

ORDINANCE NO. 20070726-119

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13265 U.S. HIGHWAY 183 NORTH FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT, COMMUNITY COMMERCIAL (GR) DISTRICT, AND INTERIM-RURAL RESIDENTIAL (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 districts from single family residential standard lot (SF-2) district, community commercial (GR) district, and interim-rural residential (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2007-0039, on file at the Neighborhood Planning and Zoning Department, as follows:

1.715 acre tract of land, more or less, out of the James O. Irvine Survey No. 122, Abstract 334, situated in Williamson County and being more particularly described by metes and bounds in Exhibit "A" attached to and incorporated into this ordinance (the "Property"),

locally known as 13265 U.S. Highway 183 North 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, generates traffic that exceeds 2,000 trips per day.
- B. The following uses are prohibited uses of the Property:

Pawn shop services

Automotive rentals

Automotive repair services

Automotive washing (of any type)

Automotive sales

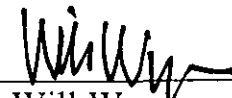
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on August 6, 2007.

PASSED AND APPROVED

_____, July 26, 2007

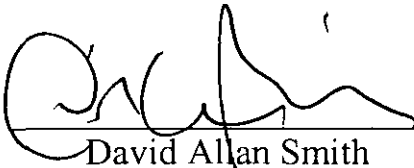
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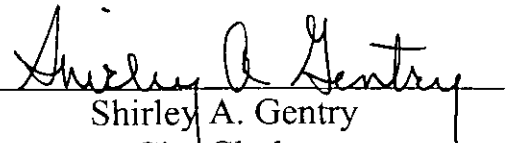
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

EXHIBIT A

**STEVE H. BRYSON
SURVEYING CO.**

2499 Cap. of TX Hwy. S., Suite 205
Austin, TX 78746
(512) 347-9505
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BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE JAMES O. IRVINE SURVEY NO. 122, ABSTRACT 334, SITUATED IN WILLIAMSON COUNTY, TEXAS. MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO D. EDWARD MOORE INVESTMENTS, INC. IN VOLUME: 1463 PAGE 819 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS. SAID TRACT BEING 1.715 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Being at an iron pin found at the Northwest corner of said Moore tract, same being the Southwest corner of Lot 1 Block A of Anderson Arbor 3, a subdivision of record in Cabinet W Slide 336 of the Williamson County, Texas Plat Records, and same being in the East R.O.W. line of U.S. Highway 183, for the Northwest corner of the herein described tract.

Thence with the South line of said Lot 1, following (3) three courses and distances:

- (1) N68° 26'41" E, 105.94 feet to an iron pin found
- (2) S21° 46'31" E, 25.72 feet to an iron pin found
- (3) N68° 17'40" E, 425.78 feet to an iron pin found at the Southeast corner of Lot 1, same being in the west line of Lot 2 of Buell Park, a subdivision of record in Cabinet B Slide 346 of the Williamson County, Texas Plat Records for the Northeast corner of the herein described tract.

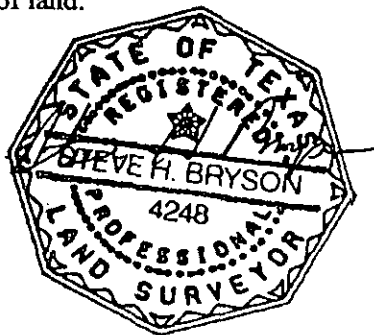
Thence with the easterly line of said Lot 2 the following four (4) courses and distances:

