

**ORDINANCE NO. 20090212-047**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1615 CROZIER LANE AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) 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 interim-rural residence (I-RR) district to limited industrial service-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-2008-0227, on file at the Neighborhood Planning and Zoning Department, as follows:

A 22.37 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 1615 Crozier Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

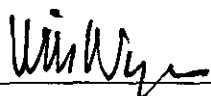
**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

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.

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 February 23, 2009.

**PASSED AND APPROVED**

February 12, 2009      §  
§  
§        
Will Wynn  
Mayor

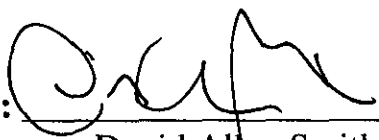
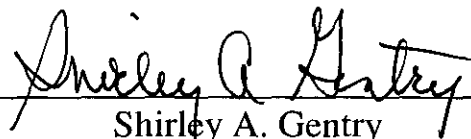
**APPROVED:**  **ATTEST:**   
David Allan Smith      Shirley A. Gentry  
City Attorney      City Clerk

EXHIBIT "A"  
METES AND BOUNDS DESCRIPTION  
22.37 ACRES

BEING PART OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND (CALLED 20 ACRES) DESCRIBED IN A DEED TO SERGIO CARDENAS, ET.AL., RECORDED IN VOLUME 10811, PAGE 1331 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS (TCRPR), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pipe found on the northeast line of Crozier Lane, at the west corner of said Cardenas tract of land (also the north corner of the "save and except" 40' wide tract of land described in said Cardenas deed), and on the southeast line of the Bertucci 30.89 acres described in Volume 11481, Page 1008 of the TCRPR, for the west corner and PLACE OF BEGINNING hereof, from which point another ½" iron pipe found on the south line of Crozier Lane, also the north line of "Airport Fast Park Subdivision", a subdivision in Travis County, Texas as recorded in Document No. 200000351 of the Travis County Official Public Records, said point also being the original west corner of said Cardenas tract of land, bears S 47°36'49" E 39.95 feet;

THENCE with the common line between Cardenas and Bertucci, N 42°13'54" E at a distance of 1475.98 feet pass a ½" iron pipe found, and continuing with the same course for a total distance of 1586.60 feet to a point on the west low bank of the Colorado River, at for the north corner hereof;

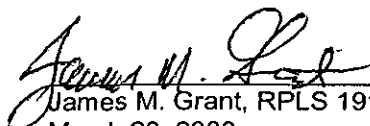
THENCE with the gradient boundary of the Colorado River, approximated by the meanders of the west low bank of the Colorado River, the following three calls:

- 1) S 19°13'04" E 380.28 feet;
- 2) S 27°49'16" E 138.40 feet;
- 3) S 13°31'45" E 262.43 feet to the east corner hereof;

THENCE with Cardenas' southerly line, also the westerly line of the City of Austin 50.763 acres described in Volume 12816, Page 1516 of the TCRPR, S 42°19'48" W at a distance of 177.72 feet pass a ½" rebar found, called for in said City of Austin deed, and continuing with the same course for a total distance of 1262.61 feet to a ½" rebar set, capped "Harris Grant", on the northeast line of Crozier Lane, at Cardenas' south corner (also the east corner of the "save and except 40' wide tract of land described in said Cardenas' deed), for the south corner hereof, from which point a ½" rebar found at the west corner of said City of Austin tract of land bears S 42°19'48" W 35.79 feet;

THENCE with the northeast line of Crozier Lane, also the northeast line of said "save and except" 40' wide tract of land described in said Cardenas' deed, N 43°20'07" W 680.95 feet to the PLACE OF BEGINNING and containing 22.37 acres of land, more or less.

Surveyed by:  
Harris-Grant Surveying, Inc.  
1700 South Lamar  
Suite 332  
Austin, Texas 78704  
(512) 444-1781

