

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT A. A TRACT OR PARCEL OF LAND CONTAINING 0.2589 ACRES BEING A PORTION OF LOT 2, PIONEER VALLEY SUBDIVISION, FROM INTERIM "AA" AND "AA" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "LR" LOCAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; AND,

TRACT B. A TRACT OR PARCEL OF LAND CONTAINING 0.2301 ACRES BEING A PORTION OF LOT 2, PIONEER VALLEY SUBDIVISION, FROM INTERIM "AA" AND "AA" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "LR" LOCAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; AND,

TRACT C. A TRACT OR PARCEL OF LAND CONTAINING 0.3306 ACRES BEING A PORTION OF LOT 2, PIONEER VALLEY SUBDIVISION, FROM INTERIM "AA" AND "AA" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "LR" LOCAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; AND,

TRACT D. A TRACT OR PARCEL OF LAND CONTAINING 0.5407 ACRES BEING A PORTION OF LOT 2, PIONEER VALLEY SUBDIVISION, FROM INTERIM "AA" AND "AA" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "LR" LOCAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; AND,

TRACT E. A TRACT OR PARCEL OF LAND CONTAINING 0.6970 ACRES BEING A PORTION OF LOT 2, PIONEER VALLEY SUBDIVISION, FROM INTERIM "AA" AND "AA" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "O-1" OFFICE, SECOND HEIGHT AND AREA DISTRICT; AND,

TRACT F. A TRACT OR PARCEL OF LAND CONTAINING 1.1484 ACRES BEING A PORTION OF LOT 2, PIONEER VALLEY SUBDIVISION, FROM INTERIM "AA" AND "AA" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "O-1" OFFICE, SECOND HEIGHT AND AREA DISTRICT; AND,

TRACT G. A TRACT OR PARCEL OF LAND CONTAINING 0.8595 ACRES BEING A PORTION OF LOT 2, PIONEER VALLEY SUBDIVISION, FROM INTERIM "AA" AND "AA" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "O-1" OFFICE, SECOND HEIGHT AND AREA DISTRICT; AND,

TRACT H. A TRACT OR PARCEL OF LAND CONTAINING 0.7640 ACRES BEING A PORTION OF LOT 2, PIONEER VALLEY SUBDIVISION, FROM INTERIM "AA" AND "AA" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "O-1" OFFICE, SECOND HEIGHT AND AREA DISTRICT; AND,

TRACT J. A TRACT OR PARCEL OF LAND CONTAINING 0.7450 ACRES BEING A PORTION OF LOT 2, PIONEER VALLEY SUBDIVISION, FROM INTERIM "AA" AND "AA" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "O-1" OFFICE, SECOND HEIGHT AND AREA DISTRICT, ALL OF SAID PROPERTY BEING LOCALLY KNOWN AS 7318-7608 CAPITAL OF TEXAS HIGHWAY; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. CHAPTER 13-2 of the Austin City Code of 1981 is hereby amended to change the USE and HEIGHT and AREA designations on the property described in File C14r-83-292, to-wit:

TRACT A. From Interim "AA" and "AA" Residence, First Height and Area District to "LR" Local Retail, First Height and Area District.

A tract or parcel of land containing 0.2589 acres being a portion of Lot 2, Pioneer Valley Subdivision as shown on a plat thereof recorded in Book 77, Pages 114 and 115 of the Plat Records of Travis County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the easterly line of said Lot 2 with the north right-of-way line of State Highway Loop 360;

THENCE, S 52° 35' 22" W, for a distance of 825.97 feet to a southerly corner and the POINT OF BEGINNING of the herein described tract;

THENCE, S 70° 47' 19" W, for a distance of 50.00 feet to a point for a corner;

THENCE, N 19° 12' 41" W, for a distance of 125.00 feet to a point for a corner;

THENCE, N 38° 19' 03" E, for a distance of 78.23 feet to a point for a corner;

THENCE, N 70° 47' 19" E, for a distance of 41.00 feet to a point for a corner;

THENCE, S 19° 12' 41" E, for a distance of 51.00 feet to a point for a corner;

