

ORDINANCE NO. 20050728-Z011

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT NORTH LAKE CREEK PARKWAY AND LAKELINE BOULEVARD FROM GENERAL OFFICE (GO) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-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 general office (GO) district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-04-0164, on file at the Neighborhood Planning and Zoning Department, as follows:

A 6.981 acre tract of land, more or less, out of the Rachel Saul Survey, Abstract No. 551, Williamson 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 the property located at North Lake Creek Parkway and Lakeline Boulevard, in the City of Austin, Williamson 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:

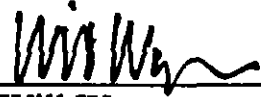


The following uses are prohibited uses of the Property:

Pawn shop services
Exterminating services
Adult oriented businesses

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

PART 3. This ordinance takes effect on August 8, 2005.

PASSED AND APPROVED

		§	
		§	
		§	
<u>July 28</u> , 2005			
			Will Wynn
			Mayor
APPROVED:		ATTEST:	
	David Allan Smith		Shirley A. Brown
	City Attorney		City Clerk

FIELD NOTES
FOR

EXHIBIT A

6,981 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 90.00 ACRE TRACT OF LAND CONVEYED TO SPV VENTURE BY INSTRUMENT RECORDED IN VOLUME 1066, PAGE 121 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½ inch iron pin found at the Southeast corner of said 90.00 acre tract;

THENCE along the South line of said 90.00 acre tract, S 70°19'39" W for a distance of 1.95 feet to a 5/8 inch capped iron pin found at an angle point in that certain Boundary Line Agreement recorded in Document No. 2001036200 of the Official Public Records of Williamson County, Texas, for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE continuing along the South line of said 90.00 acre tract, S 70°19'39" W for a distance of 382.83 feet to a ½ inch capped iron pin set in the East r.o.w. line of North Lake Creek Parkway, a public right-of-way varying in width, for the Southwest corner hereof;

THENCE along the East r.o.w. line of North Lake Creek Parkway for the following courses:

N 19°40'21" W for a distance of 439.13 feet to a ½ inch iron pin set at a point of curve

Along a curve to the left whose radius is 1615.07 feet, whose arc is 188.61 feet and whose chord bears N 16°19'37" W for a distance of 188.50 feet to a ½ inch capped iron pin set

N 19°40'21" W for a distance of 161.55 feet to a ½ inch capped iron pin set at the intersection of the East r.o.w. line of North Lake Creek Parkway and the South r.o.w. line of Lakeline Boulevard, a public right-of-way varying in width, for the Northwest corner hereof;

THENCE along the South r.o.w. line of Lakeline Boulevard for the following courses:

Along a curve to the right whose radius is 39.99 feet, whose arc is 32.44 feet and whose chord bears N 47°05'23" E for a distance of 31.56 feet to a ½ capped iron pin set

N 69°57'19" E for a distance of 343.67 feet to a ½ inch capped iron pin set in the aforesaid Boundary Line Agreement, for the Northeast corner hereof;

FIELD NOTES
FOR

6.981 ACRES OF LAND - Page Two

THENCE along the aforesaid Boundary Line Agreement, S 19°36'47" E for a distance of 803.54 feet to the PLACE OF BEGINNING and containing 6.981 acres of land, more or less.

SURVEYED BY:

Roy D. Smith Surveyors, P.C.

Roy D. Smith

ROY D. SMITH

REGISTERED PROFESSIONAL

April 10, 2003



I-RR

STATE OFFICES
(UNDER CONSTRUCTION)

PUD

0314-07-0001

GR

GO

PUD

HOG FARM

LAKELINE BOULEVARD

STONERIDGE DRIVE

PUD

LAKELINE MALL BOULEVARD

GR

CS

03-0001

RETAIL CENTERS

GR

04-00134

PAS-000 MC

04-0172

GR-CO

COMMERCIAL

ALL CENTERS

03-0002

03-00-00000

GR

RETAIL CENTER

UNDEVELOPED

PAS-000 MC

UNDEVELOPED

03-00-00000

LAUNDRY

BANK

LAKELINE MALL DRIVE

GR

GR

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: S. GAGER



CASE #: C14-04-0164

ADDRESS: LAKE CREEK BLVD

SUBJECT AREA (acres): 0.981

ZONING EXHIBIT B

DATE: 04-10

INTLS: 6M

CITY GRID
REFERENCE
NUMBER

F40

=400'

CH-1