ORDINANCE NO. ____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
PROPERTY LOCATED AT 14125 ½ THE LAKES BOULEVARD FROM
MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-
2-CO) COMBINING 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 multifamily residence low density-conditional overlay (MF-
2-CO) combining district to community commercial-conditional overlay (GR-CO)
combining district on the property described in Zoning Case No. C14-2016-0055, on file at
the Planning and Zoning Department, as follows:

1.09 acre tract prepared by Delta Survey Group, Inc. in July 2016 and located in
the L.C. Cunningham Survey, Abstract No. 163, Travis County, Texas, being a
portion of Lot 4, Block A, Lakes at Techridge Block, Lots 3 and 4 and Block B Lot
1, a subdivision of record in Document No.200800116, Official Public Records,
Travis County, Texas, said 1.09 acre tract, as shown on the accompanying sketch,
being more particularly described by metes and bounds in Exhibit “A”
incorporated into this ordinance (the “Property”),

locally known as 14125 ½ The Lakes Boulevard in the City of Austin, Travis County,
Texas, generally identified in the map attached as Exhibit “A”.

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

A. The maximum height of a building or structure on the Property shall not exceed
40 feet.

B. The following uses are not permitted uses for the Property:

   Automotive sales           Outdoor entertainment
   Outdoor sports and recreation
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) district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on ________________, 2016.

PASSED AND APPROVED

________________________, 2016
§§
§

Steve Adler
Mayor

APPROVED: §§

Anne L. Morgan
City Attorney

ATTEST: §§

Jannette S. Goodall
City Clerk

Page 2 of 2
DESCRIPTION OF A 1.09 ACRE TRACT PREPARED BY DELTA SURVEY GROUP, INC. IN JULY 2016 AND LOCATED IN THE L.C. CUNNINGHAM SURVEY, ABSTRACT NO. 163, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 4 BLOCK A, LAKES AT TECHRIDGE BLOCK, LOTS 3 AND 4 AND BLOCK B LOT 1, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200800116, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. SAID 1.09 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with 'BURY' cap found for the southwest corner of said Lot 4, same being a northwest corner of Lot 5, Block A, Lakes at Techridge, a subdivision of record in Document No. 200600254, Official Public Records, Travis County, Texas, and also being in the east right of way (ROW) line of The Lakes Boulevard (ROW varies), for the southwest corner of this tract and the POINT OF BEGINNING;

THENCE with the west line of said Lot 4, same being the east ROW line of said Lakes Boulevard the following two (2) courses and distances:

1. N21°52'31"W a distance of 263.04 feet, to a 1/2 inch iron rod with 'BURY' cap found, and
2. With the arc of a curve to the left a distance of 68.95 feet, through a central angle of 03°39'29"., having a radius of 1080.00 feet, and whose chord bears N23°42'16"W, a distance of 68.94 feet to a calculated point;

THENCE leaving said common line and crossing the said Lot 4, S81°13'42"E a distance of 201.23 feet, to a calculated point in the east line of said Lot 4, same being a west line of said Lot 5, from which a 1/2 inch iron rod with 'BURY' cap found bears N22°46'00"W a distance of 78.04 feet;

THENCE with the common lines of said Lot 4 and said Lot 5 the following three (3) courses and distances:

1. S22°46'00"E a distance of 66.68 feet, to a 1/2 inch iron rod with 'BURY' cap found,
2. S19°34'37"E a distance of 159.32 feet, to a 1/2 inch iron rod with 'BURY' cap found, and
3. S66°54'49"W a distance of 165.61 feet, to the POINT OF BEGINNING and containing 1.09 acre of land, more or less.

BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/CORS

I, John E Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during June 2016, and is true and correct to the best of my knowledge and belief.

Date: 7-26-16

John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas

Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
TBPLS Firm No. 10004700