

ORDINANCE NO. 20070517-049

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13201 POND SPRINGS ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT FOR TRACT ONE AND COMMERCIAL LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT FOR TRACT TWO.

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 on the property described in Zoning Case No. C14-06-0236, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From interim rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district.

Lots 2, 3, and 4, Turtle Rock Estates Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet E, Slide 347, Plat Records of Williamson County, Texas, Save and Except the portions of Lots 2 and 3 described as Tract Two in this ordinance; and,

Tract Two: From interim rural residence (I-RR) district to commercial liquor-sales-conditional overlay (CS-1-CO) combining district.

A 8,971 square foot tract of land, more or less, out of Lots 2 and 3, Turtle Rock Estates Subdivision in Williamson 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 13201 Pond Springs Road, 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:

- 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 cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The following uses are prohibited uses of the Property:

Automotive rentals
Automotive sales
Pawn shop services

Automotive repair services
Automotive washing (of any type)

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on May 28, 2007.

PASSED AND APPROVED

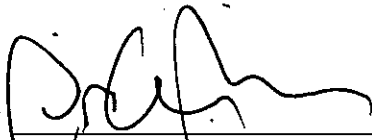
_____, May 17, 2007

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Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Gentry
City Clerk

HOLT CARSON, INC.

PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

FIELD NOTE DESCRIPTION OF 8,971 SQUARE FEET OF LAND, BEING A PORTION OF LOTS 2 AND 3, TURTLE ROCK ESTATES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET E SLIDE 347 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod found at the point of intersection of the Northeast right-of-way line of Pond Springs Road and the Northwest right-of-way line of Turtle Rock Road for a South corner of Lot 4, Turtle Rock Estates, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet E Slide 347 of the Plat Records of Williamson County, Texas, and from which a 1/2" iron rod found in the Northeast right-of-way line of Pond Springs Road for the South corner of Lot 1 and the West corner of Lot 2, of said Turtle Rock Estates, bears N 48 deg. 01' 51" W 495.96 ft.;

THENCE leaving the Northwest right-of-way line of Pond Springs Road and entering the interior of said Lot 4, N 22 deg. 54' 49" E 102.19 ft. to a corner of a one-story concrete and glass building;

THENCE continuing across the interior of said Lot 4 and entering the interior of said Lot 3 with the Southwest wall line of said building, N 48 deg. 08' 36" W 222.32 ft. to a point for the South corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE continuing across the interior of said Lot 3 and entering the interior of said Lot 2 with the Southwest wall line of said building, the following two (2) courses;

- 1) N 48 deg. 08' 36" W 19.69 ft. to a corner of said building;
- 2) N 22 deg. 51' 40" W 143.45 ft. to a corner of said building, and being a Westerly corner of this tract;

THENCE continuing across the interior of said Lot 2 with a Northwesterly wall line of said building, N 67 deg. 08' 20" E 60.00 ft. to a corner of building for the North corner of this tract, and from which a 1/2" iron rod found for the North corner of said Lot 2 bears N 30 deg. 19' E 25.24 ft.;

Exhibit A

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8,971 SQUARE FEET

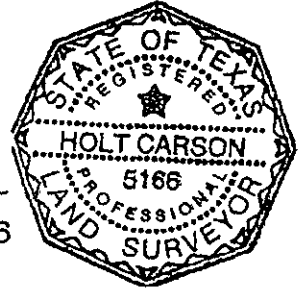
THENCE continuing across the interior of said Lot 2 with a Northeasterly wall line of said building, S 22 deg. 51' 40" E 136.89 ft. to a building corner for an Easterly corner of this tract;

THENCE continuing across the interior of said Lot 2 and re-entering the interior of said Lot 3, S 41 deg. 51' 24" W at 7.03 ft. passing into the interior of said building, and continuing with the same bearing for a total distance of 57.06 ft. to the **PLACE OF BEGINNING**, containing 8,971 square feet of land.

PREPARED: December 21, 2006.

