

**ORDINANCE NO. 20160811-059**

**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 "B".

**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

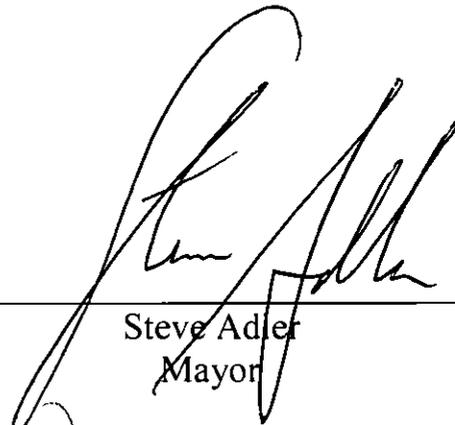
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 22, 2016.

**PASSED AND APPROVED**

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August 11, 2016

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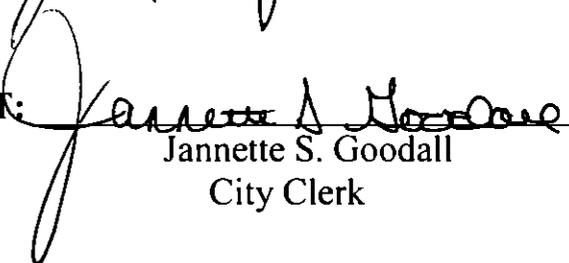
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**



\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**



\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

**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:

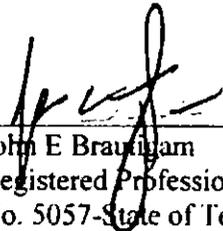
1. S22°46'00"E a distance of 66.68 feet. to a 1/2 inch iron rod with 'BURY' cap found.
2. S19°34'37"E a distance of 159.32 feet. to a 1/2 inch iron rod with 'BURY' cap found. and

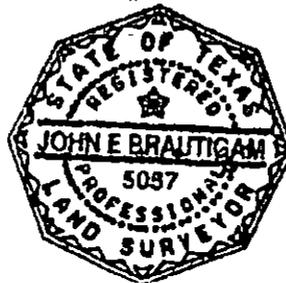
3. S66°54'49"W a distance of 165.61 feet, to the **POINT OF BEGINNING** and containing 1.09 acre of land, more or less.

