

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 3026 SOUTH FM 973 ROAD AND CHANGING THE
3 ZONING MAP FROM INTERIM-SINGLE FAMILY RESIDENCE STANDARD
4 LOT (I-SF-2) DISTRICT AND RURAL RESIDENCE (RR) DISTRICT TO
5 LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING
6 DISTRICT.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from interim-single family residence standard lot (I-SF-2)) district
12 and rural residence (RR) district to limited office-conditional overlay (LO-CO) combining
13 district on the property described in Zoning Case No. C14-2008-0232, on file at the
14 Neighborhood Planning and Zoning Department, as follows:
15

16 A 1.596 acre tract of land, more or less, being all of Tracts 4, 5, 6, and 7 as
17 described in an instrument of record in the Official Records of Travis County, and
18 being more particularly described by metes and bounds in Exhibit "A"
19 incorporated into this ordinance (the "Property"),
20

21 locally known as 3026 South FM 973 Road, in the City of Austin, Travis County, Texas,
22 and generally identified in the map attached as Exhibit "B".
23

24 PART 2. The Property within the boundaries of the conditional overlay combining district
25 established by this ordinance is subject to the following conditions:
26

27 A site plan or building permit for the Property may not be approved, released, or
28 issued, if the completed development or uses of the Property, considered
29 cumulatively with all existing or previously authorized development and uses,
30 generate traffic that exceeds 2,000 trips per day.
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 office (LO) base district,
34 and other applicable requirements of the City Code.
35
36
37

1 **PART 3.** This ordinance takes effect on _____, 2009.
2
3

4 **PASSED AND APPROVED**
5

6 _____, 2009
7

§
§
§

8 _____
9 Will Wynn
10 Mayor
11

12 **APPROVED:** _____ **ATTEST:** _____
13

14 David Allan Smith
15 City Attorney

Shirley A. Gentry
City Clerk

Office: 512-481-9602
 Fax: 512-330-1621
 Page 1 of 2

Waterloo Surveyors Inc.

Thomas P. Dixon
 R.P.L.S. 4324
 J5421E1

EXHIBIT "A"

October 27, 2008

FIELD NOTES

1.596 ACRES OF LAND, MORE OR LESS, BEING ALL OF TRACTS 4, 5, 6 AND 7 AS DESCRIBED IN VOLUME 13389, PAGE 3565, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at an iron rod found at the intersection of the west R.O.W. of F.M. 976 South and the north R.O.W. of Eva Street, same being at the S.E. corner of TRACT 7 as described in Volume 13389, Page 3565, Real Property Records, Travis County, Texas, for the S.W. corner hereof;

THENCE the following three (3) courses and distances along the north R.O.W. of Eva Street:

1. N58°36'53"W for a distance of 163.76 feet to an iron rod found at the S.W. corner of TRACT 7 and the S.E. corner of TRACT 6;
2. N58°48'15"W for a distance of 51.91 feet to an iron rod set at the S.W. corner of TRACT 6 and the S.E. corner of TRACT 5;
3. N59°36'59"W for a distance of 52.17 feet to an iron rod found at the S.W. corner of TRACT 5 for the S.W. corner hereof;

THENCE N55°36'56"E for a distance of 180.52 feet to an iron rod found at the most northerly corner of TRACT 5 on the south line of TRACT 4 for a corner hereof;

THENCE N37°52'06"W along the southwest line of TRACT 4 for a distance of 30.30 feet to an iron rod found at the S.E. corner of Lot 4, Block 4, A. L. ROYSTER ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 240, Plat Records, Travis County, Texas;

THENCE the following six (6) courses and distances along the common west line of TRACT 4 and the east line of Block 4, A. L. ROYSTER ADDITION:

