

**ORDINANCE NO. 20090312-038**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7211 NORTH IH-35 SERVICE ROAD NORTHBOUND FROM LIMITED INDUSTRIAL SERVICE (LI) DISTRICT TO PUBLIC (P) 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 limited industrial service (LI) district to public (P) district on the property described in Zoning Case No. C14-2009-0002, on file at the Neighborhood Planning and Zoning Department, as follows:

A 13.8078 acre tract of land, more or less, out of Block 13 of the H.A. & J.G. Fitzhugh Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 7211 North IH-35 Service Road Northbound, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on March 23, 2009.

**PASSED AND APPROVED**

\_\_\_\_\_, March 12, 2009

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Will Wynn  
Mayor

**APPROVED:**

\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**

\_\_\_\_\_  
Shirley A. Gentry  
City Clerk

## **EXHIBIT "A"**

### **Legal Description of the Land**

BEING all that certain lot, tract or parcel of land situated in the James P. Wallace Survey, Abstract No. 57, Travis County, Texas, same being a part of Block 13 of the H.A. & J.G. Fitzhugh Subdivision of the Rutherford Farm according to the plat thereof recorded in Book 1, Page 108 of the Plat Records of Travis County, Texas, same being the tract of land conveyed to HD Development Properties, L.P., a Georgia limited partnership, by deed recorded in Conveyance No. 1999061722 of the Real Property Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 60D Nail found in the southeast right-of-way line of Interstate Highway No. 35 (variable width R.O.W.) and the west corner of Lot 1 of Chrysler Addition according to the plat thereof recorded in Volume 49, Page 1 of the Plat Records of Travis County, Texas, same being a tract of land conveyed to ABKO Investment Company, Inc. by deed recorded in Volume 7943, Page 894 of the Deed Records of Travis County, Texas, same being the north corner of herein described tract;

THENCE South 62 degrees 19 minutes 03 seconds East along the southwest line of said Chrysler Addition, a distance of 636.32 feet to a 1/2 inch iron rod set with yellow plastic cap stamped DCA INC. at the westerly most south corner of said Chrysler Addition, for a corner;

THENCE North 29 degrees 54 minutes 59 seconds East along the south line of said Chrysler Addition a distance of 99.90 feet to a 1/2 inch iron rod set with yellow plastic cap stamped DCA INC., for a corner;

THENCE South 62 degrees 27 minutes 00 seconds East along the southwest line of said Chrysler Addition a distance of 338.54 feet to a 1/2 inch iron rod set with yellow plastic cap stamped DCA INC. in the northwest line of St. John's College Addition according to the plat thereof recorded in Volume 4, Page 71 of the Plat Records of Travis County, Texas, same being the east corner of said herein described tract;

THENCE South 30 degrees 05 minutes 50 seconds West along the northwest line of said St. John's College Addition a distance of 150.03 feet to a 1/2 inch iron rod found at the east corner of a tract of land conveyed to the City of Austin by deed recorded in Volume 2835, Page 167 of the Deed Records of Travis County, Texas, for a corner;

THENCE North 59 degrees 54 minutes 14 seconds West along the northeast line of said City of Austin tract a distance of 201.24 feet to a 1/2 inch iron rod set with yellow plastic cap stamped DCA INC. at the north corner of said City of Austin tract, for a corner;

THENCE South 30 degrees 05 minutes 18 seconds West along the northwest line of said City of Austin tract a distance of 210.00 feet to a 1/2 inch iron rod found at the west corner of said City of Austin tract, for a corner;

THENCE South 59 degrees 55 minutes 11 seconds East along the southwest line of said City of Austin tract a distance of 201.21 feet to a 1/2 inch iron rod found in the northwest line of said St. John's College Addition, same being the south corner of said City of Austin tract, for a corner;

THENCE South 30 degrees 04 minutes 43 seconds West along the northwest line of said St. John's College Addition a distance of 369.94 feet to a 1/2 inch iron rod found in the northeast right-of-way line of E. St. John's Avenue (50 foot R.O.W.), same being the south corner of said herein described tract;

