

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 5925 STEINER RANCH BOULEVARD FROM
3 DEVELOPMENT RESERVE (DR) DISTRICT TO COMMUNITY
4 COMMERCIAL-CONDITIONAL OVERLAY (GR-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 development reserve (DR) district to community commercial-
10 conditional overlay (GR-CO) combining district on the property described in Zoning Case
11 No. C14-2009-0108, on file at the Planning and Development Review Department, as
12 follows:
13

14 A 11.81 acre tract of land, more or less, out of the D. & W.R.R. CO. Survey No. 73
15 and D. & W.R.R. Co. Survey No. 74, the tract of land being more particularly
16 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the
17 "Property"),
18

19 locally known as 5925 Steiner Ranch Boulevard, in the City of Austin, Travis County,
20 Texas, and generally identified in the map attached as Exhibit "B".
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 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 cumulatively
27 with all existing or previously authorized development and uses, generate traffic that
28 exceeds 2,000 trips per day.
29

30
31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the community commercial (GR)
33 base district, and other applicable requirements of the City Code.
34
35
36
37

PART 3. This ordinance takes effect on _____, 2009.

PASSED AND APPROVED

www

_____, 2009

Lee Leffingwell
Mayor

APPROVED: _____ ATTEST: _____

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk



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

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**APPROXIMATELY 11.81 ACRES
D. & W. R.R. CO. SURVEY NO. 73
D. & W. R.R. CO. SURVEY NO. 74**

A DESCRIPTION OF APPROXIMATELY 11.81 ACRES OF LAND IN THE D. & W. R.R. CO. SURVEY NO. 73 AND D. & W. R.R. CO. SURVEY NO. 74, BEING A PORTION OF LOT 1, BLOCK A, STEINER RANCH PHASE TWO, SECTION 9, A PLAT OF RECORD IN DOCUMENT NUMBER 200600337 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID APPROXIMATE 11.84 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with plastic "Chaparral Boundary" cap set in the south right-of-way line of R.M. 620, same being the northwest corner of the City of Austin tract described in Volume 11848 Page 1718, also being the northeast corner of said Lot 1;

THENCE with the west line of said City of Austin Tract, same being the east line of said Lot 1, the following three (3) courses and distances:

1. South 27°25'44" West a distance of 655.47 feet to a 1/2" rebar with "BCP" cap found;
2. North 58°00'15" West a distance of 156.38 feet to a 1/2" rebar with "BCP" cap found;
3. South 27°32'59" West an approximate distance of 38 feet to a calculated point in the Austin 2 mile ETJ, same being 350 feet offset from and parallel to R.M. 620.;

THENCE crossing said Lot 1, with a line 350 foot from and parallel to the R.M. 620 right-of-way, also with the Austin 2 mile ETJ, to a calculated point in the curving east right-of-way line of Steiner Ranch Boulevard (120' R.O.W. width), same being the west line of said Lot 1:

THENCE with the east right-of-way line of said Steiner Ranch Boulevard, same being the west line of said Lot 1, the following three (3) courses and distances:


1. With the arc of a curve to the left an approximate chord distance of 186 feet to a 1/2" rebar with "CFE" cap found;
2. North 13°41'20" West a distance of 147.13 feet to a mag nail with "Chaparral" washer found;
3. With a curve to the right, having a radius of 20.00 feet, a delta angle of 89°33'58", an arc length of 31.26 feet, and a chord which bears North 31°28'42" East, a distance of 28.18 feet, to a 1/2" rebar with "CFE" cap found in the south right-of-way line of R.M. 620, same being the north line of said Lot 1, also being the west right-of-way line of said Steiner Ranch Boulevard;

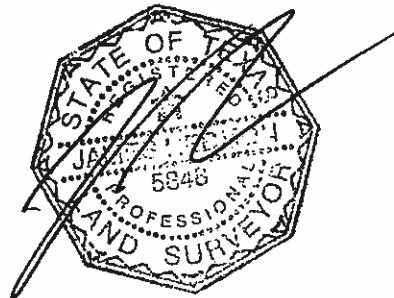
THENCE with the south right-of-way line of said R.M. 620, same being the north line of said Lot 1, the following three (3) courses and distances:

1. North 76°18'57" East a distance of 840.81 feet to a 1/2" rebar with "CFE" cap found;
2. With a curve to the left, having a radius of 3819.83 feet, a delta angle of 07°07'33", an arc length of 475.07 feet, and a chord which bears North 72°49'04" East, a distance of 474.76 feet, to a 1" iron pipe found;
3. North 69°06'25" East, a distance of 284.59 feet to the **POINT OF BEGINNING**, containing approximately 11.81 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Attachments: Drawing 665-001-ANN1


James Redmon
Registered Professional Land Surveyor
State of Texas No. 5848



SKETCH TO ACCOMPANY A DESCRIPTION OF APPROXIMATELY 11.81 ACRES OF LAND IN THE D. & W. R.R. CO. SURVEY NO. 73 AND D. & W. R.R. CO. SURVEY NO. 74, BEING A PORTION OF LOT 1, BLOCK A, STEINER RANCH PHASE TWO, SECTION 9, A PLAT OF RECORD IN DOCUMENT NUMBER 200600337 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

D. & W. R.R. CO.
SURVEY NO. 74

R.M. 620 (R.O.W. VARIES)