THENCE, S 70° 47' 19" W, for a distance of 18.00 feet to a point for a corner;

THENCE, S 41° 02' 38" W, for a distance of 16.13 feet to a point for a corner;

THENCE, S 19° 12' 41" E, for a distance of 46.00 feet to a point for a corner;

THENCE, S 70° 47' 19" W, for a distance of 25.00 feet to a point for a corner;

THENCE, S 19° 12' 41" E, for a distance of 62.00 feet to the PLACE OF BEGINNING containing within these metes and bounds 0.2589 acres (11,277 square feet) of land area; and,

TRACT B. From Interim "AA" and "AA" Residence, First Height and Area District to "LR" Local Retail, First Height and Area District.

A tract or parcel of land containing 0.2301 acres being a portion of Lot 2, Pioneer Valley Subdivision as shown on a plat thereof recorded in Book 77, Pages 114 and 115 of the Plat Records of Travis County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the easterly line of said Lot 2 with the north right-of-way line of State Highway Loop 360;

THENCE, S 63° 39' 46" W, for a distance of 733.32 feet to the most westerly corner and the POINT OF BEGINNING of the herein described tract;

THENCE, N 70° 47' 19" E, for a distance of 62.00 feet to a point for a corner;

THENCE, N 19° 12' 41" W, for a distance of 8.00 feet to a point for a corner;

THENCE, N 70° 47' 19" E, for a distance of 22.50 feet to a point for a corner;

THENCE, S 87° 24' 36" E, for a distance of 51.16 feet to a point for a corner;

THENCE, S 61° 00' 42" E, for a distance of 57.01 feet to a point for a corner;

THENCE, S 19° 12' 41" E, for a distance of 23.50 feet to a point for a corner;

THENCE, S 70° 47' 19" W, for a distance of 95.00 feet to a point for a corner;

THENCE, N 19° 12' 41" W, for a distance of 26.00 feet to a point for a corner;

THENCE, S 70° 47' 19" W, for a distance of 75.00 feet to a point for a corner;

THENCE, N 19° 12' 41" W, for a distance of 51.00 feet to the PLACE OF BEGINNING, containing within these

metes and bounds 0.2301 acres (10,023 square feet) of land area; and,

TRACT C. From Interim "AA" and "AA" Residence, First Height and Area District to "LR" Local Retail, First Height and Area District.

A tract or parcel of land containing 0.3306 acres being a portion of Lot 2, Pioneer Valley Subdivision as shown on a plat thereof recorded in Book 77, Pages 114 and 115 of the Plat Records of Travis County, Texas, more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the easterly line of said Lot 2 with the north right-of-way line of State Highway Loop 360;

THENCE, S 60° 11' 24" W, for a distance of 428.53 feet to the most easterly corner and the POINT OF BEGINNING of the herein described tract;

THENCE, N 71° 52' 37" W, for a distance of 120.00 feet to a point for a corner;

THENCE, N 18° 07' 23" E, for a distance of 120.00 feet to a point for a corner;

THENCE, S 71° 52' 37" E, for a distance of 120.00 feet to a point for a corner;

THENCE, S 18° 07' 23" W, for a distance of 120.00 feet to a point for a corner;

THENCE, N 07° 59' 24" E, for a distance of 42.76 feet to the PLACE OF BEGINNING, CONTAINING within these metes and bounds 0.3306 acres (14,400 square feet) of land area; and,

TRACT D. From Interim "AA" and "AA" Residence, First Height and Area District to "LR" Local Retail, First Height and Area District.

A tract or parcel of land containing 0.5407 acres being a portion of Lot 2, Pioneer Valley Subdivision as shown on a plat thereof recorded in Book 77, Pages 114 and 115 of the Plat Records of Travis County, Texas, more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the easterly line of said Lot 2 with the north right-of-way line of State Highway Loop 360;

THENCE, S 87° 43' 37" W, for a distance of 589.98 feet to a northeastern corner and the POINT OF BEGINNING of the herein described tract;

THENCE, S 02° 47' 39" E, for a distance of 38.00 feet to a point for a corner;

THENCE, N 87° 12' 21" E, for a distance of 22.00 feet to a point for a corner;

