

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE  
2 PROPERTY LOCATED AT 10200-10614 SOUTH IH-35 SERVICE ROAD  
3 SOUTHBOUND AND CHANGING THE ZONING MAP FROM INTERIM-RURAL  
4 RESIDENCE (I-RR) DISTRICT AND GENERAL COMMERCIAL SERVICES-  
5 CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL  
6 COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-  
7 CO) COMBINING DISTRICT.

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

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base districts on the property described in Zoning Case No. C14-2008-0220, on  
13 file at the Planning and Development Review Department, as follows:

14  
15 Tract One and Tract Three: From interim rural residence (I-RR) district to general  
16 commercial services-mixed use-conditional overlay (CS-MU-CO) combining  
17 district.

18  
19 A 16.490 acre tract of land (Tract One) and a 7.122 acres tract of land (Tract  
20 Three), more or less, out of the Santiago Del Valle Grant and the S.F. Slaughter  
21 League No. 1, the tracts being part of a 125.714 acre tract and more particularly  
22 described by metes and bounds in Exhibit "A" and Exhibit "C" incorporated into  
23 this ordinance; and

24  
25 Tract Two: From interim rural residence (I-RR) district and general commercial  
26 services-conditional overlay (CS-CO) combining district to general commercial  
27 services-mixed use-conditional overlay (CS-MU-CO) combining district.

28  
29 A 24.532 acre tract of land, more or less, out of the Santiago Del Valle Grant, the  
30 tract being part of a 125.714 acre tract and more particularly described by metes  
31 and bounds in Exhibit "B" incorporated into this ordinance; (the "Property"),

32  
33 locally known as 10200-10614 South IH-35 Service Road Southbound, in the City of  
34 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "D".  
35  
36

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

3  
4 The following uses are prohibited uses of the Property:

5 Adult-oriented businesses

6 Campground

7 Drop-off recycling collection facility

8 Exterminating services

9 Monument retail sales

10 Residential treatment

Bail bond services

Commercial blood plasma center

Equipment sales

Kennels

Pawn shop services

Transitional housing

11  
12  
13 Except as otherwise specifically restricted under this ordinance, the Property may be  
14 developed and used in accordance with the regulations established for the general  
15 commercial services (CS) base district, the mixed use combining district, and other  
16 applicable requirements of the City Code.

17  
18 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2010.

19  
20  
21 **PASSED AND APPROVED**

22  
23 §  
24 §  
25 \_\_\_\_\_, 2010 § \_\_\_\_\_

26 Lee Leffingwell  
27 Mayor

28  
29  
30 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

31 Karen M. Kennard  
32 Acting City Attorney

Shirley A. Gentry  
City Clerk

16.490 ACRES  
PORTION OF RIDDELL TRACT  
TRACT 1

CIT-2000-0220  
TRACT 1  
FN. NO. 07-248R(MJJ)  
MAY 8, 2007  
BPI JOB NO. 652-62.91

EXHIBIT A

DESCRIPTION

OF A 16.490 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT AND THE S.F. SLAUGHTER LEAGUE NO. 1, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 125.714 ACRE TRACT OF LAND CALLED "TRACT THREE" CONVEYED TO THE RIDDELL FAMILY LIMITED PARTNERSHIP BY DEED OF RECORD IN VOLUME 12246, PAGE 585 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 16.490 ACRE TRACT OF LAND BEING DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod with cap found in the southerly line of Old San Antonio Road (R.O.W. varies), being the most northerly corner of that certain remaining portion of a 30.365 acre tract of land conveyed to Sheldon Stablewood by deed of record in Document No. 2000039224 of the Official Public Records of Travis County, Texas, being the northernmost northwesterly corner of said "Tract 3", for the northwesterly corner hereof;

**THENCE**, S78°14'22"E, along the southerly line of Old San Antonio Road, being a portion of the northerly line of the remaining portion of said "Tract Three" and hereof, a distance of 275.00 feet to a point at or near the center of Slaughter Creek, being in the southerly line of that certain tract of land conveyed to Edwin Tabb Harrel by deed of record in Volume 13125, Page 503 of said Real Property Records, for an angle point hereof;

**THENCE**, leaving the southerly line of Old San Antonio Road, along the centerline meanders of Slaughter Creek, being the common line of said Harrel Tract and the remaining portion of said "Tract Three", for a portion of the northerly line hereof, the following nine (9) courses and distances:

- ✓ 1) S06°36'14"W, a distance of 53.52 feet to a point;
- ✓ 2) S02°36'17"E, a distance of 91.30 feet to a point;
- ✓ 3) S16°36'10"E, a distance of 58.81 feet to a point;
- ✓ 4) S41°44'05"E, a distance of 27.38 feet to a point;
- ✓ 5) S62°21'01"E, a distance of 120.82 feet to a point;
- ✓ 6) S88°16'35"E, a distance of 227.61 feet to a point;
- ✓ 7) N81°58'28"E, a distance of 109.54 feet to a point;
- ✓ 8) N85°53'03"E, a distance of 249.16 feet to a point;
- ✓ 9) S88°51'07"E, a distance of 212.03 feet to a point in the westerly line of Interstate Highway 35 (R.O.W. varies), being the northeasterly corner of the remaining portion of said "Tract Three" and the southeasterly corner of said Harrel tract, for the northeasterly corner hereof;

