

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 901 JUNIPER STREET IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM MULTI FAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD CONSERVATION COMBINING DISTRICT-NEIGHBORHOOD PLAN (MF-3-NCCD-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD CONSERVATION COMBINING DISTRICT-NEIGHBORHOOD PLAN (GR-MU-CO-NCCD-NP) 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 multi family residence medium density-neighborhood conservation combining district-neighborhood plan (MF-3-NCCD-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood conservation combining district-neighborhood plan (GR-MU-CO-NCCD-NP) combining district on the property described in Zoning Case No. C14-2013-0084, on file at the Planning and Development Review Department, as follows:

0.24 acre tract of land, being a portion of lot number one of the George L. Robertson Subdivision of Outlot 55, Division B, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 901 Juniper Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as specifically provided in Part 3 and Part 4 of 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. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. 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

1 cumulatively with all existing or previously authorized development and uses,
2 generate traffic that exceeds 300 trips per day.

3
4 B. Commercial-off street parking use is a prohibited use of the Property.

5
6 C. The following uses are conditional uses of the Property:

7 Food preparation

Medical offices-exceeding 5000 sq.
8 ft. gross floor area

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

13
14 **PART 4.** The Property is subject to Ordinance No. 011213-42 that established the Central
15 East Austin neighborhood plan combining district and Ordinance No. 910620-C that
16 established the East 11th Street Neighborhood Conservation Combining District.

17
18 **PART 5.** This ordinance takes effect on _____, 2013.

19
20
21 **PASSED AND APPROVED**

22 §
23 §
24 §
25 §

_____ , 2013

26 Lee Leffingwell
27 Mayor

28
29
30 **APPROVED:** _____ **ATTEST:** _____

31 Karen M. Kennard
32 City Attorney

Jannette S. Goodall
City Clerk

FIELD NOTES

A DESCRIPTION OF 0.24 ACRE TRACT OF LAND, BEING A PORTION OF LOT NUMBER ONE OF THE GEORGE L. ROBERTSON SUBDIVISION OF OUTLOT 55, DIVISION B, A SUBDIVISION IN THE CITY OF AUSTIN, RECORDED IN VOLUME Z, PAGE 599, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF PARCELS 2 AND 3 CONVEYED TO BEN'S LONG BRANCH BAR-B-Q, INC. BY WARRANTY DEED RECORDED IN VOLUME 13154, PAGE 1603, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS; SAID 0.24 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found, being the common corner for Parcels 1, 2, and 3 described in said warranty deed to Ben's Long Branch Bar-B-Q, Inc., a 0.12 acre tract deed to Attal Deborah described in Volume 11193, Page 1161, Official Public Records Travis County, Texas, said point being in south line of hereinafter described tract;

THENCE N 70°23'46" W, with the north line of said Parcel 1 and the south line of said Parcel 3, a distance of 50.00 feet to a point being the northwest corner of said Parcel 1 and the southwest corner of said Parcel 3, also being in the east right-of-way line of Branch Street, said point being the southwest corner of hereinafter described tract;

THENCE N 21°36'14" E, with the east right-of-way line of Branch Street and the west line of said Parcel 3, a distance of 104.50 feet to a point being the northwest corner of hereinafter described tract;

THENCE S 70°23'46" E, with the south right-of-way line of Juniper St. and the north line of said Parcel 3, at a distance of 50.00 feet passing a 1/2" iron rod found, said point being the northeast corner of said Parcel 3 and the northwest corner of said Parcel 2, and continuing for a total distance of 100.00 feet to a point being the northeast corner of said Parcel 2 and the northwest corner of a 0.12 acre City of Austin tract described in Document No. 2011174922TR, Official Public Records Travis County, Texas, said point being the northeast corner of hereinafter described tract;

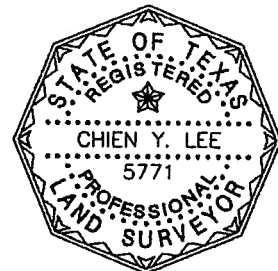
THENCE S 21°36'14" W, with the east line of said Parcel 2 and the west line of said 0.12 acre City of Austin tract, a distance of 104.50 feet to a point being the southeast corner of said Parcel 2, said point being the southeast corner of hereinafter described tract;

THENCE N 70°23'46" W, with the south line of said Parcel 2 and the north line of said 0.12 acre Deborah tract, a distance of 50.00 feet to the POINT OF BEGINNING, containing 0.24 acre of land, more or less.

