

ORDINANCE NO. 20051215-081

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2529 SOUTH LAMAR BOULEVARD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-MIXED USE--CONDITIONAL OVERLAY (LO-MU-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 limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No. C14-05-0033, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2.139 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 (the "Property"),

locally known as 2529 South Lamar Boulevard, 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:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. Vehicular access to Bluebonnet Lane is prohibited until improvements outlined in the memorandum dated April 27, 2005, from the Transportation Review Section of the Watershed Protection and Review Department, are completed.
3. Development of the Property may not exceed 40 residential units.
4. Development of the Property may not exceed 20 residential units per acre.

5. Residential use of the Property may not be less than 60 percent or more than 80 percent of total building square footage.
6. Non-residential use of the Property may not be less than 20 percent or more than 40 percent of total building square footage.
7. Medical office use is a prohibited use of the Property.
8. Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property.

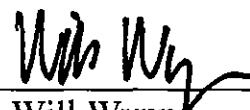
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 26, 2005.

PASSED AND APPROVED

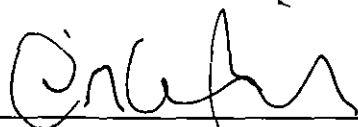
December 15, 2005

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Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

EXHIBIT A
FIELD NOTES FOR ZONING
2.139 ACRE OF LAND
ISAAC DECKER LEAGUE
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS
(PROPOSED LOT 3, BLUEBONNET TACO SUBDIVISION)

FIELD NOTES DESCRIPTION OF 2.139 ACRES OF LAND OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 4 AND LOT 6, THEODORE LOW HEIGHTS, A SUBDIVISION OF RECORD IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN 1.556 ACRE TRACT CONVEYED TO GENE CHARLESWORTH PAYNE BY DEED OF RECORD IN VOLUME 9178, PAGE 206 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF THAT CERTAIN TRACT CONVEYED TO GENE CHARLESWORTH PAYNE BY DEED OF RECORD IN VOLUME 12881, PAGE 515 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 2.139 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point in the south line of the said tract conveyed to Payne of record in Volume 12881, Page 515, also being in the north line of El Rancho Subdivision, a subdivision of record in Book 89, Page 376 of the Plat Records of Travis County, Texas, and being at the southerly most corner of that certain 1.117 acre tract described in a deed to Maria Corbalan recorded in Document Number 2005005016 of the Official Public Records of Travis County, Texas and proposed Lot 1, Bluebonnet Taco Subdivision, and westerly most corner of proposed Lot 3, Bluebonnet Taco Subdivision;

THENCE, traversing the interior of the said tract conveyed to Gene Charlesworth Payne by deed of record in Volume 12881, Page 515 and the said 1.1556 acre tract conveyed to Gene Charlesworth Payne of record in Volume 9178, Page 206, the following three (3) courses and distances:

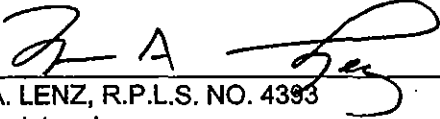
- 1) N 29°17'24" E, 274.20 feet to an angle point in the common line between the said proposed Lots 1 and 3;
- 2) N 52°00'11" E, 357.24 feet to a point at the northerly most corner of the said proposed Lot 3, the same being the easterly most corner of proposed Lot 2, Bluebonnet Taco Subdivision, and being on the west line of a proposed 10 foot wide strip of land to be dedicated for additional right-of-way along the west side of Bluebonnet Lane;
- 3) S 26°15'30" E, 105.25 feet along the west line of the said 10 foot wide strip of land, to a point at the easterly most corner of the said proposed Lot 3;

THENCE, S 35°59'22" W, a distance of 550.71 feet along the common line between the said proposed Lot 3 and that certain tract described in a deed to Linda Wong Luther and Ellen Kay Wong of record in Volume 13187, Page 699 of the Real Property Records of Travis County, Texas, to a point at the westerly most corner of the said Luther and Wong tract on the north line of the said El Rancho Subdivision, at the southerly most corner of the said proposed Lot 3;

**Proposed Lot 3
Bluebonnet Taco Subdivision
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THENCE, N 59°43'39" W, a distance of 160.50 feet along the common line between the said El Ranch Subdivision and the said proposed Lot 3 to the **PLACE OF BEGINNING**, containing 2.139 acres of land, more or less.

THIS DESCRIPTION WAS PREPARED FOR ZONING PURPOSES ONLY BASED ON A PROPOSED PLAT OF BLUEBONNET TACO SUBDIVISION, PREPARED BY DOUCET & ASSOCIATES, AUSTIN, TEXAS, AND INFORMATION FROM PUBLIC RECORDS. THIS DESCRIPTION DOES NOT REPRESENT A SURVEY MADE ON THE GROUND.

 2-16-05
TIMOTHY A. LENZ, R.P.L.S. NO. 4393

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