

ORDINANCE NO. 20081211-104

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT THE 3000 BLOCK OF EAST STATE HIGHWAY 71 EASTBOUND AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 interim rural residence (I-RR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2008-0053, on file at the Neighborhood Planning and Zoning Department, as follows:

A 5.922 acre tract of land, more or less, out of the Santiago Del Valle Grant 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 the 3000 Block of East State Highway 71 eastbound, 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:

The following uses are prohibited uses of the Property:

Adult oriented businesses
Automotive sales
Equipment sales
Vehicle storage

Automotive repair services
Equipment repair services
Pawn shop services

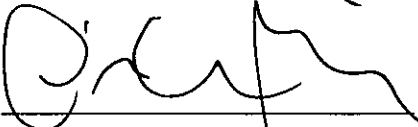
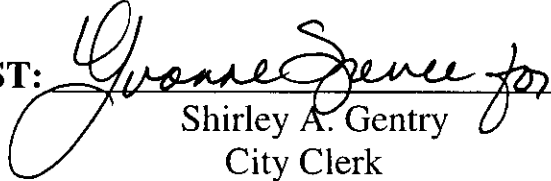
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 22, 2008.

PASSED AND APPROVED

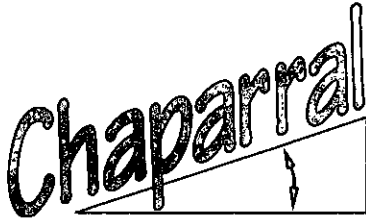
December 11, 2008 §
§
§

Will Wynn
Mayor

APPROVED:  **ATTEST:** 

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk



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

EXHIBIT A

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**5.922 ACRES
SANTIAGO DEL VALLE GRANT**

A DESCRIPTION OF 5.922 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 5.93 ACRE TRACT CALLED FOR IN A DEED OF GIFT DATED JANUARY 16, 1984, TO GAYLE ELIZABETH LANGFORD TURNER, ROBERT GLASS LANGFORD, JEFFERSON MILNER LANGFORD, AND LOU ANN LANGFORD NETARDUS, OF RECORD IN VOLUME 8422, PAGE 40 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 5.922 ACRES BEING A PORTION OF A 53.19 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO ROBERT L. LANGFORD BY DEED DATED NOVEMBER 26, 1962 AND RECORDED IN VOLUME 2542, PAGE 463 THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.922 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found at the west corner of the said 53.19 acre tract, same being the south corner of a 16.92 acre tract described in a deed of record in Volume 706, Page 491 of the Deed Records of Travis County, Texas, also being the east corner of a 233.9 acre tract described in a deed of record in Volume 712, Page 250 of the Deed Records of Travis County, Texas, also being the north corner of a 129.356 acre tract described in a deed of record in Volume 5314, Page 1064 of the Deed Records of Travis County, Texas;

THENCE North 43°20'30" East, with the northwest line of the 53.19 acre tract, same being the southeast line of the said 16.92 acre tract, at a distance of 553.91 feet passing a 1/2" rebar with an aluminum TxDOT cap found, at a distance of 759.43 feet passing a 1/2" rebar with aluminum cap found, and continuing for a total distance of 760.26 feet to a calculated point in the south right-of-way line of State Highway 71 (right-of-way width varies), from which a broken concrete highway monument found bears North 60°56'02" West, a distance of 135.18 feet and North 83°15'21" West, a distance of 107.06 feet, and another concrete highway monument found bears North 29°01'46" East, a distance of 198.88 feet, North 60°58'14" West, a distance of 134.47 feet and North 39°02'02" West, a distance of 108.05 feet;

THENCE South 60°56'02" East, crossing the 53.19 acre tract, with the south right-of-way line of State Highway 71, a distance of 333.61 feet to a calculated point for the north corner of a 0.8492 acre tract described in a deed to the State of Texas, of record in Volume 13350, Page 566 of the Real Property Records of Travis County, Texas, same being the north corner of Lot 1, Bergstrom East Commercial Addition, a subdivision of record in Volume 97, Page 388 of the Plat Records of Travis County, Texas;

