

ORDINANCE NO. 20221103-033

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2610 1/2 SOUTH LAKELINE BOULEVARD FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-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 neighborhood commercial (LR) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2021-0003, on file at the Housing and Planning Department, as follows:

Being a 3.2437 acre tract of land out of the Rachel Saul Survey, Abstract No. 551, Williamson County, Texas, being a portion of a 6.72 acre tract of land conveyed by deed recorded in Document No. 208009078, Deed Records of Williamson County, Texas, said 3.2437 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 2610 1/2 South 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:

Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Club or lodge	Drop off recycling collection facility
Funeral services	Hotel/motel
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Service station

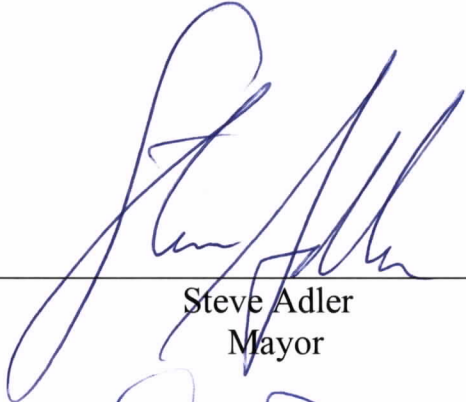
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, mixed use (MU) combining district, and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on November 14, 2022.

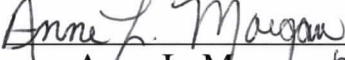
PASSED AND APPROVED


_____, November 3, 2022

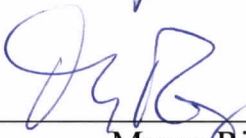
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Steve Adler
Mayor

APPROVED: 

Anne L. Morgan by 
City Attorney

ATTEST: 

Myrna Rios
City Clerk

EXHIBIT "A"

CRICHTON AND ASSOCIATES, INC.

LAND SURVEYORS
6448 HIGHWAY 290 E. SUITE B-105
AUSTIN, TEXAS 78723
512-244-3395

FIELD NOTES

FIELD NOTES FOR A 3.2437 ACRE TRACT OF LAND OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 6.72 ACRE TRACT OF LAND CONVEYED TO OZONE TECHNOLOGY INC., BY DEED RECORDED IN DOCUMENT NO. 2008009078, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 3.2437 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pin found in the northerly R.O.W. line of Lakeline Boulevard, being a southeasterly corner of a said 6.72 acre tract and the southwest corner of Lot 1, The Park at Lakeline, Sections 1 and 2 Amended, a subdivision recorded in Document No. 2012066013, Official Public Records, Williamson County, Texas, for the southeast corner of this tract and the **POINT OF BEGINNING**:

THENCE with the northerly R.O.W. line of said Lakeline Boulevard and the south line of said 6.72 acre tract the following four (4) courses:

- 1) **S82°15'20"W** a distance of **290.34** feet to a ½" iron pin found;
- 2) With a curve to the right whose elements are **R=702.31** feet, **L=216.76** feet whose chord bears **N88°53'35"W** a distance of **215.90** feet to a ½" iron pin found;
- 3) With a curve to the right whose elements are **R=955.00** feet, **L=165.51** feet whose chord bears **N75°04'06"W** a distance of **165.31** feet to a ½" iron pin found;
- 4) With a curve to the right whose elements are **R=20.00** feet, **L=32.38** feet whose chord bears **N23°41'03"W** a distance of **28.96** feet to a ½" iron pin found in the easterly R.O.W. line of West Riviera Drive;

THENCE N22°42'48"E with the easterly R.O.W. line of said West Riviera Drive a distance of **8.86** feet to a calculated point in the approximate City Limit line dividing the City of Austin and the City of Cedar Park, for a westerly corner of this tract;

THENCE N68°52'06"E with said approximate City Limit line through the interior of said 6.72 acre tract a distance of **808.79** feet to a calculated point in the east line of said 6.72 acre tract, same being the west line of a 0.5340 acre tract conveyed to Madrone Investments by deed recorded in Volume 2702, Page 730, Deed Records, Williamson County, Texas for the northeast corner of this tract;

THENCE S17°45'42"E with the common line of said 0.5340 acre tract and said 6.72 acre tract a distance of **32.60** feet to a ½" iron pin found at a northwesterly corner of said Lot 1, for a northeasterly corner of this tract;

