

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 10307 FM 2222 ROAD FROM LIMITED OFFICE**
3 **(LO) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL**
4 **OVERLAY (CS-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 limited office (LO) district to general commercial services-
10 conditional overlay (CS-CO) combining district on the property described in Zoning Case
11 No. C14-2009-0168, on file at the Planning and Development Review Department, as
12 follows:

13
14 A 4.89 acre tract of land, more or less, out of the J.W. Preece Survey No. 2,
15 Abstract No 2471 and the William Bell Survey No 802, Abstract No. 112, in
16 Travis County, the tract of land being more particularly described by metes and
17 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

18
19 locally known as 10307 FM 2222 Road, in the City of Austin, Travis County, Texas, and
20 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. A site plan or building permit for the Property may not be approved, released,
26 or issued, if the completed development or uses of the Property, considered
27 cumulatively with all existing or previously authorized development and uses,
28 generate traffic that exceeds 2,000 trips per day.
29
30 B. The maximum height of a building or structure is 30 feet from ground level.
31
32 C. The maximum height of a building or structure is three stories.
33
34
35

1 D. The following uses are conditional uses of the Property:

2
3 Business or trade school Construction sales & services
4 Equipment repair services Exterminating services
5 College & university facilities Community recreation (private)
6 Community recreation (public) Congregate living
7 Group home, Class II Private secondary educational facilities
8 Residential treatment Public secondary educational facilities
9

10 E. The following uses are prohibited uses of the Property:

11
12 Agricultural sales & services Automotive repair services
13 Automotive rentals Automotive sales
14 Automotive washing (of any type) Bail bond services
15 Financial services Campground
16 Commercial blood plasma center Commercial off-street parking
17 Consumer repair services Consumer convenience services
18 General retail sales (convenience) General retail sales (general)
19 Drop-off recycling collection facility Personal improvement services
20 Personal services Equipment sales
21 Food sales Funeral services
22 Hotel-motel Indoor sports & recreation
23 Indoor entertainment Kennels
24 Laundry services Monument retail sales
25 Off-site accessory parking Outdoor sports & recreation
26 Outdoor entertainment Pawn shop services
27 Plant nursery Pet services
28 Research services Restaurant (general)
29 Restaurant (limited) Service station
30 Veterinary services Theater
31 Vehicle storage Guidance services
32 Hospital services (general) Hospital services (limited)
33 Maintenance & service facilities Transitional housing
34 Transportation terminal
35 Medical offices (exceeding 5000 sq. ft. gross floor area)
36 Medical offices (not exceeding 5000 sq. ft. gross floor area)
37
38

1 Except as specifically restricted under this ordinance, the Property may be developed and
2 used in accordance with the regulations established for the general commercial services
3 (CS) base district, and other applicable requirements of the City Code.
4

5 **PART 3.** This ordinance takes effect on _____, 2010.
6

7
8 **PASSED AND APPROVED**
9

10 _____ §
11 _____ §
12 _____, 2010 § _____
13 **Lee Leffingwell**
14 **Mayor**
15

16
17 **APPROVED:** _____ **ATTEST:** _____
18 **David Allan Smith** **Shirley A. Gentry**
19 **City Attorney** **City Clerk**

**CRICHTON AND ASSOCIATES
LAND SURVEYORS**

6448 HIGHWAY 290 EAST
SUITE B-105

AUSTIN, TX 78723
512-244-3395 - PHONE
512-244-9508 - FAX

EXHIBIT A

FIELD NOTES

FIELD NOTES FOR A 4.8905 ACRE TRACT OUT OF THE J.W. PREECE SURVEY NO. 2 ABSTRACT NO. 2471 AND THE WILLIAM BELL SURVEY NO. 802 ABSTRACT NO. 112 IN TRAVIS COUNTY, TEXAS. BEING THE SAME TRACT DESCRIBED IN VOLUME 13215 PAGE 826 REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 3/4" pipe found on the South R.O.W. of F.M. 2222 and at the Northwest corner of a 106.163 acre tract conveyed to the City of Austin in Volume 11848 Page 1718 Real Property Records of Travis County, Texas for the Northeast corner of this tract and the **POINT OF BEGINNING**.

THENCE S 03° 53' 14" W leaving said R.O.W. and with the West line of said 106.163 acre tract also being the East line of this tract 544.04 feet to a 1/2" pin found at a P.I. in the West line of said 106.163 acre tract for the Southeast corner of this tract also being the most Easterly corner of Lot 1 Block A of Amended Plat of Block A, Lots 6 and 10, Twenty-Two Twenty-Two Business Park, a subdivision recorded in Doc No. 200000317 of the Travis County, Texas Real Property Records for the Southeast corner of this tract.

THENCE with the common line of this tract and said Lot 1 Block A the following two courses.

