFERENCE NUMBER G20
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-04-0060		DATE: 04-05
	CASE MGR: W. WALSH	ADDRESS: 2409 S LAMAR BLVD & 0 BLUEBONNET LANE SUBJECT AREA (acres): 2.180		INTLS: SM