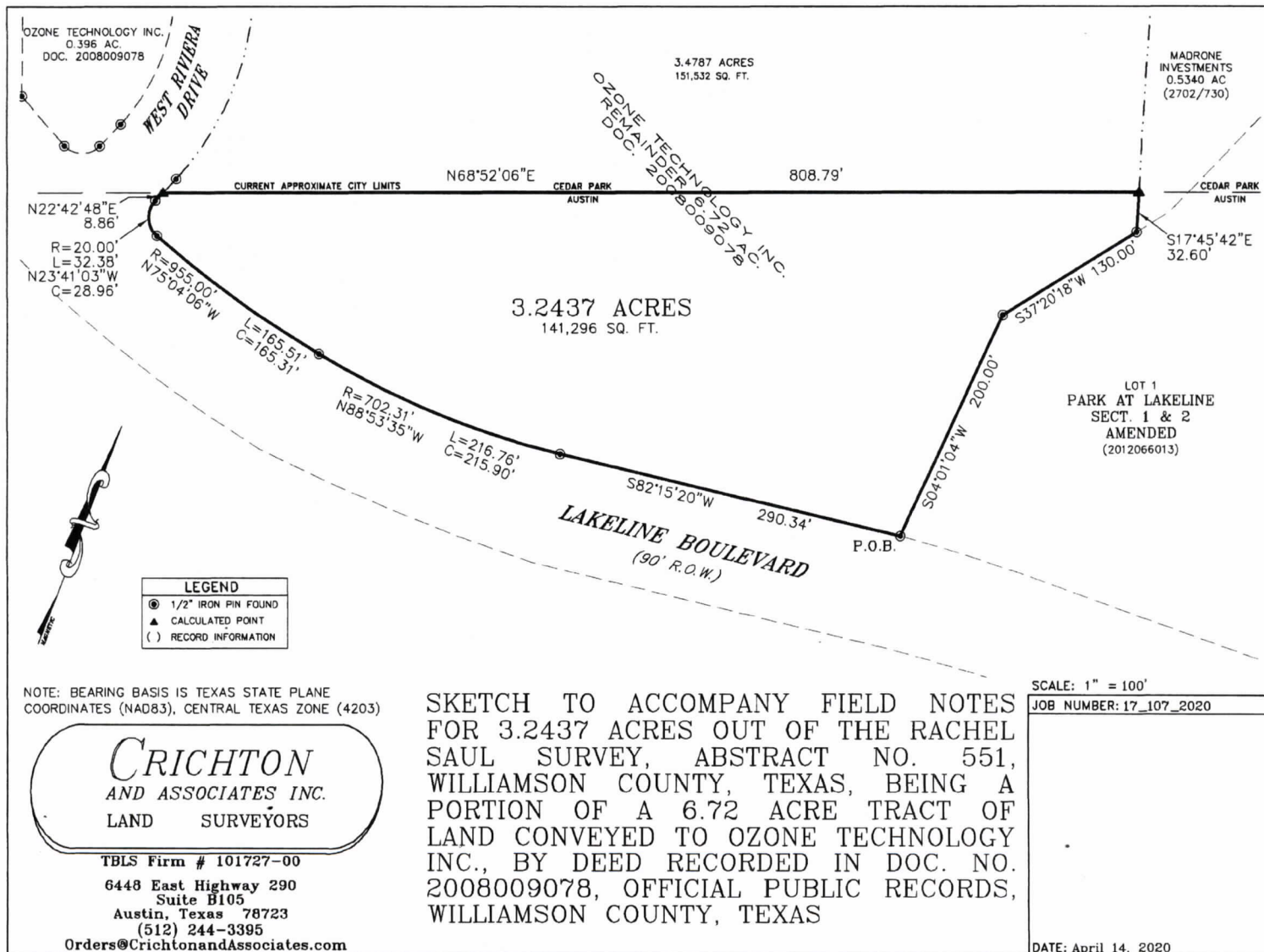
THENCE with the common line of said Lot 1 and said 6.72 acre tract the following two (2) courses:

