

ORDINANCE NO. 20071011-096

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1614 FERGUSON LANE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-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 family residence (SF-3) district to limited industrial service-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-2007-0127, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.341 acre (14,871 square feet) tract of land, more or less, out of the John Applegate Survey No. 58, Abstract No. 29, 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 1614 Ferguson Lane, 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:

Vehicle storage use and convenience storage use are prohibited uses of the Property.

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

PART 3. This ordinance takes effect on October 22, 2007.

PASSED AND APPROVED

_____, October 11, 2007 §
§
§ Betty Dunbarley for
Will Wynn
Mayor

APPROVED: David Allan Smith
David Allan Smith
City Attorney

ATTEST: Shirley A. Gentry
Shirley A. Gentry
City Clerk

DESCRIPTION

OF A 14,871 SQUARE FEET (0.341 ACRE) TRACT OF LAND BEING OUT OF AN PART OF THE JOHN APPLGATE SURVEY NO. 58, ABSTRACT NO. 29, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT 0.34 ACRE TRACT AS CONVEYED TO JAMES MORITZ, RECORDED IN VOLUME 11320, PAGE 910 AND DESCRIBED IN VOLUME 2275, PAGE 530 OF THE TRAVIS COUNTY DEED RECORDS, SAID 14,871 SQUARE FEET (0.341 ACRE) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

Beginning at a 1/2" Iron Rod Found at the Southeast corner of Lot 2 Neapolitan East as recorded in Book 86, Page 44D of the Travis County Plat Records, and being in the West line of a 0.34 Acre Tract as recorded in Volume 11320, Page 910 of the Travis County Deed Records, From Which a 1/2" Iron Rod Found at the Southwest corner of the said Lot 2, Bears N60°35'39"W 134.70' feet;

Thence, N29°09'09"E, with the East line of the said Lot 2 and the West line of the said 0.34 Acre Tract, for a distance of 163.90' feet to a 1/2" Iron Rod Found at the Northwest corner of the said 0.34 Acre Tract, also being in the Northerly Southwest corner of Lot 3 of the said Neapolitan East, for the Northwest corner of the herein described tract;

Thence, S60°26'16"E, with the North line of the said 0.34 Acre Tract and a South line of the said Lot 3, for a distance of 85.94' feet to a Calculated Point at the Northeast corner of the said 0.34 Acre Tract and an Ell corner of the said Lot 3, for the Northeast corner of the herein described tract;

Thence, S29°08'07"W, with the East line of the said 0.34 Acre Tract and a West line of the said Lot 3, at 163.53' feet Pass a 1/2" Iron Rod Found at the Southerly Southwest corner of the said Lot 3, continuing for a Total distance of 173.00' feet to a Calculated Point at the Southeast corner of the said 0.34 Acre Tract and being in the North Right-of-Way of Ferguson Lane approximately 30' North of the Center line, and the Southwest corner of a 8670 Square Feet of additional Right-of-Way as Recorded in Volume 8832, Page 45 of the Travis County Deed Records, for the Southeast corner of the herein described tract;

Thence, N60°26'13"W, with the South line of the said 0.34 Acre Tract and the North Right-of-Way of Ferguson Lane, for a distance of 85.99' feet, to a Calculated Point at the Southwest corner of the said 0.34 Acre tract and the Southeast corner of a 2489 Square Feet of additional Right-of-Way as Recorded in Volume 8832, Page 45 of the Travis County Deed Records, for the Southwest corner of the herein described tract;

Thence, N29°09'09"E, with the West line of the said 0.34 Acre Tract and the East line of the said 2489 Square Feet for a distance of 9.10' feet to the Place of Beginning, containing 14,871 Square Feet (0.341 Acre) of Land Area.

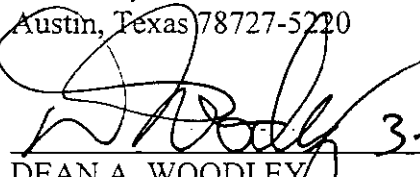
The bearings for the above description are based upon the Neapolitan East Subdivision Plat as recorded in Book 86, Pages 44D of the Travis County Plat Records.