THENCE, S 02° 47' 39" E, for a distance of 138.00 feet to a point for a corner;

THENCE, S 07° 59' 24" W, for a distance of 42.76 feet to a point for a corner;

THENCE, S 87° 12' 21" W, for a distance of 75.00 feet to a point for a corner;

THENCE, N 02° 47' 39" W, for a distance of 16.00 feet to a point for a corner;

THENCE, S 87° 12' 21" W, for a distance of 32.00 feet to a point for a corner;

THENCE, N 02° 47' 39" W, for a distance of 202.00 feet to a point for a corner;

THENCE, N 87° 12' 21" E, for a distance of 93.00 feet to the PLACE OF BEGINNING, containing within these metes and bounds 0.5407 acres (23,554 square feet) of land area; and

TRACT E. From Interim "AA" and "AA" Residence, First Height and Area District to "O-1" Office, Second Height and Area District.

A tract or parcel of land containing 0.6970 acres being a portion of Lot 2, Pioneer Valley Subdivision as shown on a plat thereof recorded in Book 77, Pages 114 and 115 of the Plat Records of Travis County, Texas, more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the easterly line of said Lot 2 with the north right-of-way line of State Highway Loop 360;

THENCE, S 67° 47' 03" W, for a distance of 610.78 feet to a northeasterly corner and the POINT OF BEGINNING of the herein described tract;

THENCE, S 86° 06' 58" W, for a distance of 132.00 feet to a point for a corner;

THENCE, N 03° 53' 02" W, for a distance of 230.00 feet to a point for a corner;

THENCE, N 86° 06' 58" E, for a distance of 132.00 feet to a point for a corner;

THENCE, S 03° 53' 02" E, for a distance of 230.00 feet to the PLACE OF BEGINNING, containing within these metes and bounds 0.6970 acres (30,360 square feet) of land area; and,

TRACT F. From Interim "AA" and "AA" Residence, First Height and Area District to "0-1" Office, Second Height and Area District.

A tract or parcel of land containing 1.1484 acres being a portion of Lot 2, Pioneer Valley Subdivision as shown on a plat thereof recorded in Book 77, Pages 114 and 115 of the Plat Records of Travis County, Texas, more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the easterly line of said Lot 2 with the north right-of-way line of State Highway Loop 360;

THENCE, N 82° 12' 34" W, for a distance of 616.51 feet to an easterly corner and the POINT OF BEGINNING of the herein described tract;

THENCE, N 71° 09' 54" W, for a distance of 148.00 feet to a point for a corner;

THENCE, N 18° 50' 06" E, for a distance of 338.00 feet to a point for a corner;

THENCE, S 71° 09' 54" E, for a distance of 148.00 feet to a point for a corner;

THENCE, S 18° 50' 06" W, for a distance of 338.00 feet to the PLACE OF BEGINNING, CONTAINING within these metes and bounds 1.1484 acres (50,024 square feet) of land area; and,

TRACT G. From Interim "AA" and "AA" Residence, First Height and Area District to "O-1" Office, Second Height and Area District.

A tract or parcel of land containing 0.8595 acres being a portion of Lot 2, Pioneer Valley Subdivision as shown on a plat thereof recorded in Book 77, Pages 114 and 115 of the Plat Records of Travis County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the easterly line of said Lot 2 with the north right-of-way line of State Highway Loop 360;

THENCE, N 47° 40' 36" W, for a distance of 310.85 feet to the most easterly corner and the PLACE OF BEGINNING of the herein described tract;

THENCE, S 18° 50' 06" W, for a distance of 192.00 feet to a point for a corner;

THENCE, N 71° 09' 54" W, for a distance of 195.00 feet to a point for a corner;

THENCE, N 18° 50' 06" E, for a distance of 192.00 feet to a point for a corner;

THENCE, S 71° 09' 54" E, for a distance of 195.00 feet to the PLACE OF BEGINNING, CONTAINING within these metes and bounds 0.8595 acres (37,440 square feet) of land area; and,

TRACT H. From Interim "AA" and "AA" Residence, First Height and Area District to "O-1" Office, Second Height and Area District.