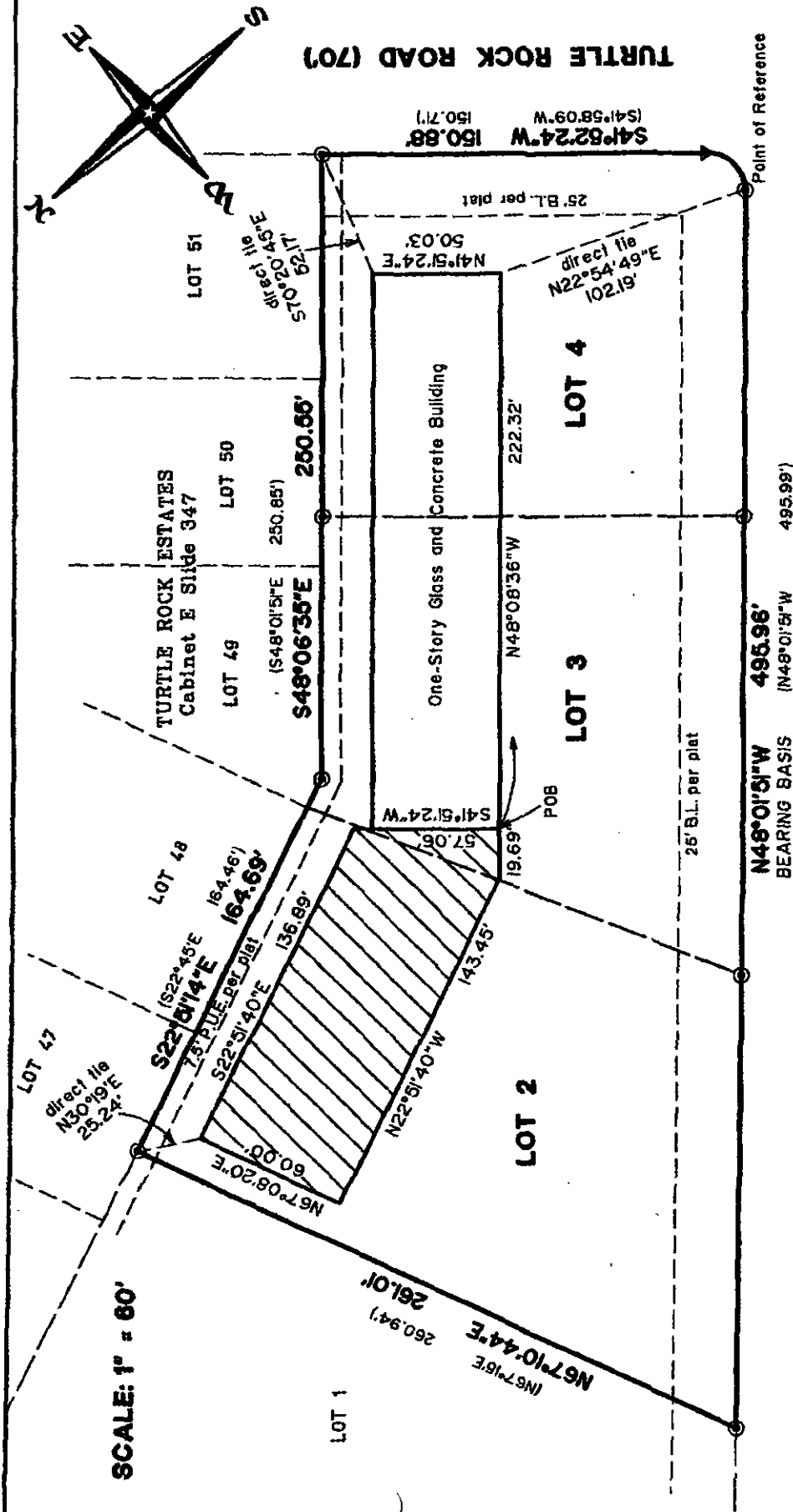

Holt Carson

Registered Professional Land Surveyor No. 5166



see accompanying sketch: C 787050

C 787050



Legend

- ⊙ 1/2" Iron Rod Found
- ▼ PK Nail Found
- (Record Bearing and Distance)
- POB = Place of Beginning

PREPARED: December 21, 2006.