  
James M. Grant, RPLS 1919  
March 28, 2008



Jg\mydocs\m&b\2008\42444

EXHIBIT "A"  
METES AND BOUNDS DESCRIPTION  
22.37 ACRES

BEING PART OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND (CALLED 20 ACRES) DESCRIBED IN A DEED TO SERGIO CARDENAS, ET.AL, RECORDED IN VOLUME 10811, PAGE 1331 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS (TCRPR), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a  $\frac{1}{2}$ " iron pipe found on the northeast line of Crozier Lane, at the west corner of said Cardenas tract of land (also the north corner of the "save and except" 40' wide tract of land described in said Cardenas deed), and on the southeast line of the Bertucci 30.89 acres described in Volume 11481, Page 1008 of the TCRPR, for the west corner and PLACE OF BEGINNING hereof, from which point another  $\frac{1}{2}$ " iron pipe found on the south line of Crozier Lane, also the north line of "Airport East Park Subdivision", a subdivision in Travis County, Texas as recorded in Document No. 200000351 of the Travis County Official Public Records, said point also being the original west corner of said Cardenas tract of land, bears  
S 47°36'49" E 39.95 feet;

THENCE with the common line between Cardenas and Bertucci, N 42°13'54" E at a distance of 1475.98 feet pass a  $\frac{1}{2}$ " iron pipe found, and continuing with the same course for a total distance of 1586.60 feet to a point on the west low bank of the Colorado River, at for the north corner hereof;

THENCE with the gradient boundary of the Colorado River, approximated by the meanders of the west low bank of the Colorado River, the following three calls:

- 1) S 19°13'04" E 380.28 feet;
- 2) S 27°49'16" E 138.40 feet;
- 3) S 13°31'45" E 262.43 feet to the east corner hereof;

THENCE with Cardenas' southerly line, also the westerly line of the City of Austin 50.763 acres described in Volume 12816, Page 1516 of the TCRPR, S 42°19'48" W at a distance of 177.72 feet pass a  $\frac{1}{2}$ " rebar found, called for in said City of Austin deed, and continuing with the same course for a total distance of 1262.61 feet to a  $\frac{1}{2}$ " rebar set, capped "Harris Grant", on the northeast line of Crozier Lane, at Cardenas' south corner (also the east corner of the "save and except 40' wide tract of land described in said Cardenas' deed), for the south corner hereof, from which point a  $\frac{1}{2}$ " rebar found at the west corner of said City of Austin tract of land bears S 42°19'48" W 35.79 feet;

THENCE with the northeast line of Crozier Lane, also the northeast line of said "save and except" 40' wide tract of land described in said Cardenas' deed, N 43°20'07" W 680.95 feet to the PLACE OF BEGINNING and containing 22.37 acres of land, more or less.

I, THE UNDERSIGNED, HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY, THAT SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, OF THE PROPERTY LOCATED AT 1700 CROZIER LANE, AUSTIN TEXAS, BEING DESCRIBED AS FOLLOWS: BEING ALL OF THAT CERTAIN 22.37 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT SITUATED IN TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT A 40 FOOT WIDE STRIP OF LAND, ALL OF WHICH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" SHOWN HEREON, AND MADE A PART HEREOF.

REFERENCE OF NO 00080583

BUYER: MOYI E. McELROY, III  
SELLER: RAMON CARDENAS, SERGIO CARDENAS AND CARLOS CARDENAS  
LENDER: AS ASSIGNED  
TITLE CO.: HERITAGE TITLE COMPANY  
UNDERWRITER: CHICAGO TITLE INSURANCE COMPANY

NOTES:  
1. THIS PROPERTY IS SUBJECT TO A BLANKET TYPE ELECTRIC LINE EASEMENT PER V. 883, PG. 125.  
2. THE ELECTRIC AND TELEPHONE EASEMENT PER V. 2305, PG. 14 DOES NOT AFFECT THIS SURVEY.  
3. THIS PROPERTY IS SUBJECT TO A BLANKET TYPE ELECTRIC UTILITY EASEMENT UNIT, TRAIL CONSTRUCTION AND INSTALLATION OF THE FACILITIES PER V. 1334, PG. 170 AT THAT TIME THE EASEMENT AREA SHALL BE LIMITED TO AN AREA EXTENDING 5 FEET ON ALL SIDES OF THE ACTUAL INSTALLED LOCATION OF THE FACILITIES.

