

ORDINANCE NO. 041104-40

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 509 RADAM LANE FROM FAMILY RESIDENCE (SF-3) 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 family residence (SF-3) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-04-0117, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.28 acre tract of land, more or less, out of Block 15, Fortview Addition in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 509 Radam Lane, in the City of Austin, Travis County, Texas, and 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:

Vehicular access from the Property to Radam Lane is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property to the west and south of the Property.

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

PART 3. This ordinance takes effect on November 15, 2004.

PASSED AND APPROVED

_____, November 4 _____, 2004 §
 §
 §

Will Wynn
Mayor

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

014-04-017
98-00-14227
2114

" EXHIBIT A "

FIELD NOTES OF A SURVEY PERFORMED ON JUNE 24TH, 2004 BY B & G SURVEYING, INC. ON A 0.28 ACRE OF LAND BEING OUT OF AND A PART OF BLOCK 15, FORTVIEW ADDITION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 26, PAGE 606, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.28 ACRE IS PART OF THAT CERTAIN PARCEL IDENTIFIED AS TRACT II IN A DEED TO R.J. MACAULY, OF RECORD IN VOLUME 4407, PAGE 1422, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID 0.28 ACRE TRACT IS NOW OWNED BY THE ROMAMI COMPANY, THE DEED OF WHICH IS OF RECORD IN VOLUME 8375, PAGE 691, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.28 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2inch iron rod set at the northwest corner of the Vera Marie Balcom tract (7,700 sq. ft.), as recorded in Volume 7278, Page 444, of the Deed Records of Travis County, Texas, said rod is on the South r-o-w line of Radam Lane and is the PLACE OF BEGINNING hereof, and from which rod another 1/2inch iron rod set at the Northwest corner of the aforementioned Tract II bears N 60° 37' 09" W, 24.50 feet;

THENCE, along the East line of the aforementioned Romami tract and the West line of the said Balcom tract, S 29° 00' 00" W, 120.00 feet to a 1/2inch iron rod set at an inside ell corner of the said Romami tract, same being the Southwest corner of said Balcom tract, for an inside ell corner hereof;

THENCE, along the common line of the aforementioned Romami and Balcom tracts, S 60° 37' 09" E, 60.00 feet, to a point inside of a metal shed (no monument recovered), being an outside ell corner of the Romami tract, the Southeast corner of the Balcom tract, said point is on the West line of the David and Colleen Allan tract (0.45 acre), as recorded in Document Number 2001161131 of the Official Public Records of Travis County, Texas, for an outside ell corner hereof;

THENCE, along the dividing line of the aforementioned Romami and Allan tracts S 29° 00' 00" W (Bearing Basis) 114.97 feet to an iron pipe found at the common rear corner of the Romami and Allan tracts, for the Southeast corner hereof;

THENCE along the South line of the aforementioned Romami tract, N 61° 16' 26" W, 85.65 feet to a 1/2inch iron rod found at the Southwest corner of the said Romami tract, for the Southwest corner hereof;

THENCE, along the West line of the aforementioned Romami tract, N 29° 16' 50" E, 235.94 feet to a 1/2inch iron rod set at the Northwest corner of the said Romami tract, being a point on the aforementioned South r-o-w line of Radam Lane, for the northwest corner hereof;

THENCE, along the North line of the aforementioned Romami tract and the aforementioned South r-o-w line of Radam Lane, S 60° 37' 09" E, 24.50 to the PLACE OF BEGINNING and containing 0.28 of an acre of land, more or less.

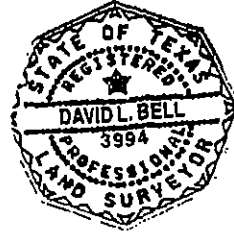
THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ACCOMPANING SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.