BY:

Holt Carson

Holt Carson

Registered Professional Land Surveyor No. 5166
HOLT CARSON, INCORPORATED
1904 Fortview Road Austin, Texas 78704
(512) 442-0990

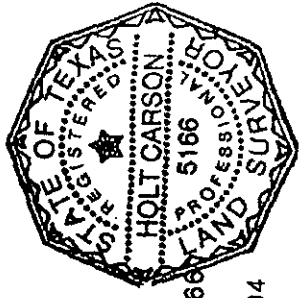
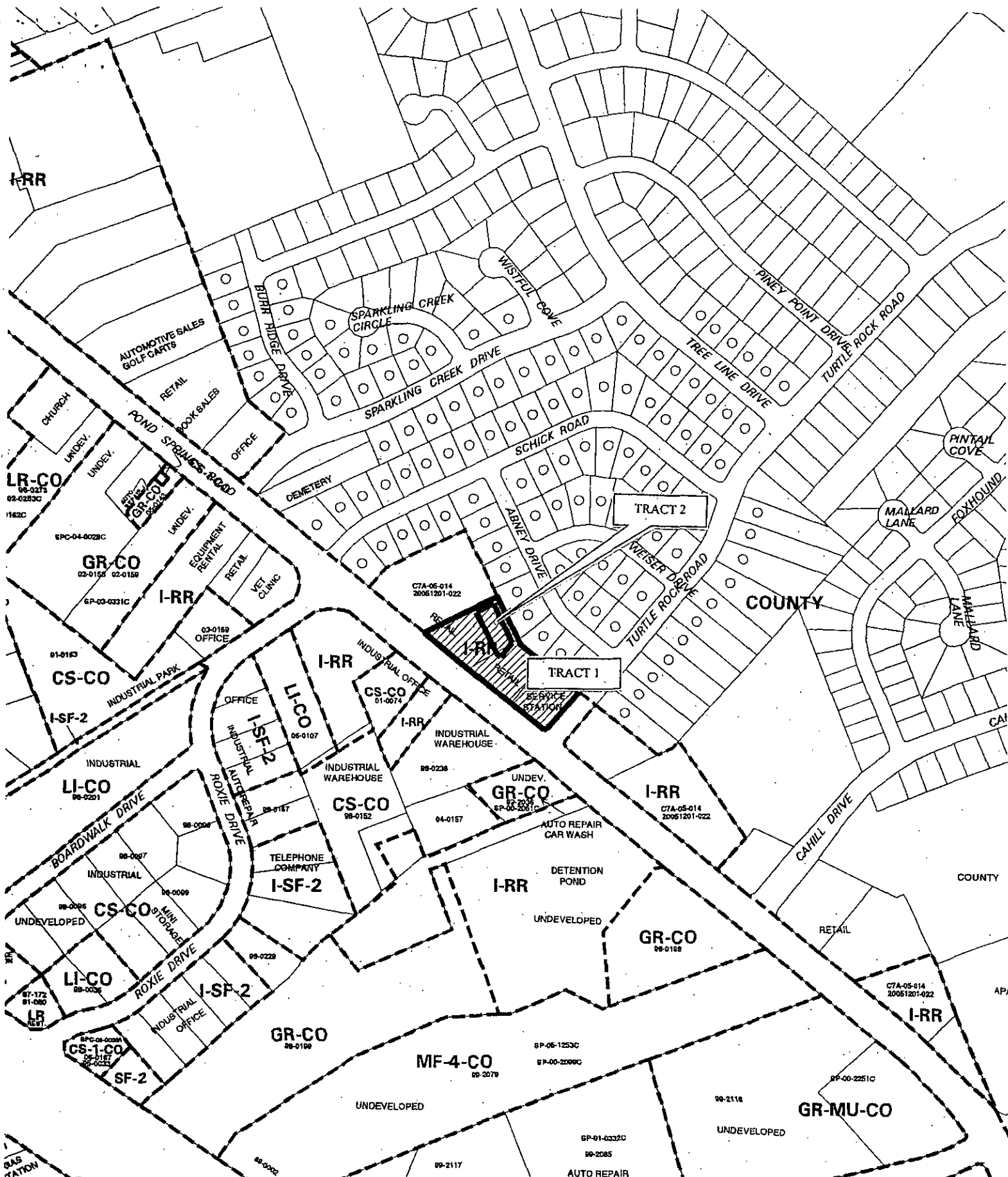

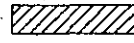




EXHIBIT MAP TO ACCOMPANY FIELD NOTES OF

8,971 SQUARE FEET OF LAND, BEING A PORTION OF LOTS 2 AND 3, TURTLE ROCK ESTATES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET E SLIDE 347 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: T. BUI	  	ZONING Exhibit B CASE #: C14-06-0236 ADDRESS: 13201 POND SPRINGS RD SUBJECT AREA (acres): 1.973	DATE: 07-04 INTLS: SM	CITY GRID REFERENCE NUMBER G37