

ORDINANCE NO. 040930-93

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

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

Tract One: From general commercial services (CS) district and family residence (SF-3) district to neighborhood commercial-conditional overlay (LR-CO) combining district.

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

Tract Two: From family residence (SF-3) district to limited office-conditional overlay (LO-CO) combining district.

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

locally known as 2409 South Lamar Boulevard and 0 Bluebonnet Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

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

1. A stormwater detention facility must reduce the stormwater runoff peak flow rate for a ten-year storm frequency event at a point of discharge from the site to not more than 50 percent of that prescribed by the City Code and Drainage Criteria Manual.
2. Vehicular access to Bluebonnet Lane is prohibited until improvements outlined in the memorandum dated July 26, 2004, from the Transportation Review Section of the Watershed Protection and Review Department, are completed.
3. Vehicular access to and from the Property along Bluebonnet Lane shall be by a limited function driveway that prohibits a right-turn exit.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 11, 2004.

PASSED AND APPROVED

_____, September 30, 2004 §
§
§ _____
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Brown
City Attorney City Clerk

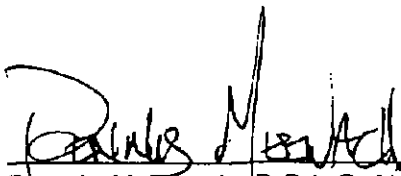
0.69 Acres
Zoning Description (LR)
Bluebonnet & S. Lamar

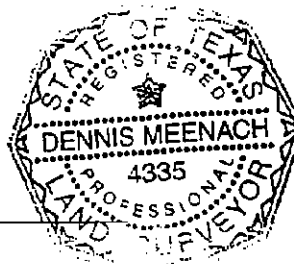
DESCRIPTION OF A TRACT OF LAND CONTAINING 0.69 ACRES OF LAND BEING OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND ALSO BEING A PORTION OF LOTS 4 AND 6, THEODORE LOW HEIGHTS, A SUBDIVISION OF RECORD IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, 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 $\frac{1}{2}$ " iron rod found for the northeast corner of said Gene Charlesworth Payne Tract bears, South $38^{\circ}01'06''$ East 6.01 feet, North $26^{\circ}46'09''$ East 41.32 feet and North $61^{\circ}44'22''$ West 50.00 feet;

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

- 1) South $38^{\circ}01'06''$ East 159.14 feet to an angle point of the herein described tract;
- 2) South $51^{\circ}58'54''$ West 189.82 feet to an angle point of the herein described tract;
- 3) North $38^{\circ}01'06''$ West 159.14 feet to an angle point of the herein described tract;
- 4) North $51^{\circ}58'54''$ 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

11/22/20
LO

1.49 Acres
Zoning Description (LO)
Bluebonnet & S. Lamar

DESCRIPTION OF A TRACT OF LAND CONTAINING 1.49 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 1.49 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point for the most easterly corner of the herein described tract, said point being in the easterly line of said Gene Charlesworth Payne Tract and the westerly line of Bluebonnet Lane and from said point the southeast corner of said Gene Charlesworth Payne Tract bears, South 26°15'30" East 100.81 feet;

THENCE, crossing said Gene Charlesworth Payne and said Lloyd W. Payne Tracts the following two (2) courses;

- 1) South 51°59'25" West 365.65 feet to an angle point of the herein described tract;
- 2) South 29°26'12" West 275.16 feet to a point on the westerly line of said Lloyd W. Payne Tract same being the westerly line of said Lot 6;

THENCE, with the westerly and northerly lines of said Lloyd W. Payne Tract, same being the westerly and northerly lines of said Lot 6, North 59°43'39" West 99.20 feet to the northwest corner of said Lloyd W. Payne Tract;

THENCE, North 29°17'24" East 262.07 feet to a point;

THENCE, North 26°46'09" East 80.25 feet to a point;

THENCE crossing said Lloyd W. Payne Tract the following three (3) courses;

- 1) South 38°01'06" East 63.75 feet,
- 2) North 51°58'54" East 189.82 feet,

EXHIBIT B

Page 1 of 2

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3) North 38°01'06" West 153.13 feet to a point;

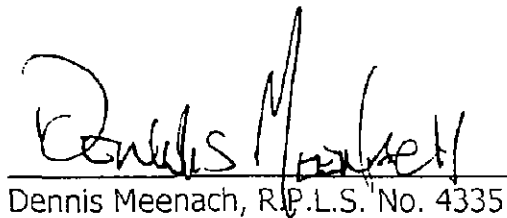
THENCE, North 26°46'09" East 41.32 feet to a point in the west line of a tract of land described in a deed to W.O. Harper of record in Volume 1452, Page 308, Deed Records of Travis County, Texas;

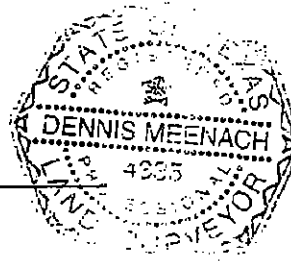
THENCE, South 61°44'22" East 72.35 feet to a point;

