

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13216 POND SPRINGS ROAD 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. C14-2009-0136, on file at the Planning and Development Review Department, as follows:

A 0.643 acre tract of land, more or less, being all of Tract Lot 2, Gerritt Hills Tracts Subdivision in Williamson County, the tract being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 13216 Pond Springs Road, in the City of Austin, Williamson 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. 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.

B. The following uses are prohibited uses of the Property:

Building maintenance services
Construction sales and services
Drop-off recycling collection facility
Electronic testing
Equipment sales
Laundry service
Vehicle storage

Campground
Convenience storage
Electronic prototype assembly
Equipment repair services
Kennels
Monument retail sales
Veterinary services

1
2 C. The following uses are conditional uses of the Property:

3
4 Food preparation
5 Custom manufacturing

6 Plant nursery

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

10
11 **PART 3.** This ordinance takes effect on _____, 2009.

12
13 **PASSED AND APPROVED**

14
15
16 _____, 2009

17 §
18 §
19 §

20 Lee Leffingwell
21 Mayor

22
23 **APPROVED:** _____

24 David Allan Smith
25 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk

EXHIBIT "A"

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

October 14, 2008

FIELD NOTE DESCRIPTION FOR THE PROPOSED ZONING CHANGE OF 0.643 ACRE OF LAND, BEING ALL OF TRACT 2, GERRITT HILLS TRACTS, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET D SLIDE 252 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, HAVING BEEN CONVEYED TO JON E. PAULSEN BY DEED RECORDED IN DOCUMENT NO. 2009070308 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at a ½ inch iron pipe found in the southwesterly right-of-way line of Pond Springs Road at the most northerly corner of Tract 3, Gerritt Hills Tracts, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet D Slide 252 of the Williamson County Plat Records;

THENCE with the southwesterly right-of-way line of Pond Springs Road, S 48 deg. 28' 00" E 131.66 ft. to a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc." at the most northerly common corner of Tracts 2 and 3 of said Gerritt Hills Tracts, and being the most northerly corner of that certain tract conveyed to Jon. E. Paulsen by deed recorded in Document No. 2009070308 of the Official Public Records of Williamson County, Texas, and being the most northerly corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE continuing with the southwesterly right-of-way line of Pond Springs Road, S 48 deg. 28' 00" E 95.00 ft. to a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc." at the location of an iron rod found in June 1984 by J. Leroy Bush, RPLS 1828, and being at the most northerly common corner of Tracts 1 and 2 of said Gerritt Hills Tracts, and being at the most easterly corner of said Paulsen tract, and being at the most easterly corner of this tract;

THENCE leaving the southwesterly right-of-way line of Pond Springs Road with the common line of said Tracts 1 and 2, S 41 deg. 07' 32" W 321.76 ft. to a calculated point at the south common corner of said Tracts 1 and 2, and being the most southerly corner of said Paulsen tract, and being the most southerly corner of this tract, and from which a ½ inch iron rod found bears S 18 deg. 48' 19" E 126.95 ft.

page 2 of 2
0.643 Acre

THENCE with the south line of Tract 2 N 18 deg. 48' 19" W 110.16 ft. to a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc." at the location of an iron rod found in June 1984 by J. Leroy Bush, RPLS 1828, at the southerly common corner of said Tracts 2 and 3, and being at the most westerly corner of said Paulsen tract, and being the most westerly corner of this tract,

THENCE with the common line of said Tracts 2 and 3, N 41 deg. 11' 52" E 267.24 ft. to the Place of Beginning, containing 0.643 Acre of land.

PREPARED: October 14, 2009 from survey performed August 4, 2009
BY:



Anne Thayer, Registered Professional Land Surveyor No. 5850

see accompanying sketch C847044



REFERENCES

Williamson Appraisal District parcel id R063553
City Grid: G-37

SCALE: 1"=40'

Point of Reference

ipf
B

S46°28'00"E 131.66'
(S46°28'E 131.66')

LEGEND

- ⊙ ½" Iron Rod Found
- ipf ⊙ ½" Iron Pipe Found
- ⊗ Calculated Point
- ◊ ½" Iron Rod Set with Plastic Cap
Marked "Holt Carson, Inc."
(Record Bearing and Distance)

SKETCH TO ACCOMPANY FIELD
NOTES FOR THE PROPOSED ZONING
CHANGE OF 0.643 ACRE OF LAND
BEING ALL OF TRACT 2, GERRITT
HILLS TRACTS, A SUBDIVISION IN
WILLIAMSON COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN CABINET D
SLIDE 252 OF THE PLAT RECORDS
OF WILLIAMSON COUNTY, TEXAS,
HAVING BEEN CONVEYED TO JON E.
PAULSEN BY DEED RECORDED IN
DOCUMENT NO. 2009070308 OF
THE WILLIAMSON COUNTY OFFICIAL
PUBLIC RECORDS.