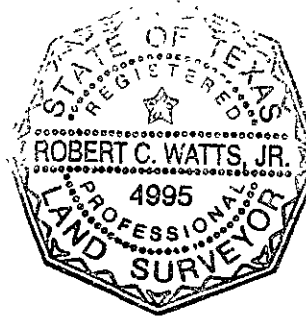
THENCE South 43°24'36" West, continuing across the 53.19 acre tract, with the northwest line of the said 0.8492 acre tract and the northwest line of said Lot 1, at a distance of 0.80 feet passing a 1/2" rebar found, at a distance of 164.84 feet passing 0.29 feet right of a 1/2" rebar with an aluminum TxDOT cap found at the called west corner of the 0.8492 acre tract, and continuing with the common line of the 53.19 acre tract and Lot 1 for a total distance of 838.11 feet to a 1/2" rebar found at the west corner of Lot 1, same being in the southwest line of the 53.19 acre tract, also being in the northeast line of the said 129.356 acre tract, from which a 1" iron pipe found bears South 47°26'37" East, a distance of 360.01 feet;

THENCE North 47°26'37" West, with the southwest line of the 53.19 acre tract, same being the northeast line of the 129.356 acre tract, a distance of 322.33 feet to the **POINT OF BEGINNING**, containing 5.922 acres of land, more or less.

Surveyed on the ground November 15, 2007. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, based on GPS solutions. Attachments: Drawing 562-001-BD1.