Bearing is based on monuments found for the common corners of Parcels 2 and 3, bears N21°36'14"E.

Prepared By:
HEJL, LEE & ASSOCIATES, INC.
TBPLS FIRM #10058500
10-15-2013


Chien Lee, P.E., R.P.L.S., AICP



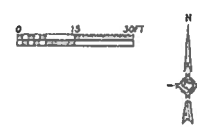
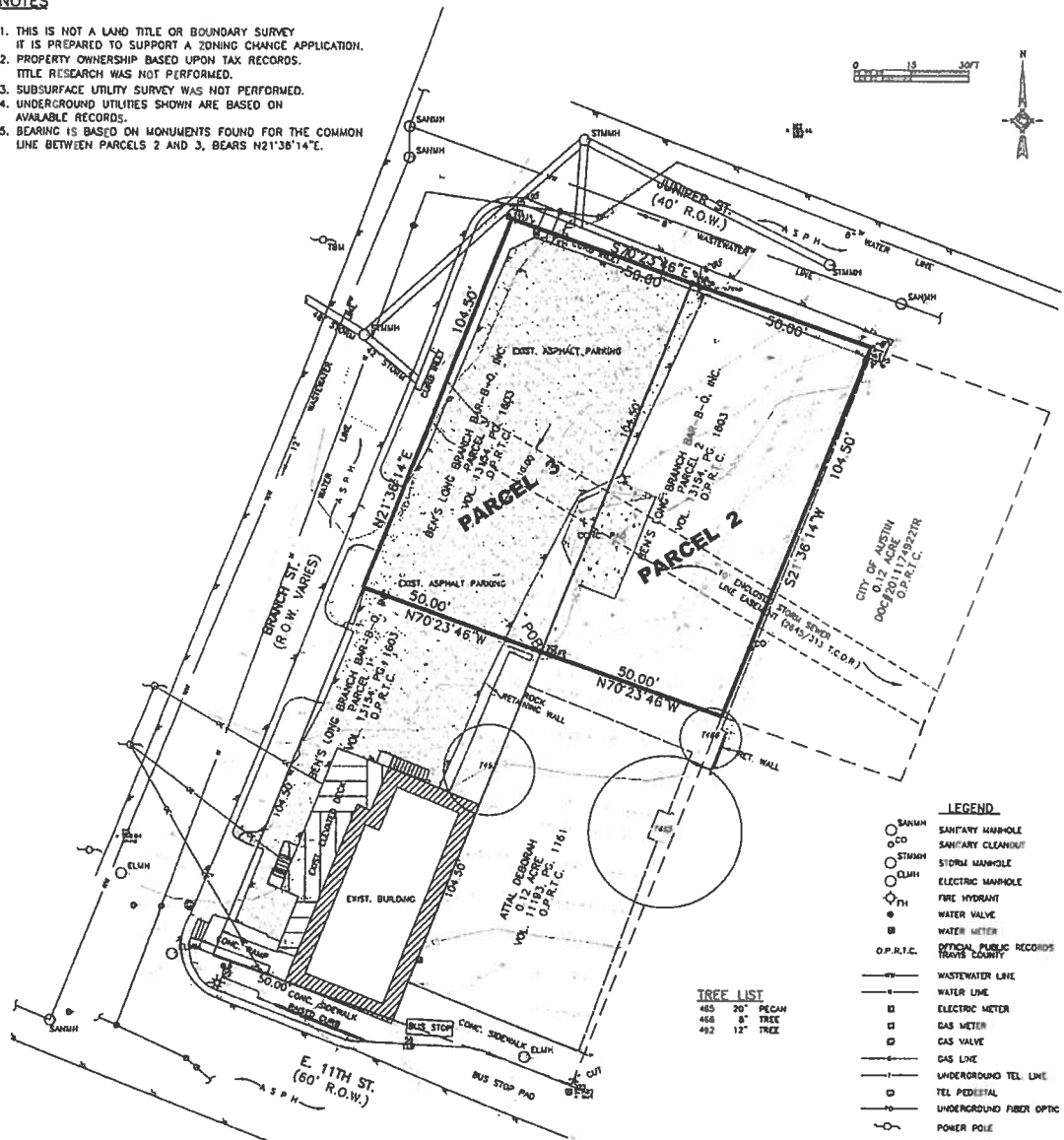
SKETCH TO ACCOMPANY ZONING CHANGE