**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.

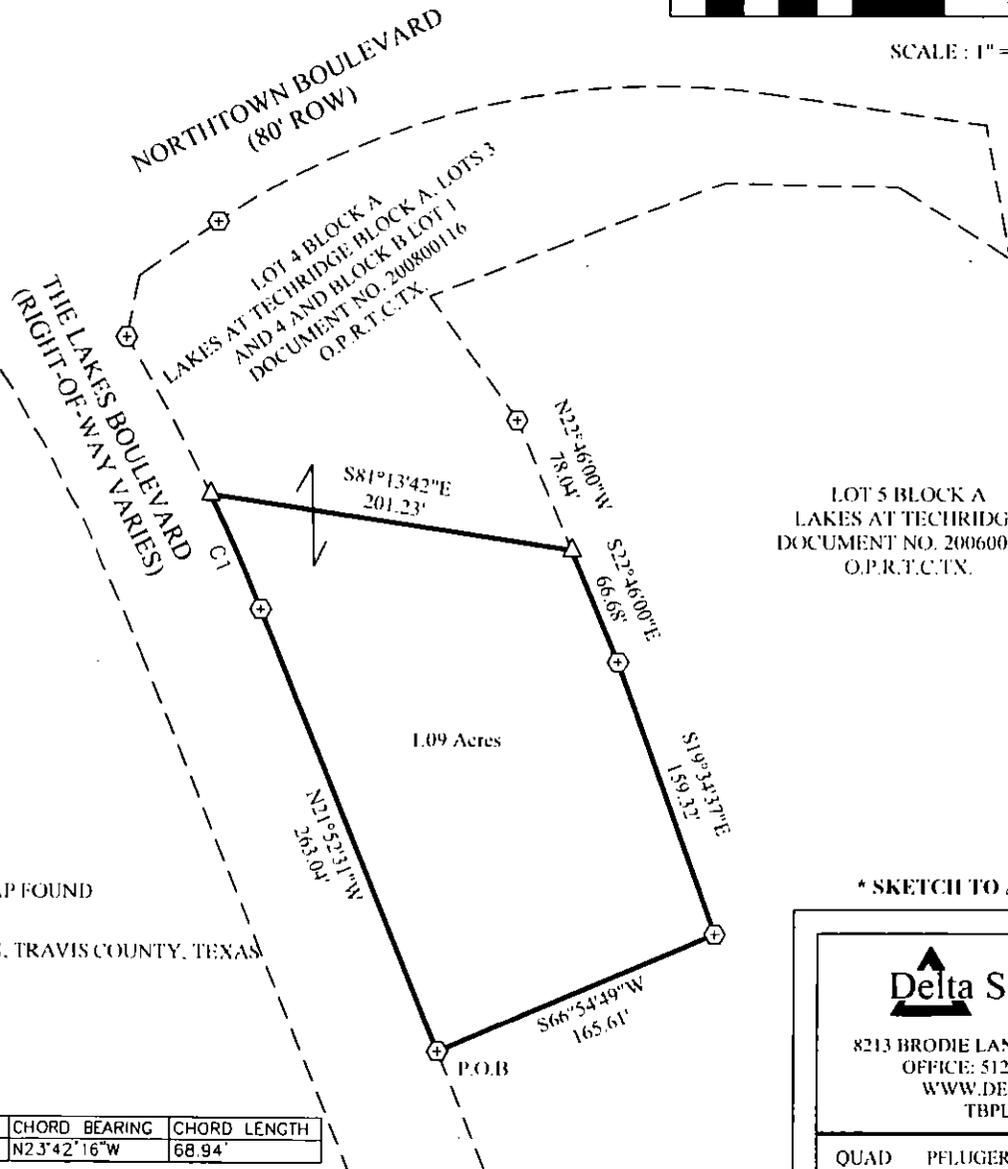
Date: 7-26-16

  
\_\_\_\_\_  
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

L.C. CUNNINGHAM SURVEY  
 ABSTRACT No. 163  
 TRAVIS COUNTY, TEXAS  
 JULY 2016



LOT 1 BLOCK B  
 LAKES AT TECHRIDGE BLOCK A, LOTS 3  
 AND 4 AND BLOCK B LOT 1  
 DOCUMENT NO. 200800116  
 O.P.R.T.C.TX.

LOT 5 BLOCK A  
 LAKES AT TECHRIDGE  
 DOCUMENT NO. 200600254  
 O.P.R.T.C.TX.

**LEGEND**

- ⊕ IRON ROD WITH "BURY" CAP FOUND
- △ CALCULATED POINT
- O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.O.B POINT OF BEGINNING

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	68.95'	1080.00'	3°39'29"	N23°42'16"W	68.94'

