

**ORDINANCE NO. 20070823-053**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7312, 7340, 7420, 7520, AND 7700 IH-35 SERVICE ROAD SOUTHBOUND FROM LIMITED INDUSTRIAL SERVICE (LI) DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-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 limited industrial service (LI) district to multifamily residence moderate-high density-conditional overlay (MF-4-CO) combining district on the property described in Zoning Case No. C14-2007-0032, on file at the Neighborhood Planning and Zoning Department, as follows:

A 20.314 acre tract of land, more or less, out of the William Cannon League, Abstract No. 6, in Travis 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 7312, 7340, 7420, 7520, and 7700 IH-35 Service Road Southbound, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

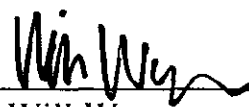
**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:


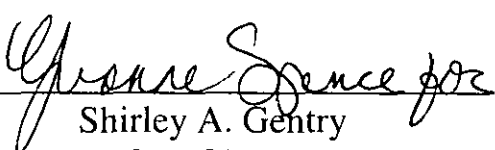
- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The maximum height of a building or structure is 45 feet from ground level.

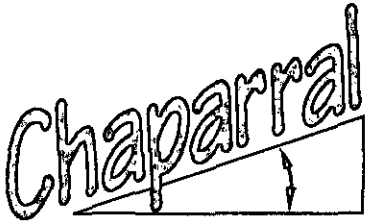
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence moderate-high density (MF-4) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on September 3, 2007.

**PASSED AND APPROVED**

\_\_\_\_\_, August 23, 2007      §  
§  
§  
§ \_\_\_\_\_   
Will Wynn  
Mayor

**APPROVED:**  \_\_\_\_\_ **ATTEST:**  \_\_\_\_\_  
David Allan Smith      Shirley A. Gentry  
City Attorney      City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

*EXHIBIT A*

C14-2007-0032

Office: 512-443-1724  
Fax: 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

**20.314 ACRE  
LEGAL DESCRIPTION**

DESCRIPTION OF A 20.314 ACRE TRACT OF LAND OUT OF THE WILLIAM CANNON LEAGUE, ABSTRACT NO. 6, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 3, LENOX INDUSTRIAL PARK SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 81, PAGE 154, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF LOTS 4A, 5A, 6A, AND A PORTION OF LOTS 7A AND 8A, AMENDED PLAT OF LOTS 2, 4, 5, 6, 7 AND 8, LENOX INDUSTRIAL PARK SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200300178, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO SCHOLASTIC BRANDS, INC, BY SPECIAL WARRANTY DEED DATED, DECEMBER 16, 1996, RECORDED IN VOLUME 12839, PAGE 629, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 20.314 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** a 1/2" rebar with cap set in the southeast line of Lot 7A, being also in the west right-of-way line of Interstate Highway 35, for the northeast corner of the herein described tract, from which a 1/2" rebar found bears North 28°26'28" East, a distance of 349.95 feet;

**THENCE** along the west right-of-way line of Interstate Highway 35, the east line of the Amended Plat (200300178), and the east line of Lot 3, Lenox Industrial Park Subdivision the following five (5) courses:

1. South 28°26'28" West, a distance of 124.12 feet to a 1/2" rebar with cap found, from which a Texas Department of Transportation (TxDOT) concrete highway monument found for reference bears South 44°35'05" East, a distance of 1.20 feet;
2. South 35°33'14" West, a distance of 201.42 feet to a 1/2" rebar with cap found ;
3. South 28°24'20" West, a distance of 900.02 feet to a 1/2" rebar with cap found, from which a TxDOT concrete highway monument found for reference bears South 62°11'57" East, a distance of 0.95 feet;
4. South 35°17'33" West, a distance of 199.77 feet to a 1/2" rebar with cap set;
5. South 28°28'42" West, a distance of 308.28 feet to a 1/2" rebar with cap set for the south corner of Lot 3, Lenox Industrial Park Subdivision, being also in the west right-of-way line of Interstate Highway 35 and the northeast corner of a 0.67 acre tract recorded in Volume 5146, Page 1881, of the Deed Records of Travis County, Texas;