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BEGINNING at a 1/2" iron pipe found on the northeast line of Crozier Lane, at the west corner of said Cardenas tract of land (also the north corner of the "save and except" 40' wide tract of land described in said Cardenas deed), and on the southeast line of the Bartucci 30.88 acres described in Volume 11481, Page 1008 of the TCRPR, for the west corner and PLACE OF BEGINNING hereof, from which point another 1/2" iron pipe found on the south line of Crozier Lane, also the north line of "Airport Fast Park Subdivision", a subdivision in Travis County, Texas as recorded in Document No. 200000351 of the Travis County Official Public Records, said point also being the original west corner of said Cardenas tract of land, bears

S 47°04'48" E 39.95 feet;

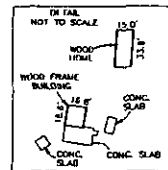
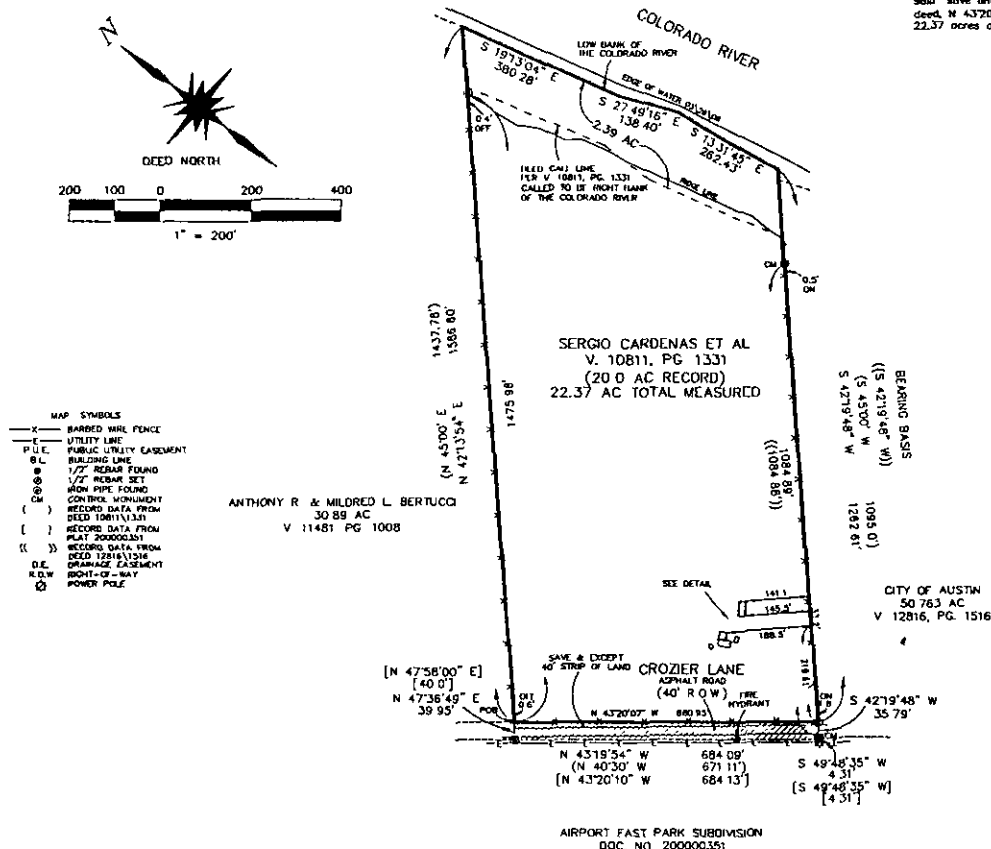
THENCE with the common line between Cardenas and Bartucci, N 42°13'54" E at a distance of 1475.98 feet pass a 1/2" iron pipe found, and continuing with the same course for a total distance of 1588.80 feet to a point on the west low bank of the Colorado River at for the north corner hereof;

THENCE with the gradient boundary of the Colorado River, approximated by the meanders of the west low bank of the Colorado River, the following three calls:

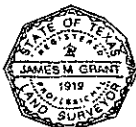
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THENCE with the northern line of Crozier Lane, also the northeast line of said "save and except" 40' wide tract of land described in said Cardenas' deed, N 43°20'07" W 680.95 feet to the PLACE OF BEGINNING and containing 22.37 acres of land, more or less.

