

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 12205 PECAN STREET FROM FAMILY**
3 **RESIDENCE (SF-3) DISTRICT TO LIMITED INDUSTRIAL SERVICE-**
4 **CONDITIONAL OVERLAY (LI-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 family residence (SF-3) district to limited industrial service-
10 conditional overlay (LI-CO) combining district on the property described in Zoning Case
11 No. C14-2008-0098, on file at the Neighborhood Planning and Zoning Department, as
12 follows:
13

14 Lot 23 and the south 10 feet of Lot 22, Joe P. Jekel Subdivision, a subdivision in
15 the City of Austin, Williamson County, Texas, according to the map or plat of
16 record in Cabinet A, Slides 270-272, of the Official Public Records of Williamson
17 County, Texas (the "Property"),
18

19 locally known as 12205 Pecan Street, in the City of Austin, Williamson County, Texas,
20 and 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, released, or
26 issued, if the completed development or uses of the Property, considered
27 cumulatively with all existing or previously authorized development and uses,
28 generate traffic that exceeds 2,000 trips per day.
29
30 B. Adult oriented business use is a prohibited use of the Property.
31

32 Except as specifically restricted under this ordinance, the Property may be developed and
33 used in accordance with the regulations established for the limited industrial service (LI)
34 base district, and other applicable requirements of the City Code.
35
36
37

STREET DEED

STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

KNOW ALL MEN BY THESE PRESENTS

That Etienna E. Widmer, of Williamson County, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-1088, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property:

A 0.023 acre (1,000 square feet) tract of land, more or less, being a portion of Lot 23, Joe P. Jekel Subdivision, in Williamson County, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and Grantor, whether one or more, does hereby bind itself, its executors, administrators, successors and assigns, to warrant and defend the property against every person whomsoever lawfully claiming or to claim the same or any part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the 29th day of July, 2008.

GRANTOR:

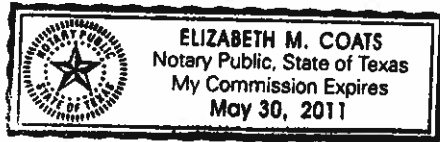
Etienna E. Widmer
Etienna E. Widmer

THE STATE OF TEXAS

§
§
§

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the 29th day of July, 2008, by Etienna E. Widmer.



Elizabeth M. Coats
Notary Public, State of Texas

Address of Grantors:

10613 Double Spur Loop
Austin, Texas 78759

AFTER RECORDING RETURN TO:

City of Austin
Law Department
P.O. Box 1088
Austin, Texas 78767-1088
Attn: Diana Minter, Paralegal

EXHIBIT A

DESCRIPTION

FOR A 0.023 ACRE (1,000 SQUARE FOOT) TRACT OF LAND, BEING A PORTION OF LOT 23, JOE P. JEKEL SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 270-272 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.023 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 5/8" iron pipe found at the southwest corner of said Lot 23, said point being also at the northwest corner of Lot 24 of said subdivision and on the east right-of-way line of Pecan Street (right-of-way width varies), for the southwest corner hereof;

THENCE with the west boundary line of said Lot 23 and the east right-of-way line of said Pecan Street, **N 21°43'40" W** a distance of **100.04** feet to a point at the northwest corner of said Lot 23, said point being also at the southwest corner of Lot 22 of said subdivision, for the northwest corner hereof, from which a 1/2" iron rod found at the northwest corner of said Lot 22 bears, **N 21°43'40"W** a distance of 100.04 feet;

THENCE with the north boundary line of said Lot 23 and the south boundary line of said Lot 22, **N 65°50'48" E** a distance of **10.01** feet to a point, for the northeast corner hereof, from which a 1" iron pipe found at the northeast corner of said Lot 23, bears **N 65°50'48" E** a distance of 125.02 feet,

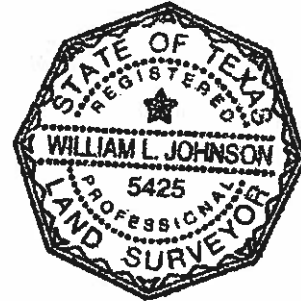
THENCE over and across said Lot 23, **S 21°43'40" E** a distance of **100.03** feet to a point on the south boundary line of said Lot 23, being also on the north boundary line of said Lot 24, for the southeast corner hereof, from which a 1/2" iron rod found at the southeast corner of said Lot 23 bears **N 65°47'52" E** a distance of 124.87 feet,

THENCE with the south boundary line of said Lot 23 and the north boundary line of said Lot 24, **S 65°47'52" W** a distance of **10.01** feet to the **POINT OF BEGINNING** hereof and containing 0.023 acre of land.

Bearing basis is referenced to the Texas State Plane coordinate system, central zone NAD 83 (HARN 93).

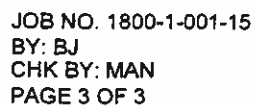
Surveyed under the direct supervision of the undersigned:

William L. Johnson 24 JUN 08
William L. Johnson Date
Registered Professional Land Surveyor No. 5425
Baker-Aicklen & Assoc., Inc.
405 Brushy Creek Rd
Cedar Park, TX 78613



1800-1-001-15

File Name W:\PROJECTS\MINI COOPER\ROAD DEDICATIONS\DOC\LOT 23.DOC



**BAKER-AICKLEN
& ASSOCIATES, INC.**

Engineers • Surveyors • GIS • Planning

405 BRUSHY CREEK RD.
CEDAR PARK, TX 78613
(512) 260-3700