LOT 1
BLOCK A
STEINER RANCH PHASE TWO,
SECTION 9
200600337

D. & W. R.R. CO.
SURVEY NO. 73

- LEGEND:
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH CHAPARRAL CAP SET
 - ⊙ IRON PIPE FOUND (SIZE NOTED)
 - △ MAG NAIL WITH CHAPARRAL WASHER FOUND
 - △ CALCULATED POINT

LINE TABLE			
No.	BEARING	LENGTH	RECORD
L1	N58°00'15"W	156.38'	(N58°01'27"W 156.52')
L2	S27°32'59"W	+/-38'	(S27°33'32"W)
L3	N13°41'20"W	147.13'	(N13°40'56"W 147.13')

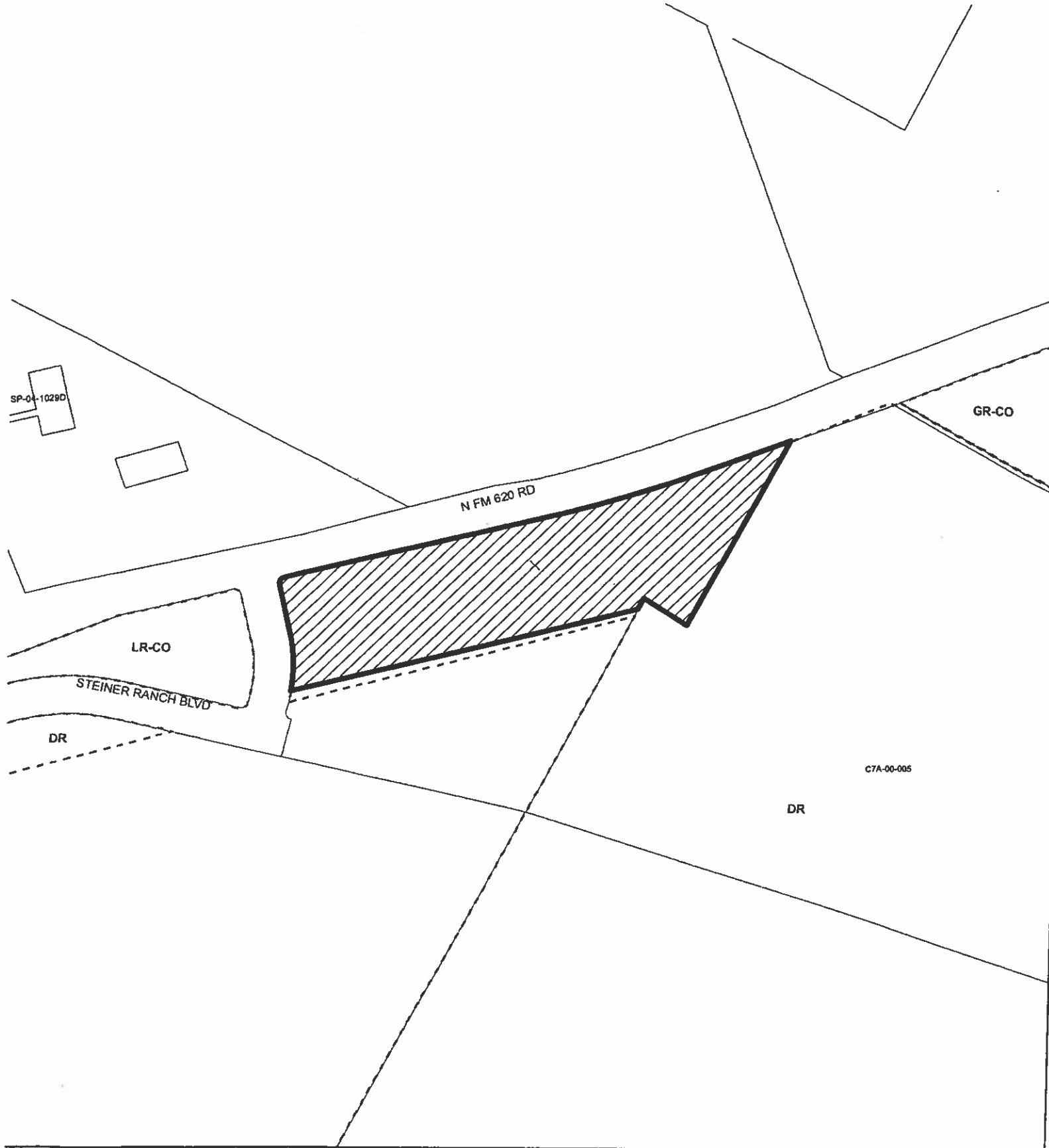
CURVE TABLE					
NO.	DELTA	RADIUS	TAN	ARC	CHORD
C1					+/-186'
C2	89°33'58"	20.00'	19.85'	31.26'	28.18'
C3	7°07'33"	3819.83'	237.84'	475.07'	474.76'

BEARING BASIS: ASSUMED, BASED
UPON THE PROVIDED STEINER RANCH
COORDINATE SYSTEM.




ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 665-001-ANN1

PLOT DATE: 09/09/09
DRAWING NO.: 665-001-ANN1
PROJECT NO.: 665-001
DRAWN BY: SF

Chaparral



N
1" = 400'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

ZONING Exhibit B

ZONING CASE#: C14-2009-0108
 ADDRESS: 5925 STEINER RANCH BLVD
 SUBJECT AREA: 11.81 ACRES
 GRID: C33
 MANAGER: C. PATTERSON



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.