- 1) N 86° 07' 00" W, 391.71 feet to a 1" pipe found for the Southwest corner of this tract.
- 2) N 03° 50' 56" E at about 518.09 feet pass the Northeast corner of said Lot 1 Block A, in all a distance of 543.13 feet to a 3/4" pipe found on the South R.O.W. of F.M. 2222 for the Northwest corner of this tract.

THENCE S 86° 15' 00" E with the South R.O.W. of F.M. 2222 also being the North line of this tract 392.07 feet to the **POINT OF BEGINNING** and containing 4.8905 acres more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground in April of 1997, under my supervision and are true and correct to the best of my knowledge and belief.

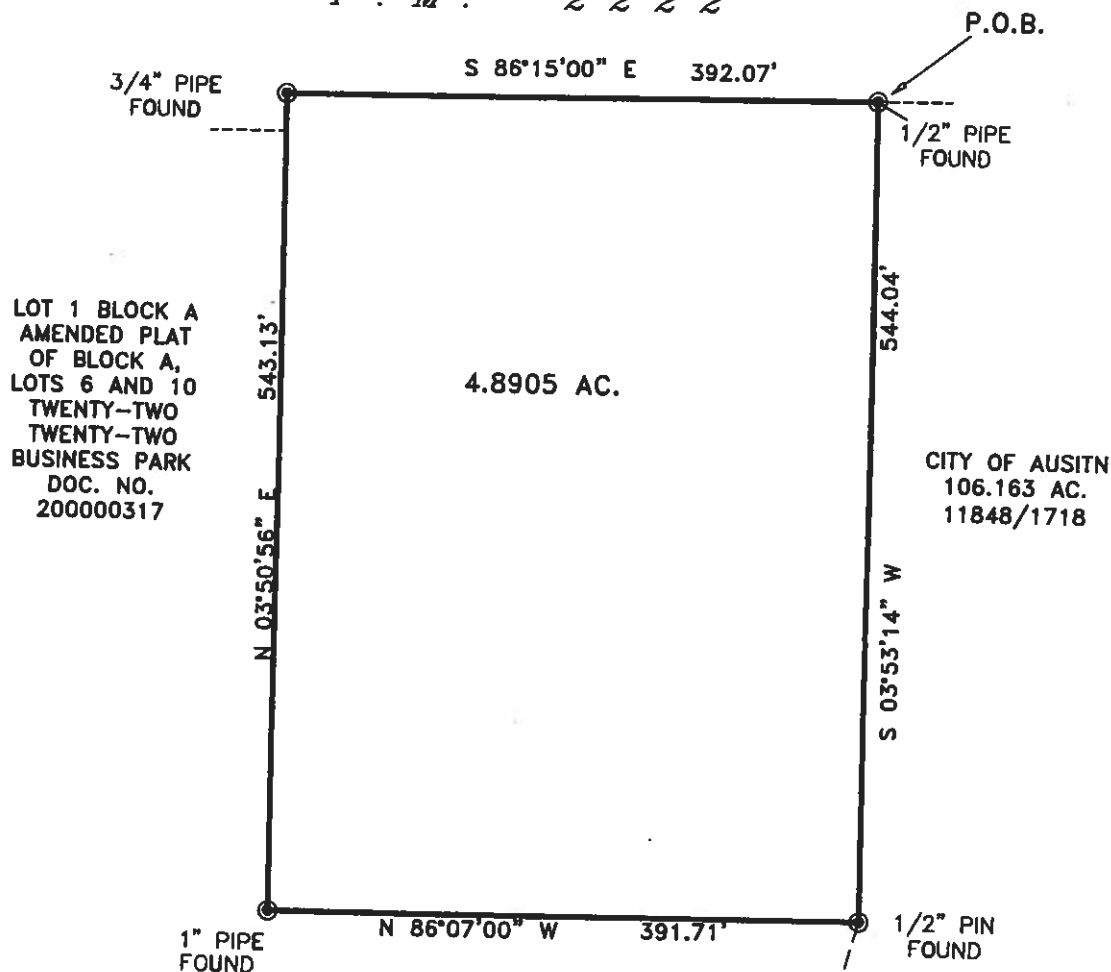
Witness my hand and seal November 5, 2009

Herman Crichton, R.P.L.S. 4046
95_224 zoning



SCALE: 1" = 100'