**THENCE** along the common line of Lot 3, Lenox Industrial Park Subdivision and the 0.67 acre tract, the following four (4) courses:

1. North 83°59'18" West, a distance of 71.54 feet to a 1/2" rebar found;
2. North 69°18'19" West, a distance of 48.61 feet to a 1/2" rebar found;
3. North 55°47'08" West, a distance of 166.05 feet to a 1/2" rebar found;
4. North 75°28'17" West, a distance of 91.90 feet to a 1/2" rebar found for the southwest corner of Lot 3, Lenox Industrial Park Subdivision, being also the northwest corner of the 0.67 acre tract, and in an east line of the remainder of Lot 1, Centennial Park, a subdivision of record in Volume 64, Page 22, of the Plat Records of Travis County, Texas;

**THENCE** along the common line of Lot 3, Lenox Industrial Park Subdivision and the remainder of Lot 1, Centennial Park, the following two (2) courses:

1. North 18°15'39" West, a distance of 142.45 feet to a 60d nail in a tree found;
2. North 11°00'08" West, a distance of 32.54 feet to a nail in concrete found in the west line of Lot 3, Lenox Industrial Park Subdivision, being also a northeast corner of Lot 1, Centennial Park and the southeast corner of those Onion Creek Lodge #220 tracts recorded in Volume 218, Page 40 and Volume 757, Page 420, both of the Deed Records of Travis County, Texas;

**THENCE** North 27°04'56" East, along the common line of the Onion Creek Lodge #220 tract and Lot 3, Lenox Industrial Park Subdivision, a distance of 365.50 feet to a 1/2" rebar with cap found for the Northwest corner of Lot 3, being also in the east line of the Onion creek Lodge #220 tract and the southwest corner of Lot 4A, Amended Plat;

**THENCE** North 26°54'37" East, along the common line of the Onion Creek Lodge #220 tract and Lot 4A, a distance of 54.28 feet to a 1/2" rebar found in the west line of Lot 4A, being also a northeast corner of the Onion Creek Lodge #220 tract and the southeast corner of Lot 2A, of Lots 2, 4, 5, 6, 7 and 8, Lenox Industrial Park Subdivision, from which a 5/8" rebar found bears North 66°46'38" West, a distance of 95.43 feet;

**THENCE** North 26°30'30" East, along the east line of Lot 2A, and the west lines of Lots 4A, 5A and 6A, a distance of 791.21 feet to a 1/2" rebar with cap found for the northwest corner of Lot 6A, being also a northeast corner of Lot 2A, and in a south line of Lot 8A;

**THENCE** leaving the northwest corner of Lot 6A, over and across Lot 8A, the following five (5) courses:

1. North 45°32'21" East, a distance of 143.92 feet to a 1/2" rebar with cap found;
2. North 69°15'12" East, a distance of 146.85 feet to a 1/2" rebar with cap found;
3. South 89°33'40" East, a distance of 62.54 feet to a 1/2" rebar with cap found;
4. North 40°55'53" East, a distance of 177.09 feet to a 1/2" rebar with cap set, from which a 1/2" rebar found bears North 40°55'53" East, a distance of 60.85 feet;

5. South  $59^{\circ}11'35''$  East, a distance of 346.76 feet to the **POINT OF BEGINNING**, containing an area of 20.314 acres of land, more or less.

Surveyed on the ground January, 2007. Bearing basis is Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Survey Drawing No. 543-001-ZN1.dwg



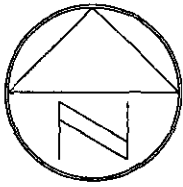
David Klotz

Date

03/26/07

Registered Professional Land Surveyor  
State of Texas No. 5428





1" = 200'

REMAINDER OF  
LOT 8A  
AMENDED PLAT OF  
LOTS 2, 4-8  
LENOX INDUSTRIAL PARK  
SUBDIVISION  
(200300178)

LOT 2A  
AMENDED PLAT OF  
LOTS 2, 4-8  
LENOX INDUSTRIAL PARK  
SUBDIVISION  
(200300178)