1. N25°19'11"E for a distance of 54.16 feet to an iron rod found at the S.E. corner of Lot 5, Block 4;
2. N07°03'01"E for a distance of 75.68 feet to an iron rod found at the S.E. corner of Lot 6, Block 4;
3. N26°26'25"E for a distance of 68.61 feet to an iron rod set at the S.E. corner of Lot 7, Block 4, from which point a pipe found on the east R.O.W. of Royster Avenue at the S.W. corner of Lot 7 bears N46°02'39"W at a distance of 73.08 feet ;
4. N69°15'38"E for a distance of 64.99 feet to an iron rod found on the south line of Lot 8 and the north line of Lot 7, Block 4 for a corner hereof, from which point a pipe found on the east R.O.W. of Royster Avenue at the N.W. corner of Lot 7 bears N45°30'44"W at a distance of 100.51 feet ;
5. S64°55'11"E for a distance of 17.16 feet to an iron rod found;
6. S65°54'04"E for a distance of 60.15 feet to an iron rod found at the N.E. corner of TRACT 4 on the west R.O.W. of F.M. 973 South, for the N.E. corner hereof;

625 Industrial Boulevard
 Austin, Texas 78745

Office: 512-481-9602
Fax: 512-330-1621
Page 2 of 2

Waterloo Surveyors Inc.

Thomas P. Dixon
R.P.L.S. 4324
J5421E1


EXHIBIT "A"

October 27, 2008

FIELD NOTES

THENCE S12°12'19"W along the west R.O.W. of F.M. 973 South, at 153.21 feet passing an iron rod set at the common east line of TRACT 4 and the most northerly corner of TRACT 7 and in all 451.30 feet to the **POINT OF BEGINNING** containing 1.596 acres of land.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.