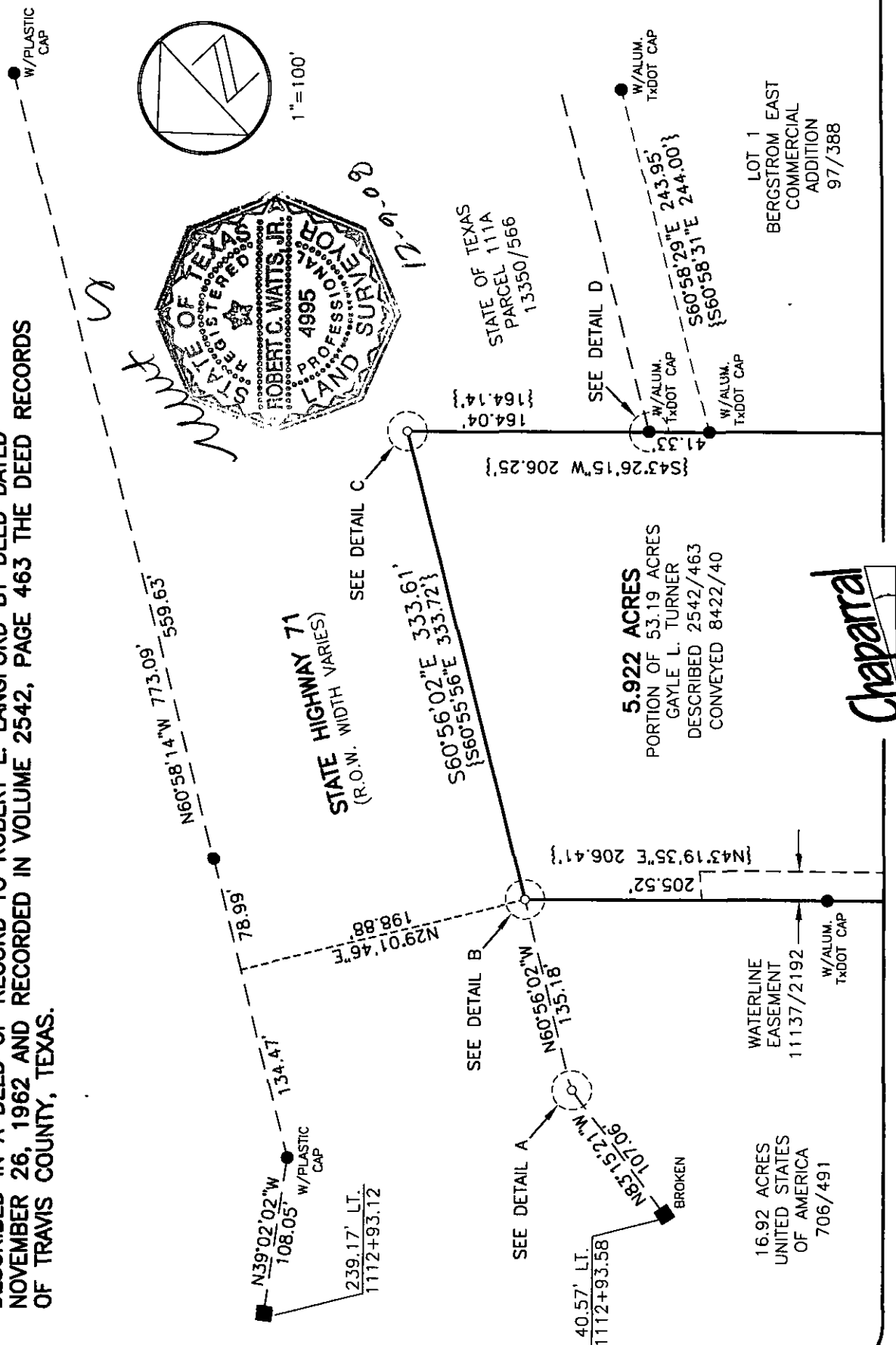


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



12-9-08

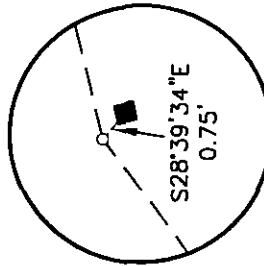
SKETCH TO ACCOMPANY A DESCRIPTION OF 5.922 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 5.93 ACRE TRACT CALLED FOR IN A DEED OF GIFT DATED JANUARY 16, 1984, TO GAYLE ELIZABETH LANGFORD TURNER, ROBERT GLASS LANGFORD, JEFFERSON MILNER LANGFORD, AND LOU ANN LANGFORD NETARDUS, OF RECORD IN VOLUME 8422, PAGE 40 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 5.922 ACRES BEING A PORTION OF A 53.19 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO ROBERT L. LANGFORD BY DEED DATED NOVEMBER 26, 1962 AND RECORDED IN VOLUME 2542, PAGE 463 THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.



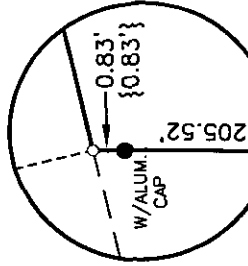
16.92 ACRES
UNITED STATES
OF AMERICA
706/491

WATERLINE
EASEMENT
11137/2192

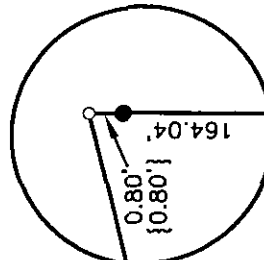
W/ALUM.
TXDOT CAP



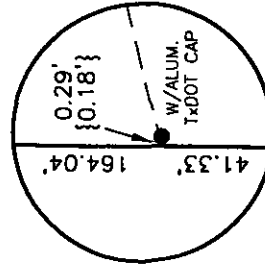
DETAIL A
(N.T.S.)



DETAIL B
(N.T.S.)



DETAIL C
(N.T.S.)



DETAIL D
(N.T.S.)

P.O.B.

233.9 ACRES
UNITED STATES
OF AMERICA
712/250

{N43°}

N43°20'30\"/>

553.91'

5.922 ACRES
PORTION OF 53.19 ACRES
GAYLE L. TURNER
DESCRIBED 2542/463
CONVEYED 8422/40

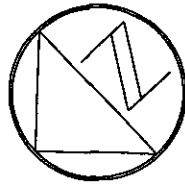
MATCHLINE

631.94'

S43°24'36\"/>

W/ALUM.
TXDOT CAP

LOT 1
BERGSTROM EAST
COMMERCIAL
ADDITION
97/388



1\"/>

LEGEND

- 1/2\"/>
- ⊙ 1\"/>
- CONC. HIGHWAY MON. FOUND
- CALCULATED POINT
- () RECORD 2542/463 CALL
- [] RECORD 97/388 CALL
- { } RECORD TXDOT STRIP MAP CALL CSJ# 0113-13-086