ONION CREEK  
LODGE #220  
A.F. & A.M.  
(218/40 &)  
(757/420)

REMAINDER OF  
LOT 1  
CENTENIAL PARK  
(64/22)

3.40 ACRE  
CITY OF AUSTIN  
(5082/2211)

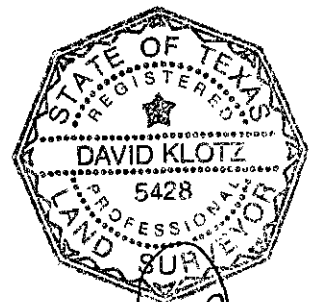
IN CONC  
60d

LOT 3  
LENOX INDUSTRIAL  
PARK SUBDIVISION  
(81/154)

0.67 ACRE  
CITY OF AUSTIN  
(5146/1881)

**20.314 ACRES**

INTERSTATE HIGHWAY 35  
(RIGHT-OF-WAY WIDTH VARIES)



PROJECT NO.: 543-001  
DRAWING NO.: 543-001-ZN1  
DATE OF SURVEY: 01/05/2007  
PLOT DATE: 03/26/2007  
SHEET 1 OF 2

*Chaparral*

EXHIBIT TO ACCOMPANY A DESCRIPTION OF A 23.314 ACRE TRACT OF LAND OUT OF THE WILLIAM CANNON LEAGUE, ABSTRACT NO. 6, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 3, LENOX INDUSTRIAL PARK SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 81, PAGE 154, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF LOTS 4A, 5A, 6A, AND A PORTION OF LOTS 7A AND 8A, AMENDED PLAT OF LOTS 2, 4, 5, 6, 7 AND 8, LENOX INDUSTRIAL SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200300178, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO SCHOLASTIC BRANDS, INC, BY SPECIAL WARRANTY DEED DATED, DECEMBER 16, 1996, RECORDED IN VOLUME 12839, PAGE 629, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

#### LEGEND

- 1/2" REBAR FOUND
- HC 1/2" REBAR FOUND W/HOLT CARSON CAP
- C&B 1/2" REBAR FOUND W/CARSON & BUSH CAP
- ▲ NAIL FOUND (SIZE/TYPE NOTED)
- 1/2" REBAR WITH CAP SET