A tract or parcel of land containing 0.7640 acres being a portion of Lot 2, Pioneer Valley Subdivision as shown on a plat thereof recorded in Book 77, Pages 114 and 115 of the Plat Records of Travis County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the easterly line of said Lot 2 with the north right-of-way line of State Highway Loop 360;

THENCE, N 60° 07' 06" W, for a distance of 104.40 feet to the most easterly corner and the PLACE OF BEGINNING of the herein described tract;

THENCE, S 46° 34' 59" W, for a distance of 255.00 feet to a point for a corner;

THENCE, N 25° 35' 55" W, for a distance of 122.67 feet to a point for a corner;

THENCE, N 18° 50' 06" E, for a distance of 50.00 feet to a point for a corner;

THENCE, S 71° 09' 54" E, for a distance of 22.00 feet to a point for a corner;

THENCE, N 18° 50' 06" E, for a distance of 132.00 feet to a point for a corner;

THENCE, S 71° 20' 57" E, for a distance of 98.54 feet to a point for a corner;

THENCE, S 43° 26' 00" E, for a distance of 95.00 to the PLACE OF BEGINNING, CONTAINING, within these metes and bounds 0.7640 acres (33,282 square feet) of land area; and,

TRACT J. From Interim "AA" and "AA" Residence, First Height and Area District to "O" Office, Second Height and Area District.

A tract or parcel of land containing 0.7450 acres being a portion of Lot 2, Pioneer Valley Subdivision as shown on a plat thereof recorded in Book 77, Pages



114 and 115 of the Plat Records of Travis County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the easterly line of said Lot 2 with the north right-of-way line of State Highway Loop 360;

THENCE, N 63° 04' 04" W, for a distance of 133.71 feet to an easterly corner and the POINT OF BEGINNING of the herein described tract;

THENCE, S 18° 38' 14" W, for a distance of 64.00 feet to a point for a corner;

THENCE, S 42° 09' 57" W, for a distance of 113.98 feet to a point for a corner;

THENCE, S 63° 38' 14" W, for a distance of 71.42 feet to a point for a corner;

THENCE, N 25° 52' 23" W, for a distance of 41.37 feet to a point for a corner;

THENCE, 64° 07' 37" E, for a distance of 41.00 feet to a point for a corner;

THENCE, N 25° 52' 23" W, for a distance of 60.00 feet to a point for a corner;

THENCE, N 18° 38' 14" E, for a distance of 26.47 feet to a point for a corner;

THENCE, N 71° 21' 46" W, for a distance of 36.18 feet to a point for a corner;

THENCE, N 18° 38' 14" E, for a distance of 152.00 feet to a point for a corner;

THENCE, S 71° 21' 46" E, for a distance of 85.00 feet to a point for a corner;

THENCE, S 25° 55' 50" E, for a distance of 72.91 feet to a point for a corner;

THENCE, N 62° 25' 06" E, for a distance of 20.00 feet to a point for a corner;

THENCE, S 27° 34' 54" E, for a distance of 33.24 feet to the POINT OF BEGINNING, containing within these metes and bounds 0.7450 acres (32,452 square feet) of land area,

all of said property being locally known as 7318-7608 Capital of Texas Highway North in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 13-2 of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. That the development of the property herein described shall be accomplished in accordance with the site plan approved by the Planning Commission and attached hereto as Exhibit "A", or as such site plan is subsequently adjusted or modified as provided by subsection 13-2-192(i) of the Austin City Code of 1981. Except to the extent that such site plan is inconsistent therewith, the development and use of the property described herein shall be in accordance with the ordinance of the City of Austin governing the development and use of property in the use, height and area districts established on said property by this ordinance and in accordance with Article VI of Chapter 13-2 of the Austin City Code of 1981.

PART 4. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

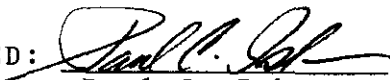
September 13, 1984

X  
X  
X  
X



Ron Mullen  
Mayor

APPROVED:



Paul C. Isham  
City Attorney

ATTEST:



James E. Aldridge  
City Clerk

WMc:saf