STATE OF TEXAS)(

COUNTY OF TRAVIS)(

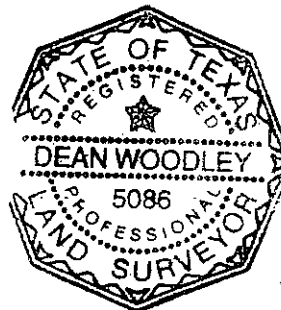
I hereby certify that this field note description was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.

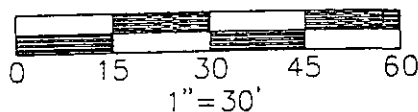
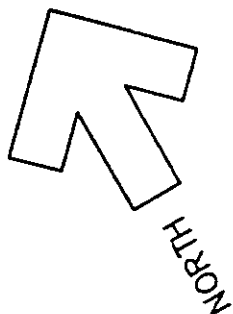
LIVE OAK SURVEYING
12421 Wycliff Lane
Austin, Texas 78727-5220


DEAN A. WOODLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5086

Date:

3-16-2004





LEGEND

- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION

T.C.D.R. TRAVIS COUNTY DEED RECORDS
T.C.P.R. TRAVIS COUNTY PLAT RECORDS

LOT 2
NEAPOLITAN EAST
BOOK 86, PAGE 44D
T.C.P.R.

LOT 3
NEAPOLITAN EAST
BOOK 86, PAGE 44D
T.C.P.R.
(S60°26'16"E 85.87')
S60°26'16"E 85.94'

LOT 3
NEAPOLITAN EAST
BOOK 86, PAGE 44D
T.C.P.R.

JAMES MORTIZ
14,871 SQUARE FEET
0.341 ACRE
VOLUME 11320, PAGE 910
VOLUME 2275, PAGE 530
T.C.D.R.

LINE TABLE

No.	Bearing	Distance
L2	S29°08'07"W	9.47'
(L2)	S29°00'00"W	9.44'
L3	N29°09'09"E	9.10'
(L3)	N29°00'00"E	9.19'

(N29°10'29"E 163.81')
N29°09'09"E 163.90'

S29°08'07"W 163.53'
(S29°08'07"W 163.56')

POINT OF
BEGINNING

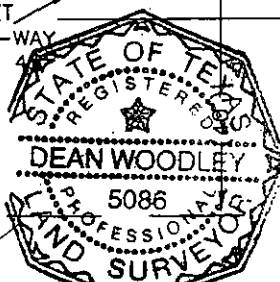
(N60°38'28"W 134.58')
N60°35'39"W 134.70'

(N60°38'19"W 63.71')
N60°38'19"W 63.85'

2489 SQUARE FEET
ADDITIONAL RIGHT-OF-WAY
VOLUME 8832, PAGE 45
T.C.D.R.

N60°26'13"W 85.99'
(N60°40'W 86.0')

8670 SQUARE FEET
ADDITIONAL RIGHT-OF-WAY
VOLUME 8832, PAGE 45
T.C.D.R.



FERGUSON LANE

(AUSTIN - SPRINKLE ROAD)
(RIGHT-OF-WAY VARIES)

© COPYRIGHT 2004, DEAN WOODLEY

CLIENT: AUSTIN CIVIL
FIELD BOOK: 73, PAGE: 23
DRAWN BY: D.W.
PROJECT NO.: 307-04-02
DATE: 3-16-2004
FILE: 3070402D.DWG

SKETCH TO ACCOMPANY FIELD NOTES

OF 0.341 ACRE OUT OF
THE JOHN APPLIGATE SURVEY NO. 58, ABSTRACT NO. 29
AS CONVEYED TO JAMES MORTIZ IN VOLUME 11320, PAGE 910
AS DESCRIBED IN VOLUME 2275, PAGE 530
TRAVIS COUNTY, TEXAS



LIVE OAK
SURVEYING
12421 WYCLIFF LANE
AUSTIN, TX 78727-5220
(512) 837-1018