#### LINE TABLE

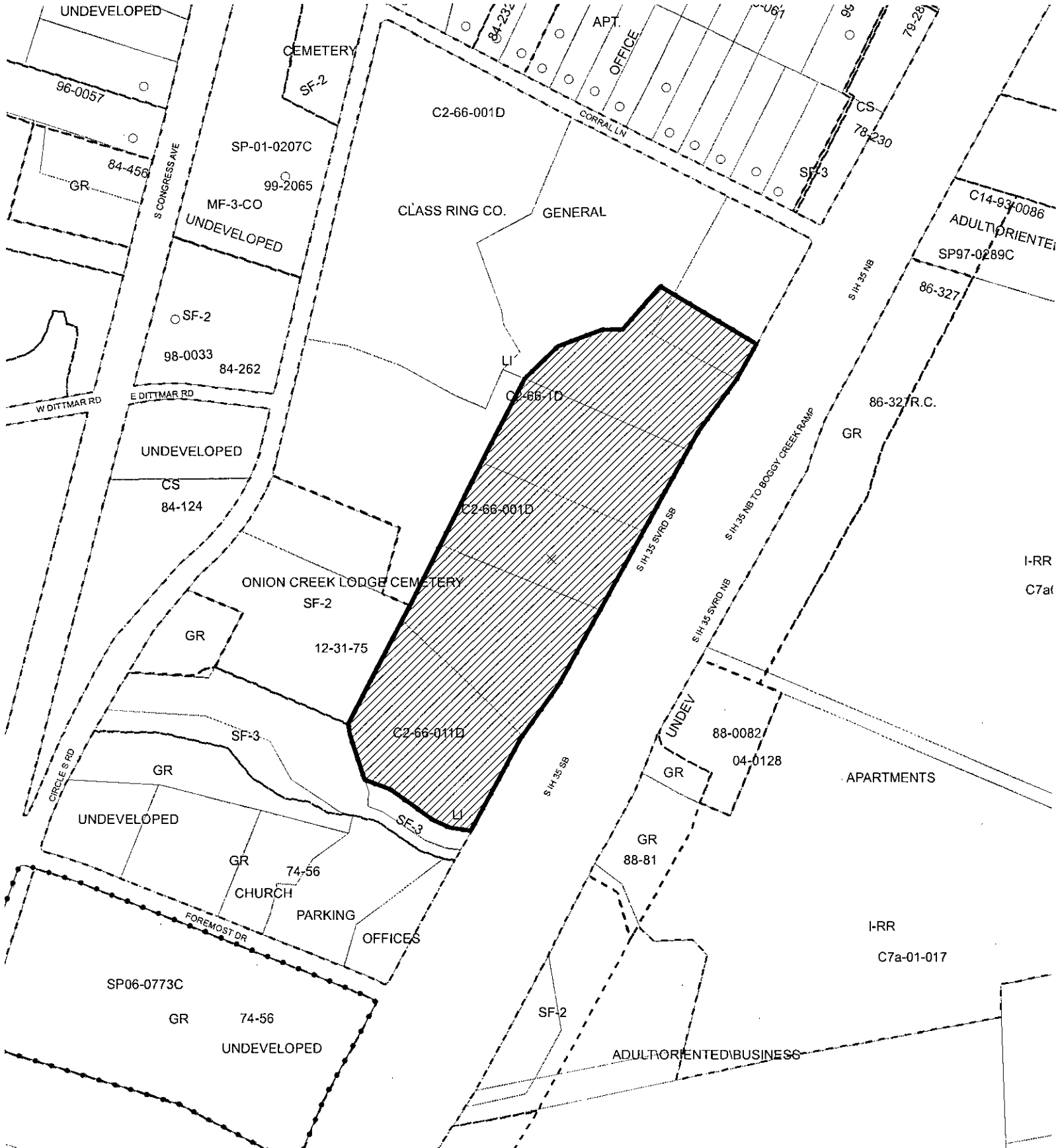
No.	BEARING	LENGTH	RECORD
L1	N28°26'28"E	349.95'	
L2	S28°26'28"W	124.12'	
L3	N83°59'18"W	71.54'	(N81°30'00"W 71.54')
L4	N69°18'19"W	48.61'	(N66°58'00"W 48.44')
L5	N55°47'08"W	166.05'	(N53°20'00"W 166.35')
L6	N75°28'17"W	91.90'	(N73°01'00"W 91.85')
L7	N18°15'39"W	142.45'	(N15°43'00"W 143.05')
L8	N11°00'08"W	32.54'	(N08°26'00"W 32.52')
L9	N66°46'38"W	95.43'	(N56°14'40"E 95.50')
L10	N45°32'21"E	143.92'	
L11	N69°15'12"E	146.85'	
L12	S89°33'40"E	62.54'	
L13	N40°55'53"E	177.09'	
L14	N40°55'53"E	60.85'	

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).


ATTACHMENTS: METES AND BOUNDS DESCRIPTION 543-001-ZN1.DOC

PROJECT NO.: 543-001  
DRAWING NO.: 543-001-ZN1  
DATE OF SURVEY: 01/05/2007  
PLOT DATE: 03/26/2007  
SHEET 2 OF 2


*Chaparral*




# ZONING *EXHIBIT B*




N



Subject Tract

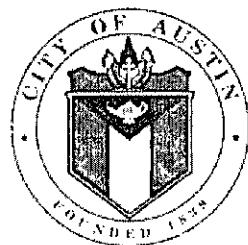


Zoning Boundary



Pending Cases

**ZONING CASE#:** C14-2007-0032  
**ADDRESS:** 7312, 7340, 7420, 7520  
 & 7700 S IH 35 SVRD SB  
**SUBJECT AREA:** 20.314 ACRES  
**GRID:** G15  
**MANAGER:** W. WALSH



1" = 400'      OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.