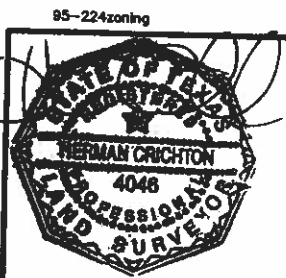
F. M. 2222



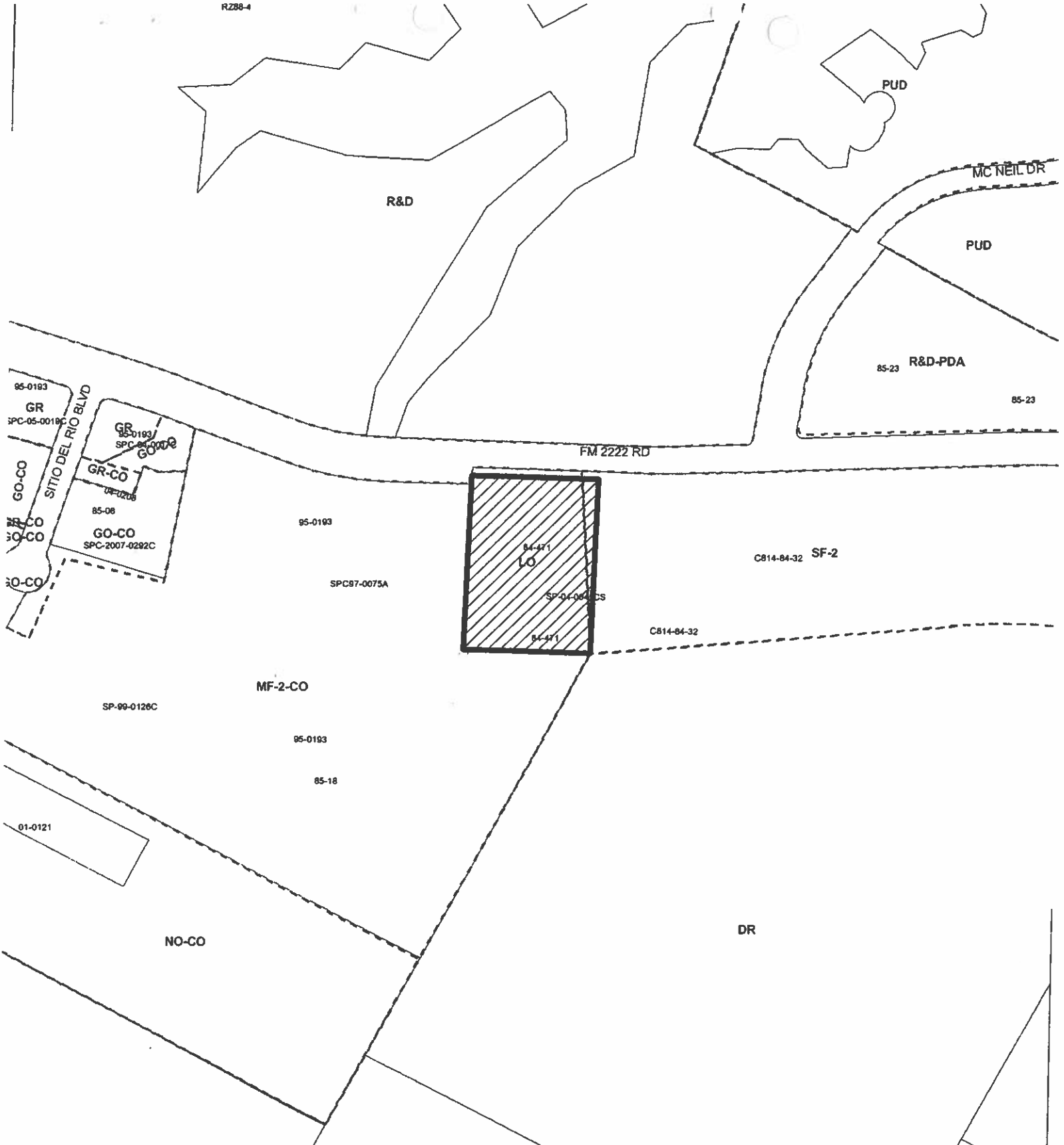
SKETCH TO ACCOMPANY FIELD NOTES FOR A
4.8905 ACRE TRACT OUT OF THE J. W. PREECE
SURVEY NO. 2 ABSTRACT NO. 2471 AND THE
WILLIAM BELL SURVEY NO. 802 ABSTRACT NO.
112 IN TRAVIS COUNTY, TEXAS BEING THE SAME
TRACT RECORDED IN VOL. 13215 PG. 826 OF
THE REAL PROPERTY RECORDS OF TRAVIS
COUNTY, TEXAS


CRICHTON
AND ASSOCIATES INC.
LAND SURVEYORS


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AUSTIN, TEXAS 78723
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DATE Nov. 5, 2009





 **SUBJECT TRACT**

 **ZONING BOUNDARY**

 **PENDING CASE**

OPERATOR: S. MEEKS

ZONING EXHIBIT B

ZONING CASE#: C14-2009-0168
ADDRESS: 10307 FM 2222 RD
SUBJECT AREA: 4.89 ACRES
GRID: D32-33
MANAGER: C. PATTERSON

