

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 11108 GEORGIAN DRIVE FROM LIMITED OFFICE**  
3 **(LO) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL**  
4 **OVERLAY (CS-CO) COMBINING DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from limited office (LO) district to general commercial services-  
10 conditional overlay (CS-CO) combining district on the property described in Zoning Case  
11 No. C14-2008-0017, on file at the Neighborhood Planning and Zoning Department, as  
12 follows:

13  
14 A 0.87 acre tract of land, more or less, out of the John Applegate Survey No. 58,  
15 Abstract No. 29, in Travis County, the tract of land being more particularly  
16 described by metes and bounds in Exhibit "A" attached and incorporated into this  
17 ordinance (the "Property"),

18  
19 locally known as 11108 Georgian Drive, in the City of Austin, Travis County, Texas, and  
20 generally identified in the map attached as Exhibit "A".

21  
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
23 established by this ordinance is subject to the following conditions:

- 24  
25 A. A site plan or building permit for the Property may not be approved,  
26 released, or issued, if the completed development or uses of the Property,  
27 considered cumulatively with all existing or previously authorized  
28 development and uses, generate traffic that exceeds 2,000 trips per day.
- 29  
30 B. At the time of any redevelopment or new improvements on the Property, a 5-  
31 foot wide dense vegetative buffer shall be provided and maintained for  
32 screening purposes along the west property line. Improvements permitted  
33 within the buffer zone are limited to drainage, underground utility  
34 improvements or those improvements that may be otherwise required by the  
35 City of Austin or specifically authorized in this ordinance.  
36

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

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2008.

**PASSED AND APPROVED**

\_\_\_\_\_, 2008

§  
§  
§

Will Wynn  
Mayor

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

County: Travis  
Project: Georgian  
Project No. P080101

*EXHIBIT A*

**FIELD NOTES FOR TRACT 0.87 ACRES**

**ALL OF THAT CERTAIN 0.87 ACRE TRACT OR PARCEL OF LAND, SITUATED IN THE JOHN APPLEGATE SURVEY NUMBER 58, ABSTRACT NUMBER 29, TRAVIS COUNTY, AND BEING ALL OF A CALLED 0.87 ACRE TRACT OF LAND RECORDED IN THE NAME OF VNA INVESTMENTS, INC. IN DOCUMENT NUMBER 2006125467 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY (O.P.R.T.C.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:** (The bearings described herein are based on the westerly R.O.W. line of Georgian Drive being South 30 degrees 00 minutes 00 seconds West)

**BEGINNING** at an iron rod found for the northeasterly corner of said 0.87 acre tract, said iron rod being on the westerly Right-of-Way (R.O.W.) line of said Georgian Drive;

**Thence**, with the easterly line of said 0.87 acre tract and the westerly R.O.W. line of said Georgian Drive, South 30 degrees 00 minutes 00 seconds West, a distance of 200.32 feet to a calculated point for the southeasterly corner of said 0.87 acre tract, said point being the northeasterly corner of Lot 5, Block A of the Subdivision of Lot 5, Block A of the Eddie Ludwig Subdivision as recorded in Volume 94, Page 87 of the Travis County Deed Records (T.C.D.R.), from which, an iron rod found for the southeasterly corner of said Lot 5 bears, South 30 degrees 00 minutes 00 seconds West, a distance of 250.40 feet;

**Thence**, with the southerly line of said 0.87 acre tract and the northerly line of said Lot 5, North 62 degrees 15 minutes 53 seconds West, a distance of 189.59 feet to an iron rod found for the southwesterly corner said 0.87 acre tract, said iron rod being the northwesterly corner of said Lot 5;

**Thence**, with the westerly line of said 0.87 tract, North 29 degrees 50 minutes 01 seconds East, a distance of 200.30 feet to a calculated point for the northwesterly corner of said 0.87 acre tract;

**Thence**, with the northerly line of said 0.87 tract, South 62 degrees 15 minutes 53 seconds East, a distance of 190.17 feet to the **POINT OF BEGINNING** and containing 0.87 acres of land, more or less.