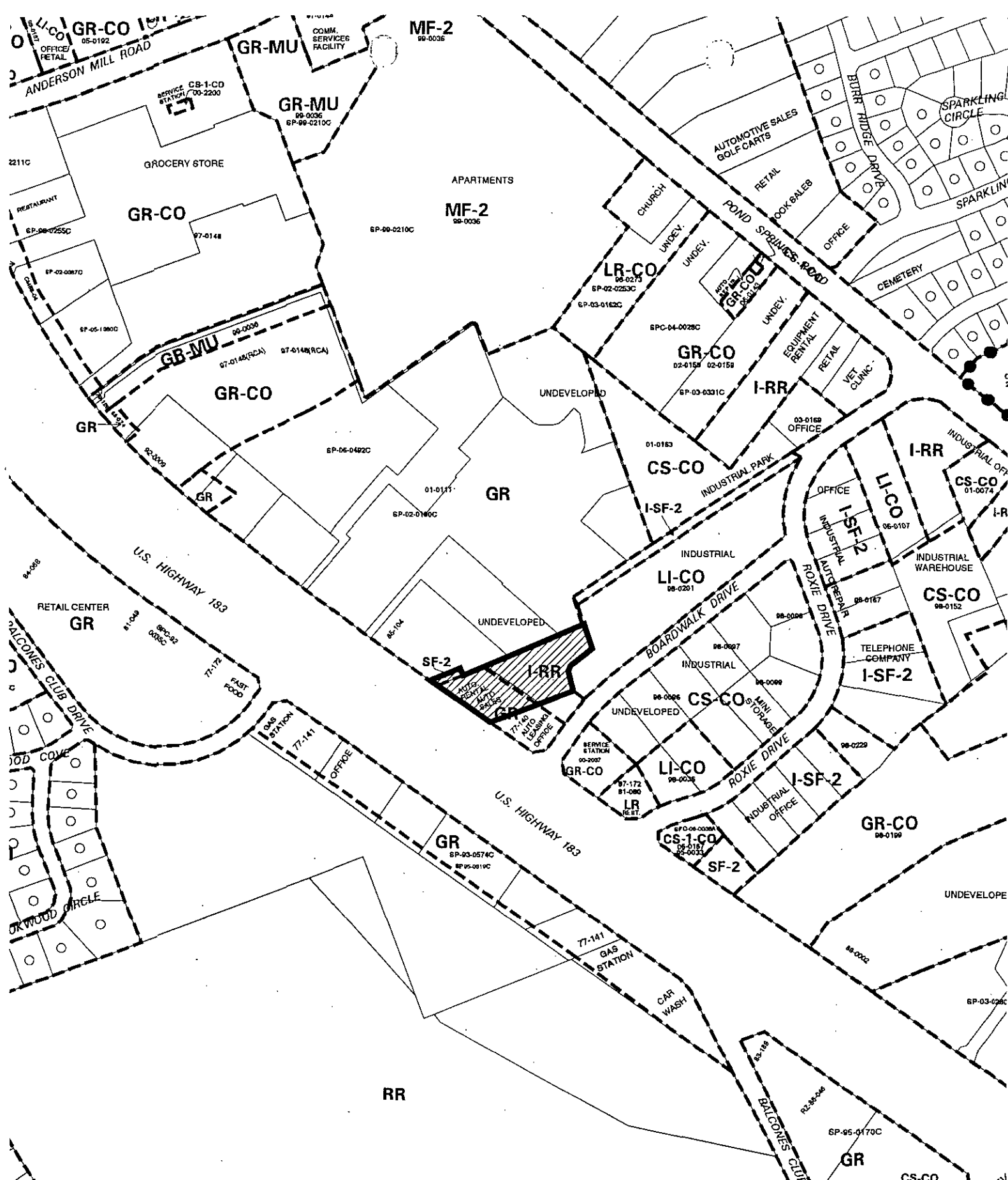
- (1) S18° 47'00" E, 78.29 feet to an iron pin set
- (2) S55° 23'44" W, 92.76 feet to an iron pin set
- (3) S21° 48'40" W, 19.32 feet to an iron pin set
- (4) S12° 54'34" E, 67.60 feet to an iron pin found at the Northeast corner of Lot 1 of said Buell Park, for the most southerly southeast corner of the herein described tract.

Thence S70° 18'56" W, with the north line of said Lot 1 290.90 feet to an iron pin set at the southwest corner of the herein described tract.

Thence N53° 38'04" W, with the east R.O.W. line, 234.00 feet to the point of beginning containing 1.715 acres of land.

Steven H. Bryson
Bryson Surveying





 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER G37
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-2007-0039	DATE: 07-04	
	CASE MGR: S. SIRWAITIS		ADDRESS: 13265 N US 183 HWY	INTLS: SM	
			SUBJECT AREA (acres): 1.715		