PARCEL 2 & 3 OUT OF LOT 1 OF THE GEORGE L. ROBERTSON SUBDIVISION OF OUTLOT 55, DIVISION B TRAVIS COUNTY, TEXAS

(AS RECORDED IN VOL. 13154 PG. 1603 O.P.R.T.C.)

NOTES

1. THIS IS NOT A LAND TITLE OR BOUNDARY SURVEY. IT IS PREPARED TO SUPPORT A ZONING CHANGE APPLICATION.
2. PROPERTY OWNERSHIP BASED UPON TAX RECORDS. TITLE RESEARCH WAS NOT PERFORMED.
3. SUBSURFACE UTILITY SURVEY WAS NOT PERFORMED.
4. UNDERGROUND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORDS.
5. BEARING IS BASED ON MONUMENTS FOUND FOR THE COMMON LINE BETWEEN PARCELS 2 AND 3, BEARS N21°36'14"E.



LEGEND

- SANITARY MANHOLE
- ○ ○ SANITARY CLEANOUT
- STORM MANHOLE
- ○ ○ ELECTRIC MANHOLE
- TH FIRE HYDRANT
- WATER VALVE
- WATER METER
- P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- WASTEWATER LINE
- WATER LINE
- ELECTRIC METER
- GAS METER
- GAS VALVE
- GAS LINE
- UNDERGROUND TEL. LINE
- TEL. PEDIESTAL
- UNDERGROUND FIBER OPTIC
- POWER POLE
- CUT ANCHOR
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC BOX
- TREE CANOPY NUMBER
- EXISTING FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- STREET SIGN
- MAILBOX
- IRON ROD FOUND
- IRON PIPE FOUND
- 1/2-INCH IRON ROD FOUND UNLESS OTHERWISE NOTED
- "X" CUT FOUND
- SOUTHWESTERN BELL TEL. UN
- TBH TEMPORARY BENCHMARK
- EXISTING ASPHALT
- POB POINT OF BEGINNING

TREE LIST

465	20"	PECAN
466	8"	TREE
492	12"	TREE

PROJECT BENCHMARKS - CITY OF AUSTIN
MONUMENT NUMBER K-22-1004, 4" BRASS DISK FOUND
IN SIDEWALK @ SW CORNER OF E. 11th ST.
AND ROSEWOOD AVE. INTERSECTION, NEAR TRAFFIC
SIGNAL POLE, ELEVATION 531.58

SITE TBH - COTTON SPINDLE SET IN PP WEST
SIDE OF BRANCH ST. APPROX 50' SOUTH OF
BRANCH ST. & JUNIPER INTERSECTION,
ELEVATION 500.17'



Chien Lee
CHIENT Y. LEE, P.E., R.P.L.S., AICP
REGISTERED PROFESSIONAL LAND SURVEYOR

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TBPE FIRM NO. P-755
TBPLS FIRM NO. 10058900

