

ORDINANCE NO. _____

1-25-07
#41

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 11601 JOLLYVILLE ROAD FROM LIMITED
3 OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-
4 CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT FOR TRACT
5 ONE AND LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO)
6 COMBINING 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 district on the property described in Zoning Case No C14-06-0172, on file
12 at the Neighborhood Planning and Zoning Department, as follows

13
14 Tract One From limited office (LO) district to community commercial-mixed use-
15 conditional overlay (GR-MU-CO) combining district

16
17 A 1 576 acre tract of land, more or less, out of the William Bell Survey Abstract
18 No 116, Travis County, the tract of land being more particularly described by an
19 on the ground survey in Exhibit "A" incorporated into this ordinance, and

20
21 Tract Two From limited office (LO) district to limited office-conditional overlay
22 (LO-CO) combining district

23
24 A 0 424 acre tract of land, more or less, out of the William Bell Survey Abstract
25 No 116, Travis County, the tract of land being more particularly described by an
26 on the ground survey in Exhibit "A" incorporated into this ordinance (the
27 "Property"),

28
29 locally known as 11601 Jollyville Road, in the City of Austin, Travis County, Texas, and
30 generally identified in the map attached as Exhibit "B"

31
32 **PART 2.** The Property within the boundaries of the conditional overlay combining district
33 established by this ordinance is subject to the following conditions

34
35 A site plan or building permit for the Property may not be approved, released, or
36 issued, if the completed development or uses of the Property, considered cumulatively with

1 all existing or previously authorized development and uses, generate traffic that exceeds
2 2,000 trips per day for Tract One and 2,000 trips per day for Tract Two
3

4 Except as specifically restricted under this ordinance, the Property may be developed and
5 used in accordance with the regulations established for the respective base districts and
6 other applicable requirements of the City Code
7

8 **PART 3.** This ordinance takes effect on _____, 2007
9

10 **PASSED AND APPROVED**

11
12
13 §
14 §
15 _____, 2007 § _____
16 Will Wynn
17 Mayor
18
19

20 **APPROVED:** _____ **ATTEST:** _____
21 David Allan Smith Shirley A Gentry
22 City Attorney City Clerk

PROPOSED GR-MU-CO TRACT DESCRIPTION

COMMENCING for POINT OF REFERENCE at a point on the north right-of-way line of Jollyville Road, said point also being the southeast corner of the proposed LO-CO tract, THENCE N 31°25'00" E a distance of 125 08 feet to the southeast corner and POINT OF BEGINNING of the herein described tract,

THENCE N 42°11'27" W a distance of 155 69 feet to a point for the southwest corner of this tract,

THENCE N 30°00'43" E a distance of 421 32 feet to a point for the northwest corner of this tract,

THENCE S 59°52'39" E a distance of 159 71 feet to a point for the northeast corner of this tract,

THENCE S 31°25'00" W a distance of 468 74 feet to the POINT OF BEGINNING



Exhibit A

Tract 1
Proposed
GR-MU-CO
1.576 ac.

PROPOSED LO-CO TRACT DESCRIPTION

BEGINNING at a point on the north right-of-way line of Jollyville Road for the southeast corner and POINT OF BEGINNING of this tract,

THENCE, with the north right-of-way line of said Jollyville Road, N 42°11'27" W a distance of 152 45 feet to a point for the southwest corner of this tract

THENCE N 30°00'43" E a distance of 126 03 feet to a point for the northwest corner of this tract;

THENCE S 42°11'27" E a distance of 155 69 feet to a point for the northeast corner of this tract;

THENCE S 31°25'00" W a distance of 125 08 feet to the POINT OF BEGINNING

Tract 2
Proposed
LO-CO
0 424 ac.