David L. Bell

7-8-04

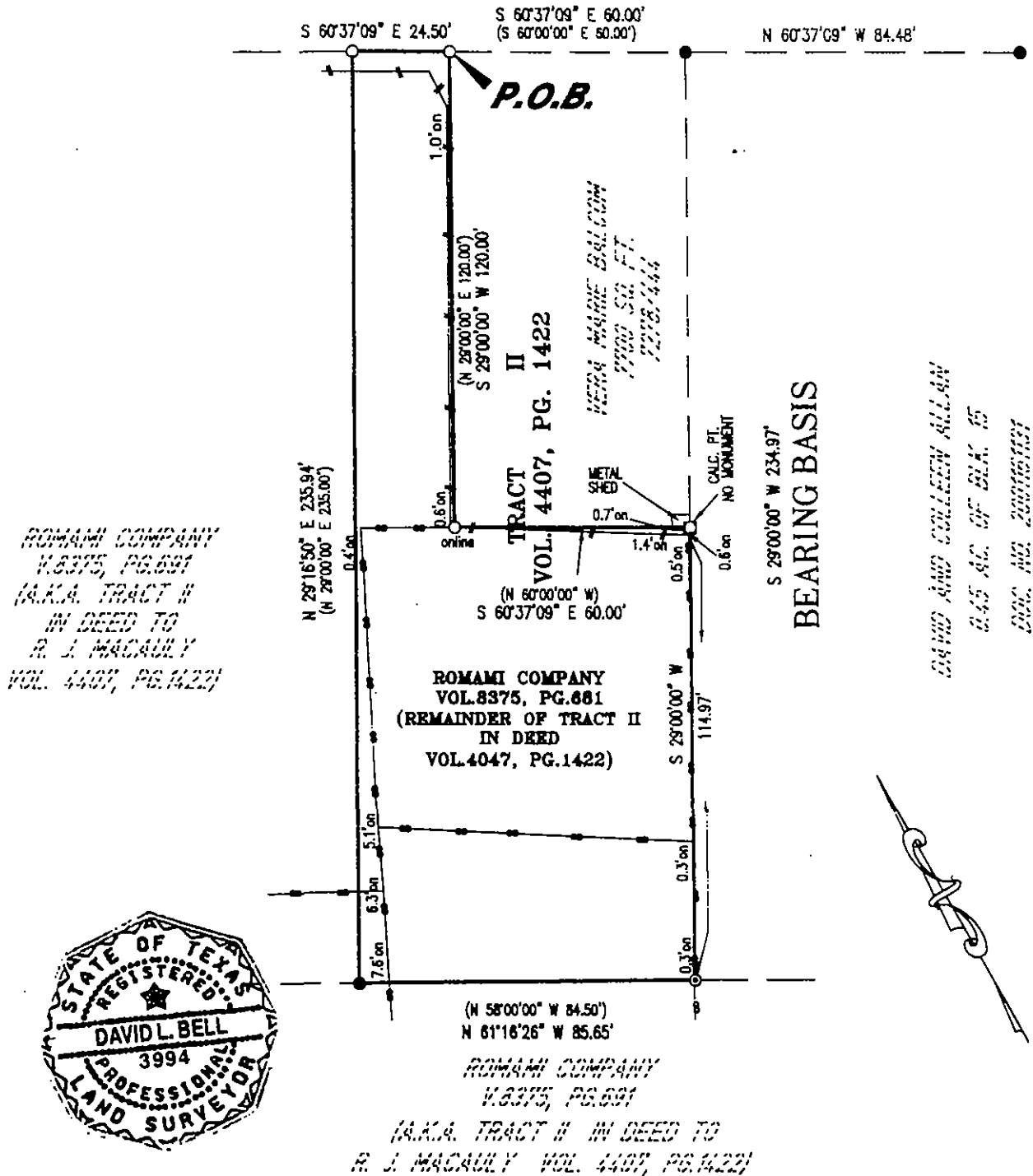
DAVID L. BELL R.P.L.S. NO. 3994
B & G SURVEYING, INC.
1404 W. NORTH LOOP BLVD.
AUSTIN, TEXAS 78756
(512) 458 - 6969.
JOB.NO. B0615404