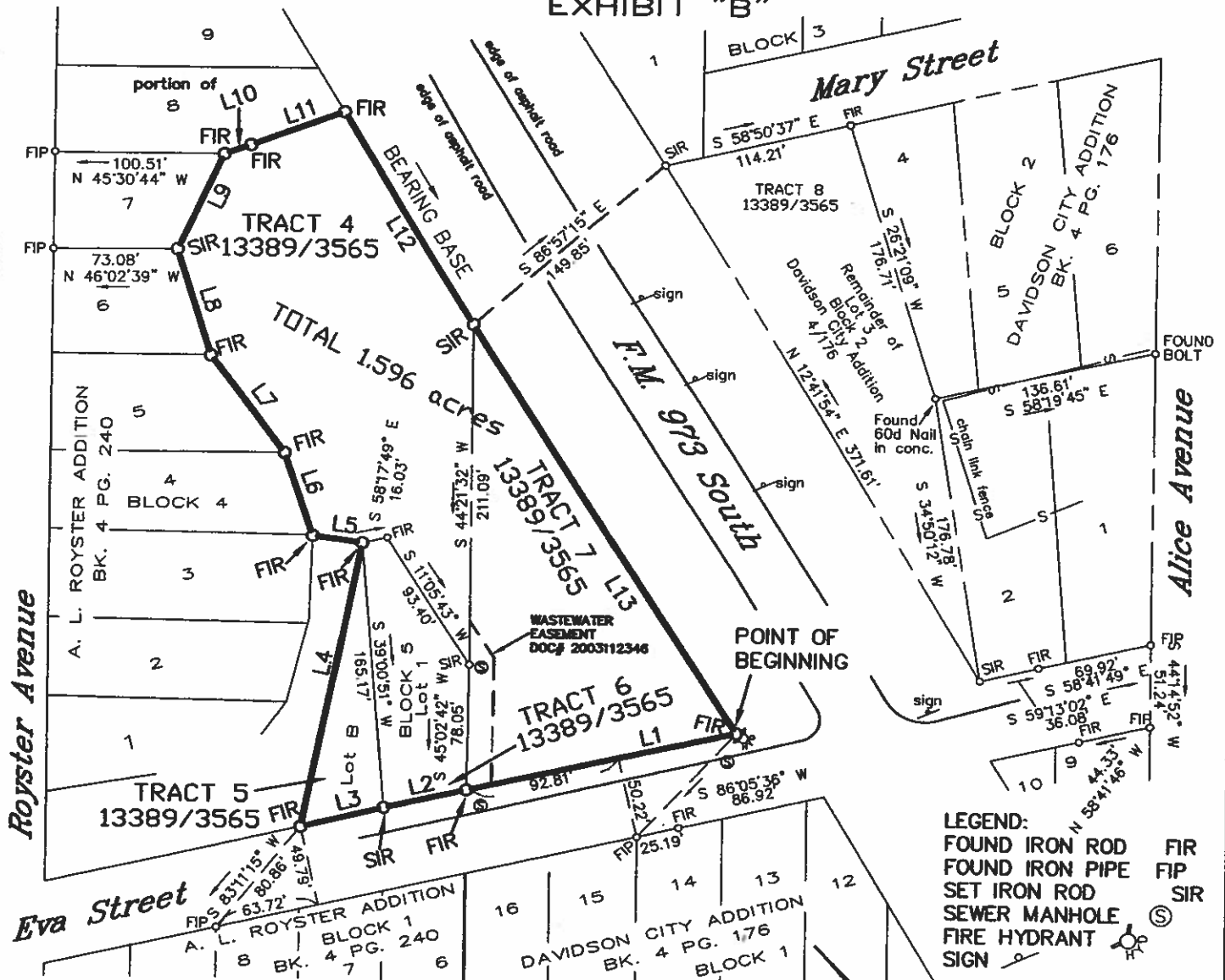
Thomas P. Dixon R.P.L.S. 4324



625 Industrial Boulevard
Austin, Texas 78745

SKETCH TO ACCOMPANY FIELD NOTES EXHIBIT "B"

J5421E1



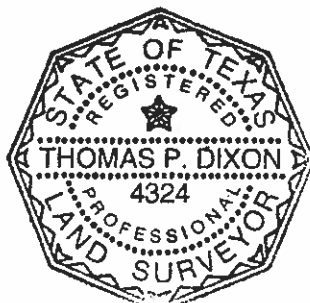
BEARING BASE:
 EAST LINE OF TRACTS 4 & 7 AS CALLED FOR
 IN VOLUME 13389, PAGE 3565, DEED RECORDS,
 TRAVIS COUNTY, TEXAS, CALLING FOR A BEARING
 OF S12°12'19"W; SEE DEED FOR RECORD CALLS.

LEGAL DESCRIPTION:
 1.596 ACRES OF LAND, MORE OR LESS, BEING ALL OF
 TRACTS 4, 5, 6 AND 7 AS DESCRIBED IN VOLUME 13389,
 PAGE 3565, REAL PROPERTY RECORDS, TRAVIS COUNTY,
 TEXAS.

1.596 ACRE
 COURSE AND DISTANCE CALLS

LINE	DIRECTION	DISTANCE
L1	N 58°36'53" W	163.76'
L2	N 58°48'15" W	51.91'
L3	N 59°36'56" W	52.17'
L4	N 55°36'56" E	180.52'
L5	N 37°52'06" W	30.30'
L6	N 25°19'11" E	54.16'
L7	N 07°03'01" E	75.68'
L8	N 26°26'25" E	68.61'
L9	N 69°15'38" E	64.99'
L10	S 64°55'11" E	17.16'
L11	S 65°54'04" E	60.15'
L12	S 12°12'19" W	153.21'
L13	S 12°12'19" W	298.09'

THOMAS DIXON R.P.L.S. 4324
 WATERLOO SURVEYORS INC.
 625 INDUSTRIAL BOULEVARD
 AUSTIN, TEXAS 78745
 Phone: 512-481-9602





N

1" = 400'

ZONING EXHIBIT B

<p> SUBJECT TRACT</p> <p> ZONING BOUNDARY</p> <p> PENDING CASE</p>	<p>ZONING CASE#: C14-2008-0232</p> <p>ADDRESS: 3026 S FM 973 RD</p> <p>SUBJECT AREA: 1.596 ACRES</p> <p>GRID: P17</p> <p>MANAGER: W. RHOADES</p>
---	---

OPERATOR: S. MECKS

CITY OF AUSTIN
FOUNDED 1839

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.