

ORDINANCE NO. 20051215-Z003

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6411 U.S. HIGHWAY 290 WEST FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single family residence standard lot (SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-05-0174, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.5699 acre tract of land, more or less, out of Lot A, Williamson Flats Subdivision, in 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 6411 U.S. Highway 290 West, 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:

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 community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 26, 2005.

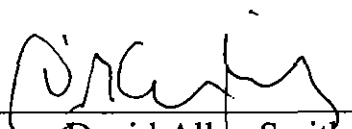
PASSED AND APPROVED

December 15, 2005

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§


Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:

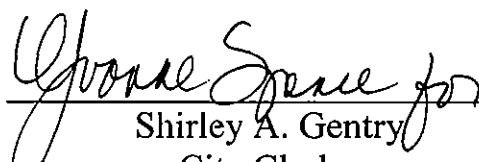

Shirley A. Gentry
City Clerk

Exhibit "A"

METES AND BOUNDS DESCRIPTION

Being all that certain 0.5699 acres of land being the remainder of Lot "A", WILLIAMSON FLATS, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 67, Page 49, Travis County Plat Records, and being more particularly described by metes and bounds as follows, to-wit:

COMMENCING at an iron rod found marking the Northwest corner of said Lot A, same being located in the old Southerly right-of-way line of U.S. Highway No. 290 (West), said point being 79.13 feet left of Engineer's centerline station 393 + 13.07, same being the Northwest corner of that certain 0.9138 acre tract (called 0.914 acres) as conveyed to the State of Texas for highway purposes by Order entered in Eminent Domain Proceedings No. 2182, Probate Court No. One, Travis County, Texas;

THENCE, South 03°26'45" East, with the West line of said Lot A and the West line of said 0.9138 acre tract, a distance of 269.68 feet to an iron rod found marking the Northwest corner hereof, same being the Southwest corner of said 0.9138 acre tract, same being located in the new Southerly right-of-way line of U.S. Highway No. 290 (West), for the POINT OF BEGINNING hereof;

THENCE, in a Northeasterly direction along the arc of a curve to the left and with the said new Southerly right-of-way line of U.S. Highway No. 290 (West), said curve having a radius of 3837.48 feet, a chord bearing and distance of North 75°01'35" East-146.26 feet to an iron rod set for the Northeast corner hereof, same being the Southeast corner of said 0.9138 acre tract, same being located South 03°25'50" East-284.77 feet from an iron pipe found marking the Northeast corner of said Lot A;

THENCE, South 03°21'20" East, with the East line hereof, a distance of 189.47 feet to an iron pipe found marking the Southeast corner hereof, same being the Southeast corner of said Lot A;

THENCE, South 87°09'05" West, with the South line hereof, a distance of 142.61 feet to an iron pipe found marking the Southwest corner hereof, same being the Southwest corner of said Lot A;

THENCE, North 03°35'35" West, with the West line hereof, a distance of 158.75 feet to the POINT OF BEGINNING and containing 0.5699 acres of land.

BASIS OF BEARINGS: Cause No. 2182

Compiled By:

Robert M. Sherrod, R.P.L.S.
GEO, A Geographical Land Services Co.
4412 Spicewood Springs Road, #1002
Austin, Texas 78759
August 13, 2001
GEO Job No. 0110051
Fidelity National Title Insurance Company
GF No. 0181401