DATE

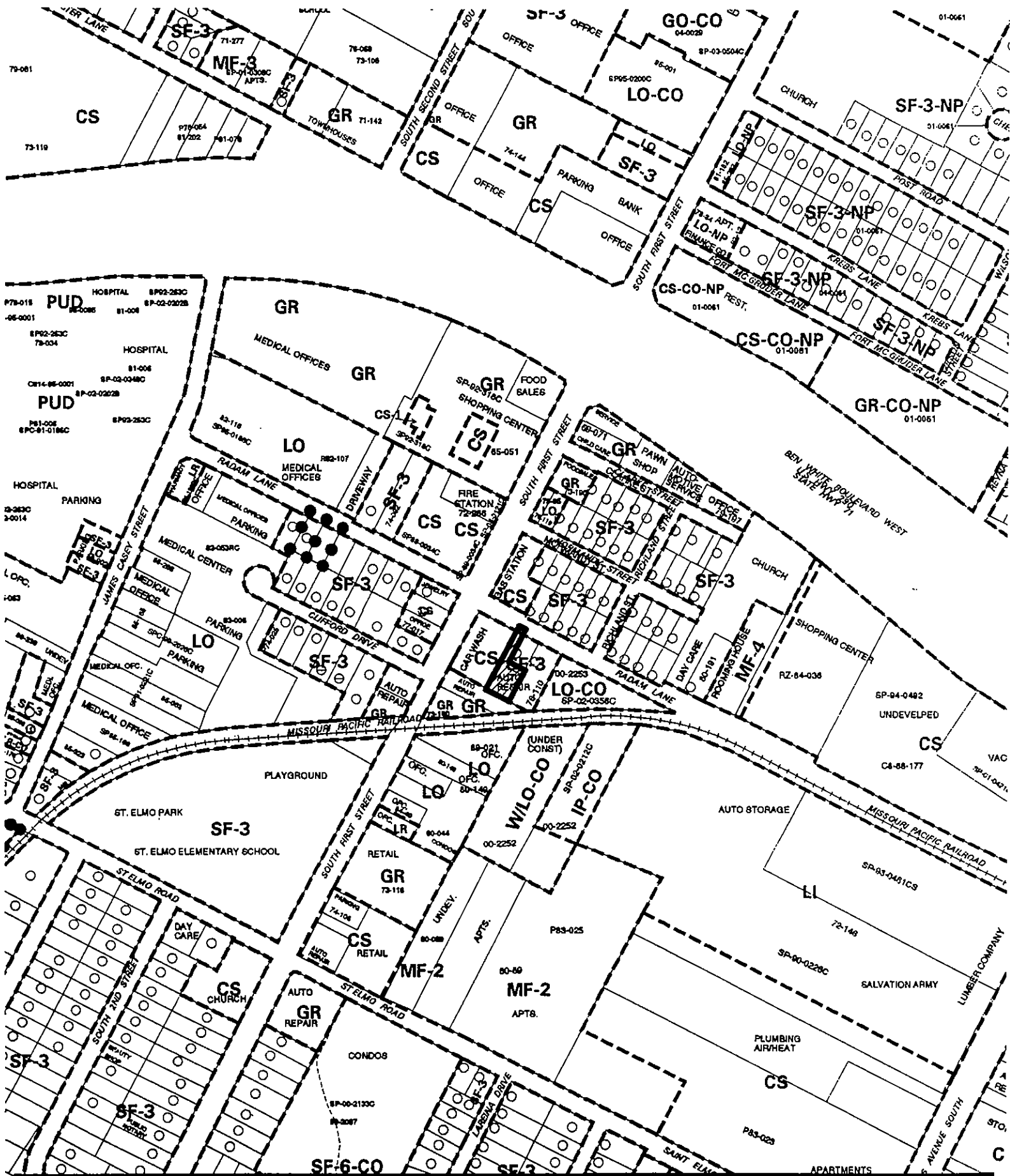





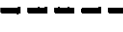
**0.28 ACRE OUT OF BLOCK 15
FORTVIEW ADDITION (VOL. Z, PAGE 606)
DEED RECORDS OF TRAVIS COUNTY, TEXAS
SKETCH TO ACCOMPANY METES AND BOUNDS**

509 RADAM LANE



J. Bell 7-8-04




 1" = 400'
 SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: W. WALSH

ZONING <i>EXHIBIT B</i>		CITY GRID REFERENCE NUMBER
CASE #: C14-04-0117	DATE: 04-08	H18
ADDRESS: 509 RADAM LANE	INTLS: SM	
SUBJECT AREA (acres): 0.280		