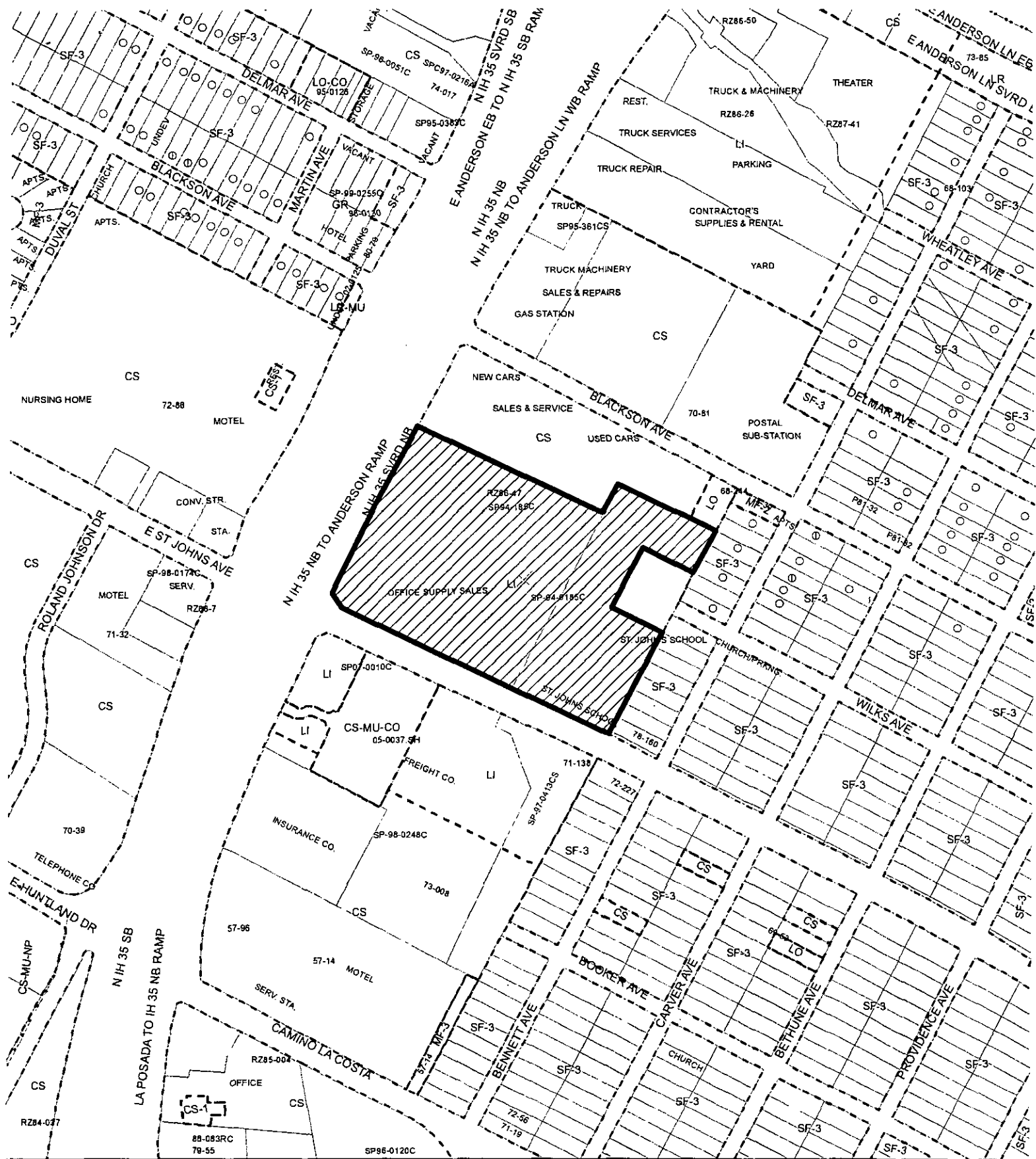
THENCE North 62 degrees 23 minutes 30 seconds West along the northeast right-of-way line of said E. St. John's Avenue a distance of 931.74 feet to a 1/2 inch iron rod set with yellow plastic cap stamped DCA INC. at the west corner of said herein described tract;

THENCE North 17 degrees 26 minutes 13 seconds West a distance of 35.66 feet to a 60D Nail found in the southeast right-of-way line of said Interstate Highway No. 35, same being the west corner of said herein described tract;

THENCE North 27 degrees 16 minutes 06 seconds East along the southeast right-of-way line of said Interstate Highway No. 35 a distance of 343.06 feet to a concrete monument found at the beginning of a curve to the right having a delta angle of 00 degrees 50 minutes 08 seconds, a radius of 2853.29 feet and a chord bearing and distance of North 29 degrees 50 minutes 18 seconds East, 41.60 feet;

THENCE along the southeast right-of-way line of said Interstate Highway No. 35 and along said curve to the right, an arc length of 41.60 feet to a concrete monument found at the end of said curve, for a corner;

THENCE North 30 degrees 13 minutes 55 seconds East along the southeast right-of-way line of said Interstate Highway No. 35 a distance of 220.30 feet to the POINT OF BEGINNING and containing 601,467.38 square feet or 13.8078 acres of land.



# ZONING EXHIBIT B

 SUBJECT TRACT

 ZONING BOUNDARY

 PENDING CASE

ZONING CASE#: C14-2009-0002  
 ADDRESS: 7211 N IH 35 SVRD NB  
 SUBJECT AREA: 13.8078 ACRES  
 GRID: L27 & L28  
 MANAGER: J. HARDEN

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.