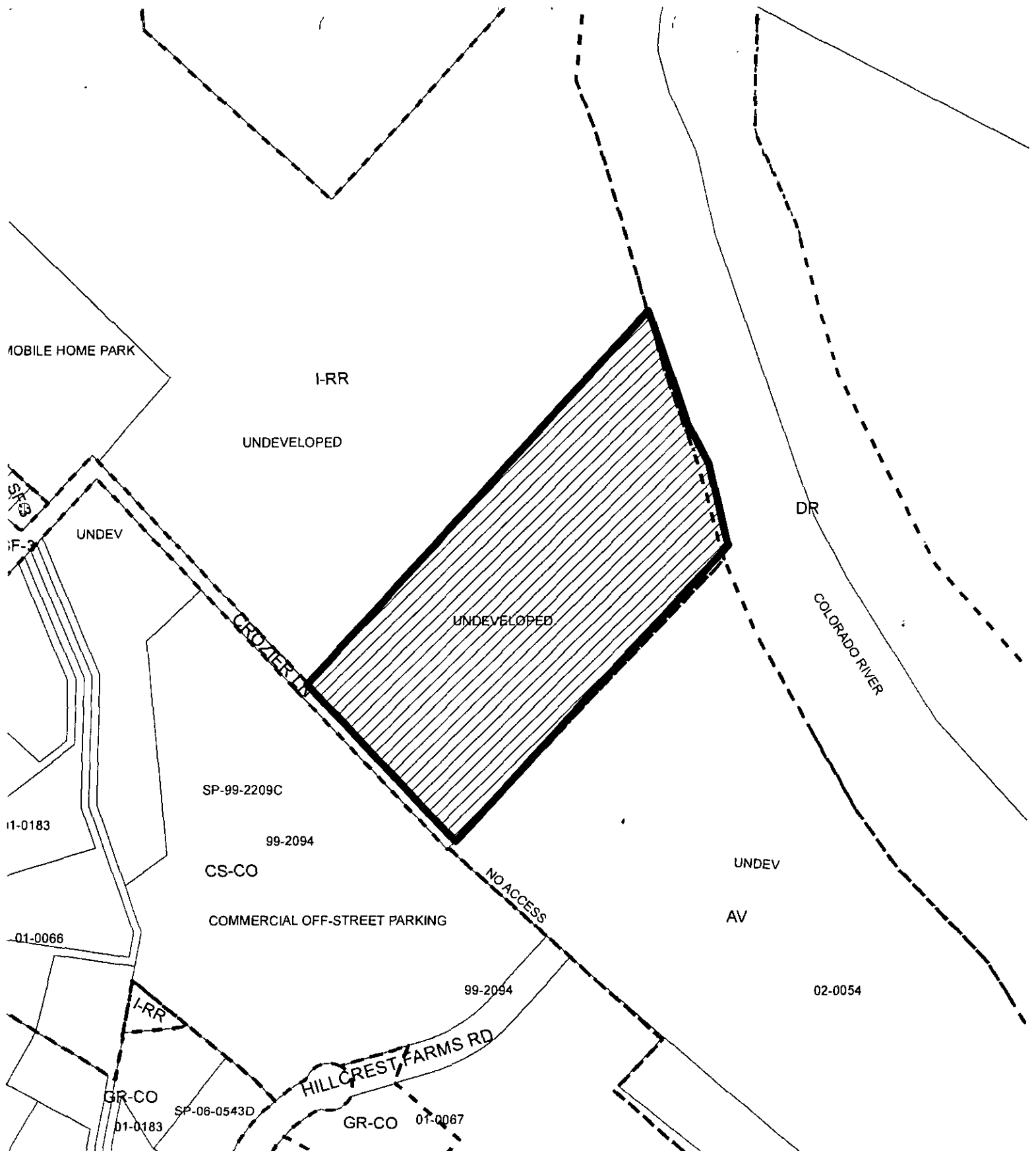


THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED ABOVE THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS ACCURATE, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY EASEMENTS OR ROADWAYS, EXCEPT AS SHOWN HEREON, AND THE SAID PROPERTY ADJUTS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. THIS PLAT IS VALID ONLY FOR THIS TRANSACTION.  
HARRIS-GRANT SURVEYING INC. 1700 SOUTH LAMAR BLVD, STE 332, AUSTIN, TEXAS 78704 PH: (512) 444-1781 FAX (512) 444-6123



James M. Grant  
JAMES M. GRANT R.P.L.S. NO. 1919  
INVOICE NO. 43864 WORK ORDER NO. 42444  
REVISED 04-16-2008  
MARCH 28, 2008  
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Harris-GRANT  
SURVEYING, INC.



**SUBJECT TRACT**



**ZONING BOUNDARY**



**PENDING CASE**

**OPERATOR: S. MEEKS**

**ZONING EXHIBIT B**

**ZONING CASE#: C14-2008-0227**  
**ADDRESS: 1615 CROZIER LANE**  
**SUBJECT AREA: 22.37 ACRES**  
**GRID: N18**  
**MANAGER: S. RYE**



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.