

ORDINANCE NO. 74 0801-F

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

(1) A 2,898 SQUARE FOOT TRACT OF LAND, LOCALLY KNOWN AS 2021 GUADALUPE STREET AND 309-311 WEST 21ST STREET, FROM "C" COMMERCIAL DISTRICT TO "C-1" COMMERCIAL DISTRICT; AND,

(2) A 0.313 ACRE TRACT OF LAND, LOCALLY KNOWN AS 4014 MEDICAL PARKWAY, FROM "O" OFFICE DISTRICT TO "GR" GENERAL RETAIL DISTRICT; AND,

(3) A 4,800 SQUARE FOOT TRACT OF LAND, LOCALLY KNOWN AS THE REAR OF 5555 NORTH LAMAR BOULEVARD, FROM "C" COMMERCIAL DISTRICT TO "C-2" COMMERCIAL DISTRICT; AND,

(4) TRACT 1: A 3.06 ACRE TRACT OF LAND, FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "O" OFFICE, FIRST HEIGHT AND AREA DISTRICT; AND,

TRACT 2: A 2.20 ACRE TRACT OF LAND, FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "BB" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT; LOCALLY KNOWN AS 4600-5016 BEACON DRIVE, ALSO BOUNDED BY SPRINGDALE ROAD (MANOR ROAD);

ALL OF SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

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

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "C" Commercial District to "C-1" Commercial District on the property described in File C14-74-065, to-wit:

A 2,898 square foot tract of land, same being out of and a part of Lots 1, 2, 19 and 20, Louis Horst's Subdivision of Outlot 21, Division "D," of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to a plat of Louis Horst's Subdivision of record in Volume "Z," at Page 613, of the Deed Records of Travis County, Texas, and being also a part of the vacated alley which lies between and adjacent to said Lots 1, 2, 19 and 20, Louis Horst's Subdivision, and being more particularly described by metes and bounds as follows:

BEGINNING for reference at the intersection of the south line of West 21st Street and the west line of Whitis Avenue;

THENCE, with the south line of West 21st Street, N 84° 01' W 107.00 feet to a point;

THENCE, with a line perpendicular to the south line of West 21st Street, S 05° 59' W 16.00 feet to the northwest corner and Point of Beginning of this tract;

THENCE, continuing with the said line perpendicular to the south line of West 21st Street, S 05° 59' W 63.00 feet to the southeast corner of this tract;

THENCE, N 84° 01' W 46.00 feet to the southwest corner of this tract;

THENCE, N 05° 59' E 63.00 feet to the northwest corner of this tract;

THENCE, S 84° 01' E 46.00 feet to the POINT OF BEGINNING,

locally known as 2021 Guadalupe Street and 309-311 West 21st Street, in the City of Austin, Travis County, Texas.

PART 2. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "O" Office District to "GR" General Retail District on the property described in File C14-74-066, to-wit:

A 0.313 acre tract of land being a portion of Lot Eleven (11), of the Lewis Hancock Subdivision, as recorded in Book 3, at Page 182, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found in the west right-of-way line of Medical Parkway, formerly known as Alice Avenue, same being the northeast corner of the above described Lot 11, Lewis Hancock Subdivision, for the northeast corner and Place of Beginning hereof;

THENCE, with the west right-of-way line of Medical Parkway, S 03° 18' W for a distance of 67.01 feet to an iron pin set for the southeast corner hereof;

THENCE, N 60° 17' W for a distance of 237.61 feet to a wooden post found in the east line of Lot 3 of Resubdivision of Lots 7, 8, 9, 10, 11 and 12, Lewis Hancock Subdivision, as recorded in Plat 8, Book 80, of the Plat Records of Travis County, Texas, for the southwest corner hereof;

THENCE, N 32° 11' E for a distance of 63.38 feet to an iron pin found at the northeast corner of the above described Lot 3 of the Resubdivision of Lots 7, 8, 9, 10, 11 and 12, Lewis Hancock Subdivision for the northwest corner hereof;

THENCE, S 59° 21' E for a distance of 205.10 feet to the PLACE OF BEGINNING,

locally known as 4014 Medical Parkway, in the City of Austin, Travis County, Texas.