THENCE, South 55°32'15" East ^{99.33}~~98.83~~ feet to a 1" pipe found;

THENCE, North 48°21'28" East 70.87 feet to a ½ inch iron rod found for the northeast corner of the herein described tract, same being the southeast corner of said W. O. Harper Tract, same being a point in the westerly line of Bluebonnet Lane;

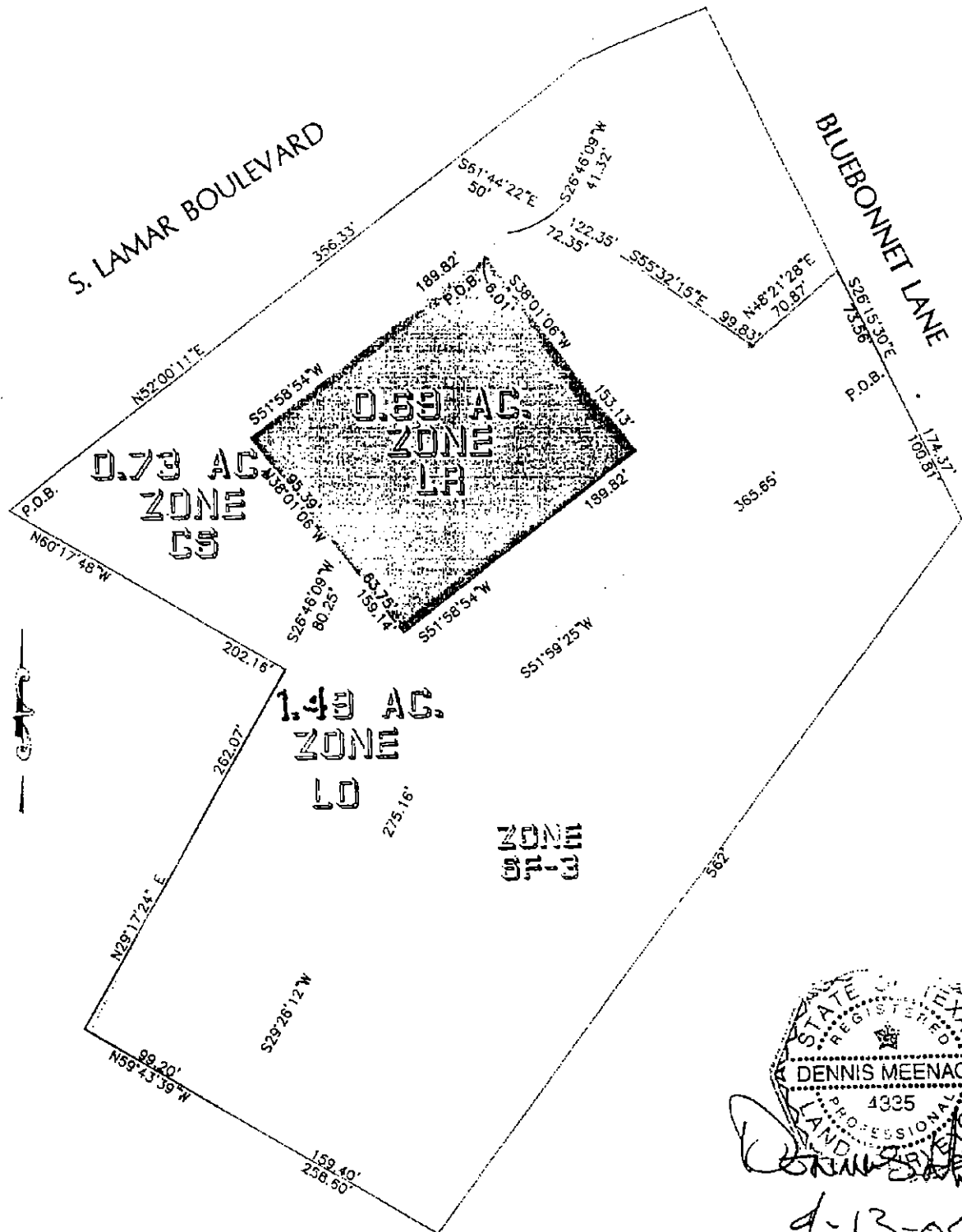
THENCE, with the easterly line of the herein described tract, same being the westerly line of said Bluebonnet Lane, South 26°15'30" East 73.56 feet to the point of beginning and containing 1.49 acres of land as shown on the attached plat and made a part of this description.


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



4-13-04
Date

ZONING EXHIBIT




 DENNIS MEENACH
 4335
 PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS
 4-13-04

WALGREENS

**BLUEBONNET
AT S. LAMAR**



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 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

PENDING CASE

ZONING BOUNDARY

CASE MGR: W. WALSH

CASE #: C14-04-0060

ADDRESS: 2409 S LAMAR BLVD & 0

BLUEBONNET LANE

SUBJECT AREA (acres): 2.180

ZONING EXHIBIT C

DATE: 04-05

INTLS: SM

CITY GRID

REFERENCE

NUMBER

G20