REFERENCES:

WCAD parcel id R063553
City Grid G-37

Place of Beginning

POND SPRINGS ROAD (100')
(S46°28'E 94.91')
S46°28'00"E 95.00'

TRACT 3

(N44°13'E 267.22')
N44°13'52"E 267.24'

at location
of iron rod
found
June 1984 by
J. Leroy Bush,
RPLS 1828

TRACT 1

**TRACT 2
GERRITT HILLS TRACTS
CABINET D SLIDE 252**

0.643 Acre surveyed

Jon E. Paulsen
Document No.
2009070308

at location
of iron rod
found
June 1984 by
J. Leroy Bush,
RPLS 1828

(N18°48'19"W 110.16')
N18°48'19"W 110.16'

S41°07'32"W 321.76'
(S41°13'W 321.77')

Orientation for this sketch is
based on a bearing of
N00°06'55"E between
points A and B labeled hereon.

Routh II Investment
Group LP
Document
No. 2005023975

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

PREPARED: October 14, 2009 from survey
performed August 4th, 2009.

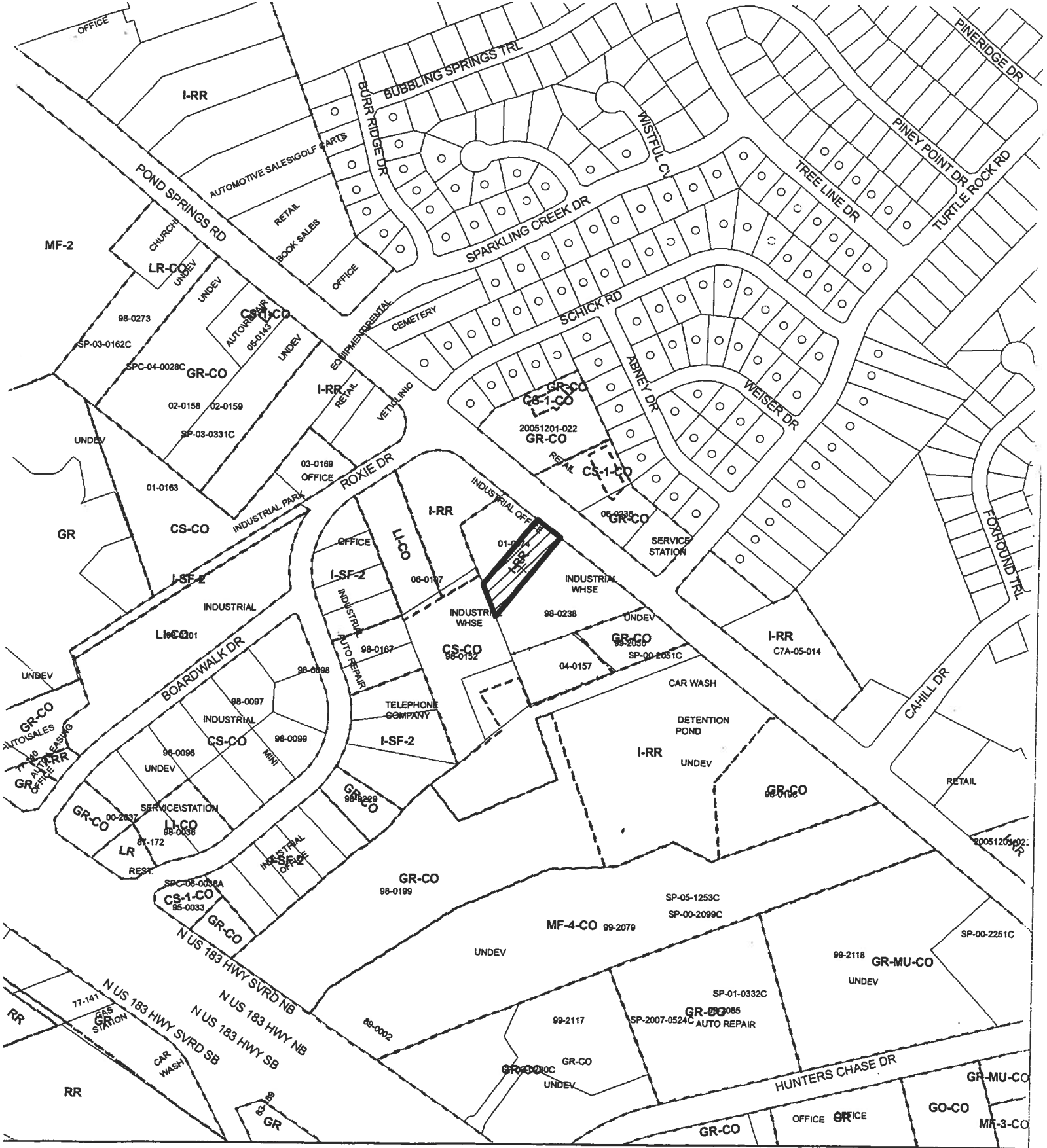
BY

Anne Thayer

Anne Thayer
Registered Professional Land Surveyor No. 5850



C847044



ZONING EXHIBIT B

ZONING CASE#: C14-2009-0136
 ADDRESS: 13216 POND SPRINGS RD
 SUBJECT AREA: 0.64 ACRES
 GRID: G37
 MANAGER: S. SIRWAITIS

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

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.