PART 3. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "C" Commercial District to "C-2" Commercial District on the property described in File C14-74-080, to-wit:

A 4,800 square foot tract of land, more or less, or .1102 acres of land, out of the James P. Wallace Survey No. 57, in the City of Austin, Travis County, Texas, and being part of certain land conveyed to Austin Drive-In Theatre Corporation by deeds of record in Volume 873, at Page 536 and Volume 1871, at Page 273, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING for reference at a concrete monument found at the northwest corner of the tract described in Volume 873, at Page 536, which Point of Beginning for reference is in the east line of Lamar Boulevard and is the northwest corner of said tract;

THENCE, S 60° 24' E 781.06 feet and S 29° 36' W 49 feet to a point for the Point of Beginning of this tract;

THENCE, S 60° 24' E 80 feet to a point for the northeast corner of this tract;

THENCE, S 29° 36' W 60 feet to a point for the southeast corner of this tract;

THENCE, N 60° 24' W 80 feet to a point for the southwest corner of this tract;

THENCE, N 29° 36' E 60 feet to the POINT OF BEGINNING,

locally known as the Rear of 5555 North Lamar Boulevard, in the City of Austin, Travis County, Texas.

PART 4. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations on the property described in File C14-74-070, to-wit:

TRACT 1: From Interim "A" Residence, Interim First Height and Area District to "O" Office, First Height and Area District.

A 3.06 acre tract of land being part of Tract No. 1, Bluestein Shopping Center, a subdivision in the City of Austin, Travis County, Texas, according to a map or plat of record in Book 59, at Page 69, of the Plat Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of said Tract No. 1;

THENCE, with the north line of said Tract No. 1, S 59° 43' E 1,013.5 feet for corner;

THENCE, S 47° 02' W 184.61 feet for corner;

THENCE, with the north line of Beacon Drive, the following two (2) courses:

(1) Around a curve to the left, having a radius of 588.35 feet, N 48° 13' W, a chord of 234.60 feet to the end of said curve;

(2) N 59° 43' W 721.29 feet to the beginning of a curve to the right;

THENCE, around said curve to the right, having a radius of 15 feet, N 13° 14' W, a chord of 21.75 feet to the end of said curve;

THENCE, with the east line of Springdale Road, N 33° 14' E 114.38 feet to the PLACE OF BEGINNING; and,

TRACT 2: From Interim "A" Residence, Interim First Height and Area District to "BB" Residence, First Height and Area District.

A 2.20 acre tract of land being part of Tract No. 1, Bluestein Shopping Center, a subdivision in the City of Austin, Travis County, Texas, according to a map or plat of record in Book 59, Page 69, of the Plat Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point which bears S 59° 43' E 1,013.5 feet from the northwest corner of said Tract No. 1;

THENCE, with the north line of said Tract No. 1, S 59° 43' E 285 feet for corner;

THENCE, S 29° 44' W 388 feet for angle;

THENCE, S 57° 51' W 49.89 feet to the northeast line of Beacon Drive for corner;

THENCE, with the northeast line of Beacon Drive, the following two (2) courses:

(1) N 15° 20' W 192 feet to the beginning of a curve to the left;

(2) Around said curve to the left, having a radius of 588.35 feet, N 26° 01' W, a chord of 218.31 feet for corner;

THENCE, N 47° 02' E 184.61 feet to the PLACE OF BEGINNING,

locally known as 4600-5016 Beacon Drive, also bounded by Springdale Road (Manor Road), in the City of Austin, Travis County, Texas.

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PART 5. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 6. The rule requiring that ordinances shall be read on three separate days is hereby suspended and the necessity to allow expedient development of the land herein affected creates an emergency requiring that this ordinance become effective immediately; therefore, upon the final passage of this ordinance as required by law, this ordinance shall become effective immediately.

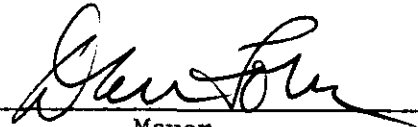

PASSED AND APPROVED

August 1, 1974

APPROVED:


City Attorney

ATTEST:


Mayor

City Clerk

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