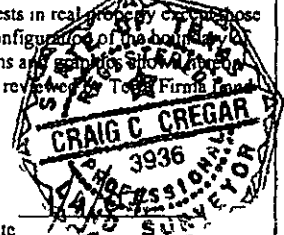
JOLLYVILLE ROAD

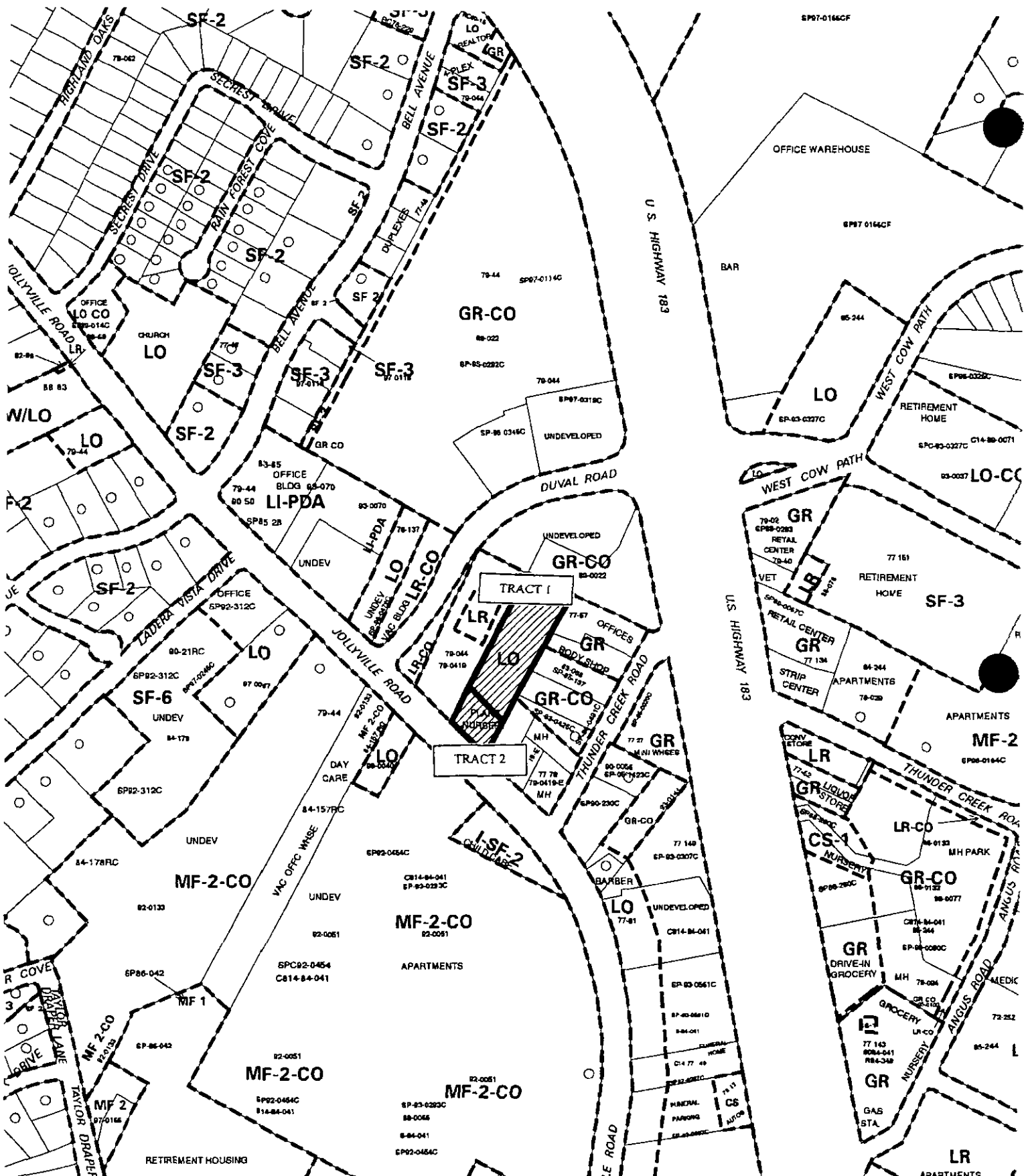
POINT OF BEGINNING (TRACT 2)
POINT OF REFERENCE (TRACT 1)

This document was prepared under 22 TAC 663.21 does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property or to establish rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it is prepared. The calculations and bearings shown hereon were prepared by others and their mathematical verification was reviewed by Todd Farris, Texas Surveying for accuracy only.

Craig C. Cregar
Registered Professional Land Surveyor No. 3936

Date





SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR S SIRWAITIS

CASE # C14-06-0172
ADDRESS 11601 JOLLYVILLE RD
SUBJECT AREA (acres) 2

ZONING

Exhibit B

DATE 07-01

INTLS SM

CITY GRID
REFERENCE
NUMBER
J35

MF-2