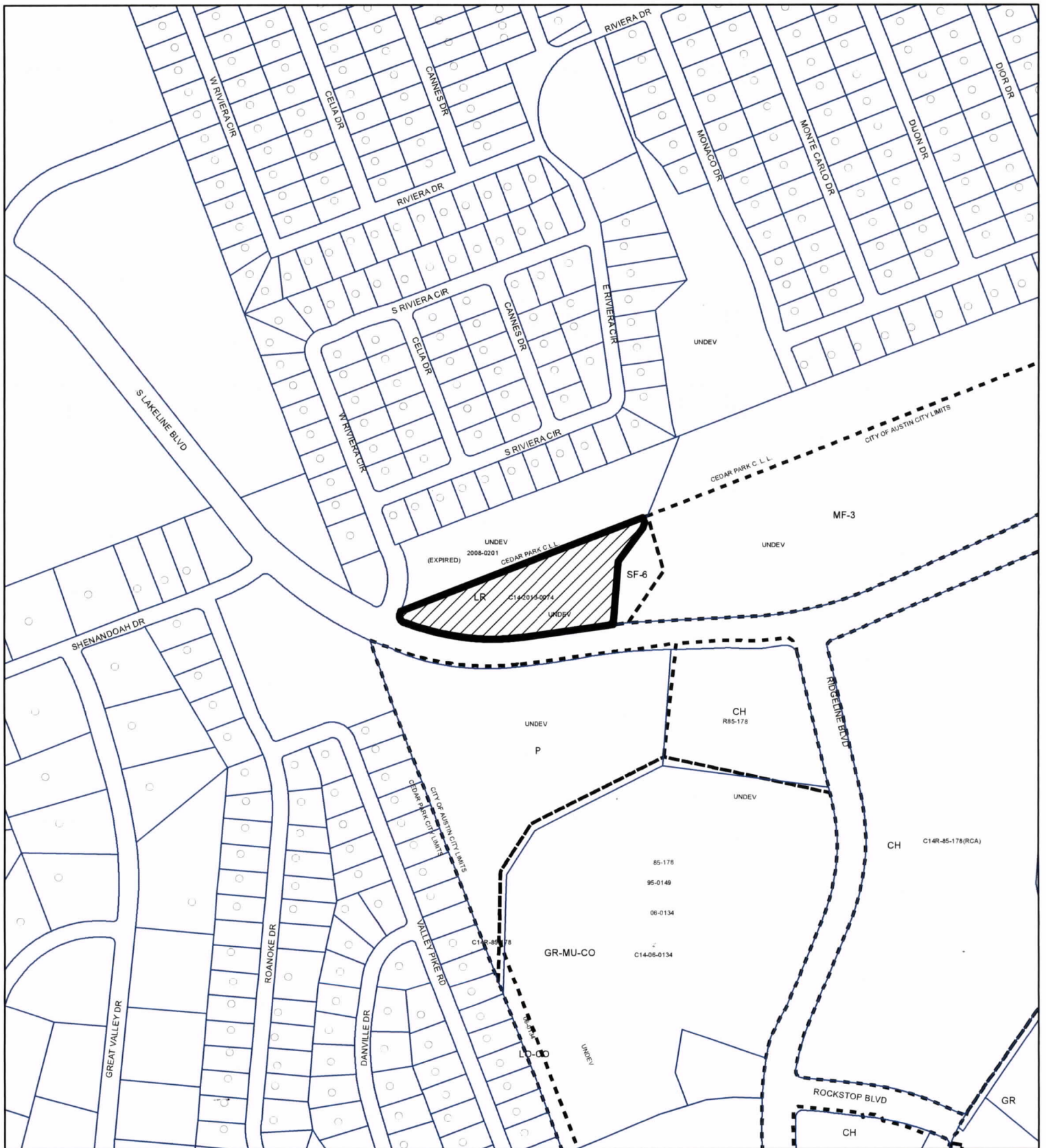
- 1) **S37°20'18"W** a distance of **130.00** feet to a ½" iron pin found;
- 2) **S04°01'04"W** a distance of **200.00** feet to the **POINT OF BEGINNING** and containing 3.2437 acres of land, more or less.

BEARING BASIS IS TEXAS STATE PLANE COORDINATES (NAD83), TEXAS CENTRAL ZONE (4203)

I hereby certify that the foregoing field notes are based partially on a survey on the ground, under my supervision, partially on public record, and are true and correct to the best of my knowledge and belief.

Witness my hand and seal April 14th, 2020





ZONING

EXHIBIT "B"

ZONING CASE#: C14-2021-0003



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 1/12/2021