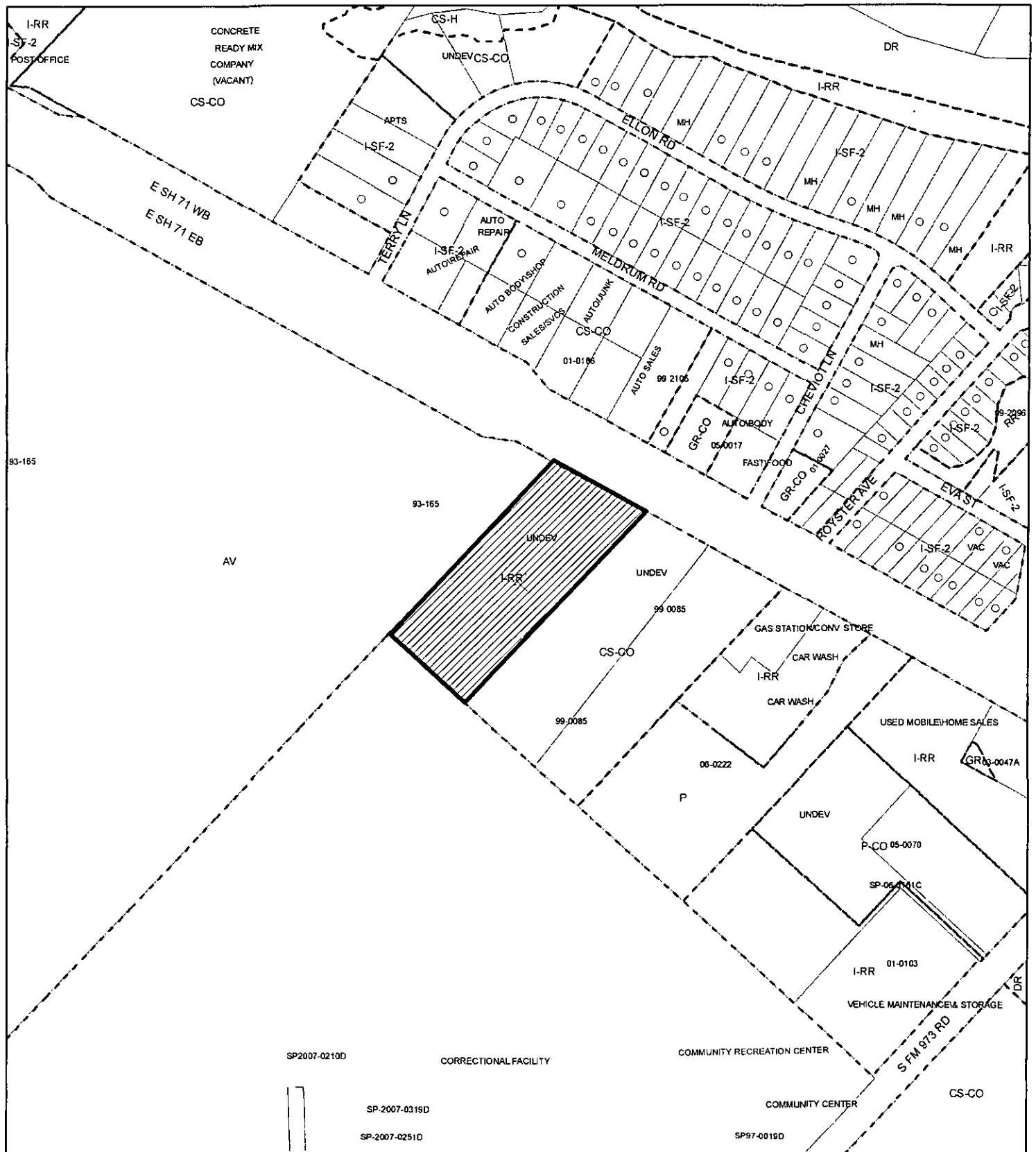
BEARING BASIS: GRID AZIMUTH FOR TEXAS
CENTRAL ZONE STATE PLANE COORDINATES,
BASED ON GPS SOLUTIONS.

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 562-001-BD1

DATE OF SURVEY: 11/15/07
PLOT DATE: 12/09/08
DRAWING NO.: 562-001-BD1
PROJECT NO.: 562-001
SHEET 2 OF 2

129.356 ACRES
COUNTY OF TRAVIS
5314/1064

Chaparral



ZONING EXHIBIT P



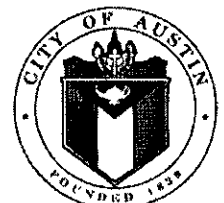
SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

ZONING CASE#: C14-2008-0053
 ADDRESS: 3000 BLK E SH 71 EB
 SUBJECT AREA: 5.922 ACRES
 GRID: P16 & P17
 MANAGER: W. RHOADES

OPERATOR: S. MEEKS



1" = 400'

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