

ORDINANCE NO. 20060928-084

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5811 SOUTHWEST PARKWAY FROM DEVELOPMENT RESERVE (DR) 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 development reserve (DR) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-06-0141, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2.99 acre tract of land, more or less, out of the Thomas Anderson League No. 17, 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 5811 Southwest Parkway 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. The following uses are prohibited uses of the Property:

Custom manufacturing
Service station


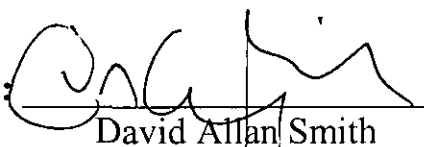
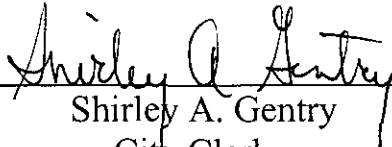
Off-site accessory parking

2. Drive-in service is prohibited as an accessory use to commercial uses.
3. 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.

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

PART 3. This ordinance takes effect on October 9, 2006.

PASSED AND APPROVED

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| | § | |
| | § | |
| _____ September 28 _____, 2006 | § | _____  _____ |
| | | Will Wynn Mayor |
| APPROVED: _____  _____ | ATTEST: | _____  _____ |
| David Allan Smith City Attorney | | Shirley A. Gentry City Clerk |

THE STATE OF TEXAS |
COUNTY OF TRAVIS |

TWO AND NINETY-NINE HUNDREDTHS (2.99) acres of land lying within and being a part of the Thomas Anderson League No. 17 in Travis County, Texas, being a part of that certain 64.97 acre tract conveyed by A. E. Huebner to W. O. Harper by deed of record in Vol. 751, Page 135 of the Deed Records of Travis County, Texas, being a part of the land conveyed by W. O. Harper to Arthur E. Palmquist by deed of record in Vol. 1346, Page 301 of the Deed Records of Travis County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a steel pin found in the S. line of Boston Lane at the S. E. corner of a tract of land conveyed to Travis County for widening Boston Lane, and from which said stake the N. E. corner of said 64.97 acre tract bears N. $31^{\circ} 40'$ E. 10.99 feet;

THENCE with the E. line of said 64.97 acres S. $31^{\circ} 40'$ W. 619.00 feet to a steel pin for the S. E. corner of this tract;

THENCE N. $59^{\circ} 15'$ W. 210.00 feet to a steel pin for the S. W. corner of this tract;

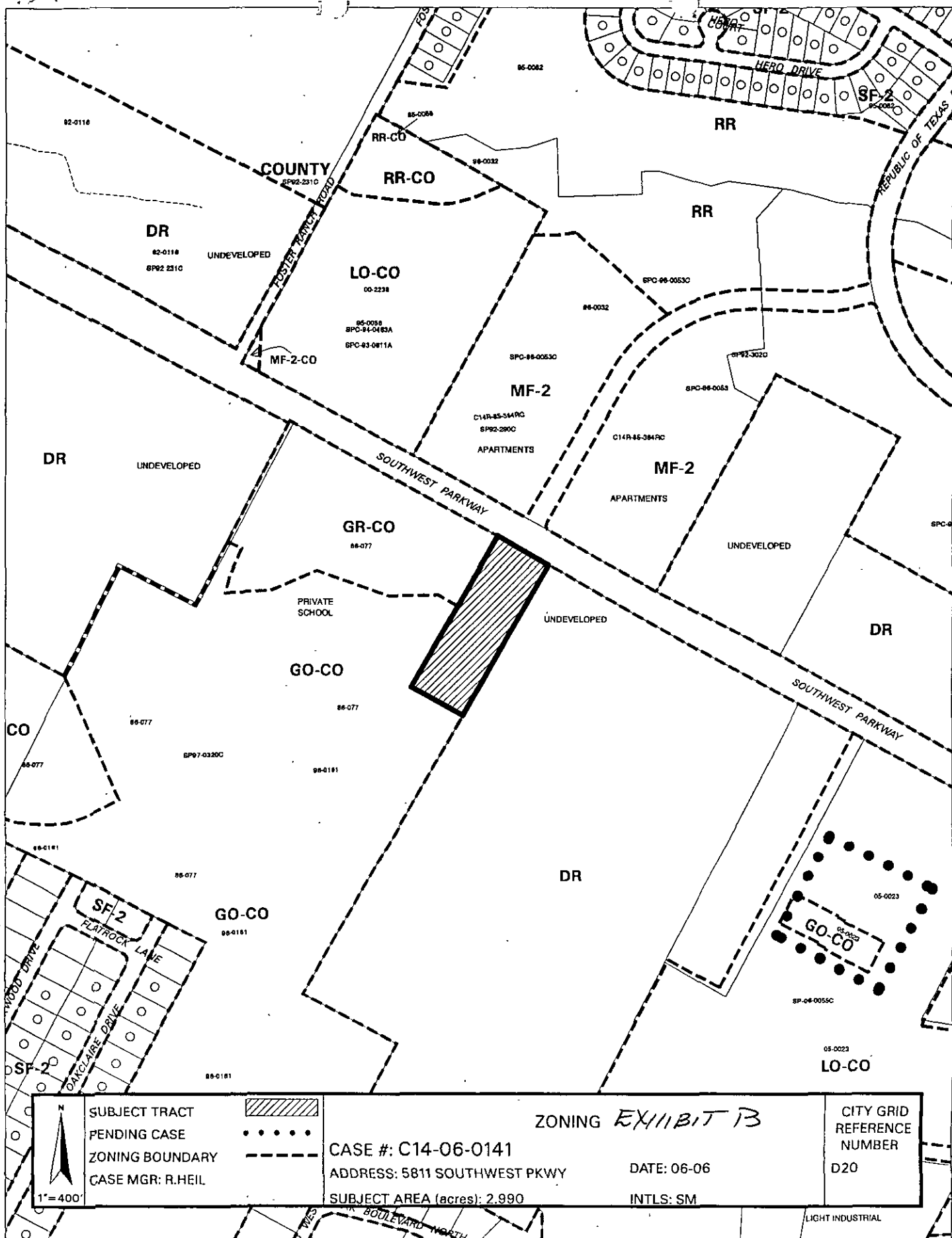
THENCE N. $31^{\circ} 40'$ E. 623.00 feet to a steel pin in the south line of Boston Lane for the N. W. corner of this tract;

THENCE with the S. line of Boston Lane S. $58^{\circ} 09'$ E. 210.03 feet to the place of the beginning, and being the land conveyed by Myrtle Palmquist et al. to Paul W. Hanson and wife, Hazel Marie Hanson, by deed dated March 13, 1967, of record in Vol. 3261, Page 1248-1251 of the Deed Records of Travis County, Texas.

Given under my hand the 15 day of June, A. D. 1967.

O. P. Schoolfield
Registered Public Surveyor.

Exhibit A



ZONING EXHIBIT B

CASE #: C14-06-0141
 ADDRESS: 5811 SOUTHWEST PKWY
 SUBJECT AREA (acres): 2.990

DATE: 06-06
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 D20