\* SKETCH TO ACCOMPANY FIELDNOTES \*

**Delta Survey Group Inc.**

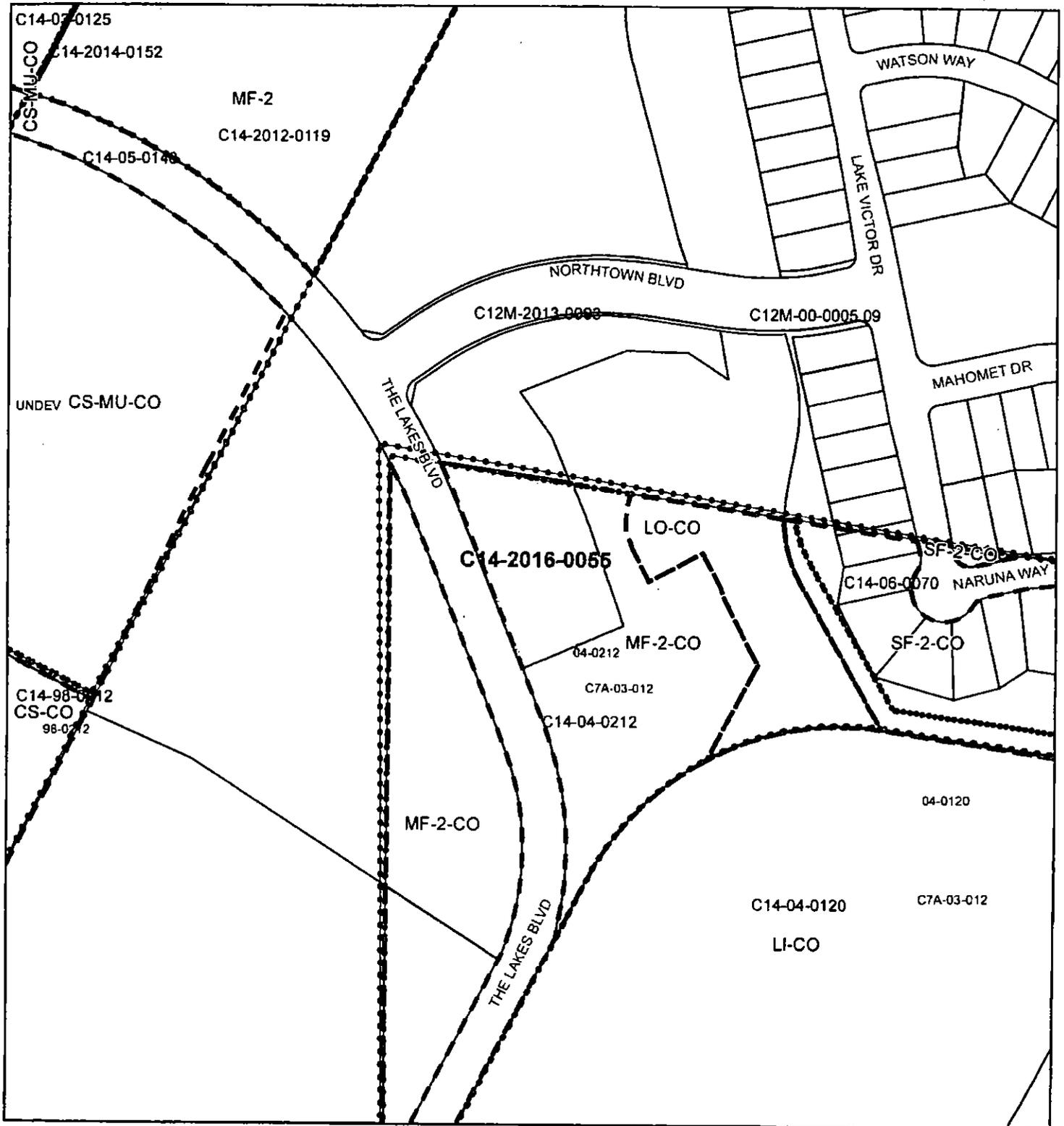
8213 BRODIE LANE STE 102 AUSTIN, TEXAS 78745  
 OFFICE: 512.282.5200 FAX: 512.282.5230  
 WWW.DELTASURVEYGROUP.COM  
 TBPLS FIRM NO. 10004700

QUAD PFLUGERVILLE WEST

PROJECT LAKES AT GATEWAY

DWG. 1.09 AC

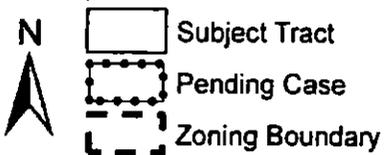
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83/CORS



# ZONING

Case#: C14-2016-0055

Exhibit B



1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 5/17/2016