**THENCE**, leaving the centerline meanders of Slaughter Creek, along the westerly line of Interstate Highway 35, being a portion of the easterly line of the remaining portion of said "Tract Three" and the easterly line hereof, the following two (2) courses and distances:

- 1) S12°57'27"W, a distance of 944.37 feet to a 1/2 inch iron rod found (Hwy. Sta. 1327+46.84, 200' Right) for an angle point;
- 2) S09°40'54"W, a distance of 99.83 feet to a 1/2 inch iron rod with cap set at the northeasterly corner of the easterly terminus of a proposed 90 foot wide roadway, for the southeasterly corner hereof;

**THENCE**, leaving the westerly line of Interstate Highway 35, over and across said "Tract 3", along the northerly line of said proposed 90 foot wide roadway, for the southerly line hereof, the following two (2) courses and distances:

- 1) N74°32'44"W, a distance of 266.78 feet to a 1/2 inch iron rod with cap set for the point of curvature of a tangent curve to the left;
- 2) Along said tangent curve to the left having a radius of 945.00 feet, a central angle of 14°29'31", an arc length of 239.02 feet and a chord which bears, N81°47'29"W, a distance of 238.38 feet to a 1/2 inch iron rod with cap set in the curving southerly line of the remainder of said 30.365 acre tract, being the westerly line of said "Tract 3" for the southwesterly corner hereof;

**THENCE**, leaving the northerly line of said proposed 90 foot wide roadway, along the curving common line of the remainder of said 30.365 acre tract and said "Tract 3", for a portion of the westerly line hereof, along a curve to the right having a radius of 1110.00 feet, a central angle of 02°08'37", an arc length of 41.53 feet and a chord which bears, N84°40'38"E, a distance of 41.52 feet to a 1/2 inch iron rod found at the most easterly southeast corner of the remainder of said 30.365 acre tract, for an angle point hereof;

**THENCE**, along the easterly line of the remainder of said 30.365 acre tract, being a portion of the westerly line of the remaining portion of said "Tract Three", for a portion of the westerly line hereof, the following eleven (11) courses and distances:

- 1) N02°42'12"E, a distance of 113.23 feet to a 1/2 inch iron rod found for an angle point;
- 2) N20°37'39"W, a distance of 697.77 feet to a 1/2 inch iron rod found for an angle point;
- 3) N67°29'23"W, a distance of 27.22 feet to a 1/2 inch iron rod found for an angle point;

- ✓ 4) N56°50'53"W, a distance of 52.61 feet to a 1/2 inch iron rod found for an angle point;
- ✓ 5) N47°10'48"W, a distance of 46.33 feet to a 1/2 inch iron rod found for an angle point;
- ✓ 6) N38°06'22"W, a distance of 101.23 feet to a 1/2 inch iron rod found for an angle point;
- ✓ 7) N25°49'40"W, a distance of 49.82 feet to a 1/2 inch iron rod found for an angle point;
- ✓ 8) N14°32'46"W, a distance of 48.62 feet to a 1/2 inch iron rod found for an angle point;
- ✓ 9) N06°31'46"W, a distance of 103.45 feet to a 1/2 inch iron rod found for an angle point;
- ✓ 10) N18°07'14"W, a distance of 54.32 feet to a 1/2 inch iron rod found for an angle point;
- 11) N44°18'51"W, a distance of 81.29 feet to the **POINT OF BEGINNING**, containing an area of 16.490 acres (718,325 sq. ft.) of land, more or less, within these metes and bounds.

BEARING BASIS IS TEXAS CENTRAL ZONE NAD83. CONTROL MONUMENTS USED FOR THIS SURVEY ARE CITY OF AUSTIN AND LOWER COLORADO RIVER AUTHORITY MONUMENTATION.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.  
ENGINEERS-SURVEYORS  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

*Mark J. Jezisek* 5/8/07  
MARK J. JEZISEK DATE  
NO. 5267  
STATE OF TEXAS



24.532 ACRES  
PORTION OF RIDDELL TRACT  
TRACT 2

FN. NO. 07-249 (MJJ)  
MAY 8, 2007  
BPI JOB NO. 652-62.91

EXHIBIT B

DESCRIPTION

OF A 24.532 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 125.714 ACRE TRACT OF LAND CALLED "TRACT THREE" CONVEYED TO THE RIDDELL FAMILY LIMITED PARTNERSHIP BY DEED OF RECORD IN VOLUME 12246, PAGE 585 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 24.532 ACRE TRACT OF LAND BEING DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod with cap set in the westerly line of Interstate Highway 35, being an angle point in the easterly line of said "Tract Three" and the northeasterly corner of Lot A Richard Marshall Addition, a subdivision of record in Volume 78, Page 131 of the Plat Records of Travis County, Texas, for the southeasterly corner hereof;

**THENCE**, N73°51'32"W, leaving the westerly line of Interstate Highway 35, along the northerly line of said Lot A, being a portion of the easterly line of the remaining portion of said "Tract Three", passing at a distance of 520.90 feet a 1/2 inch iron rod found at the northwesterly corner of said Lot A, and continuing over and across said "Tract 3", for the southerly line hereof, a total distance of 1184.78 feet to a 1/2 inch iron rod with cap set in the easterly line of a proposed 90 foot wide roadway, for the southwesterly corner hereof;

**THENCE**, continuing over and across said "Tract 3", along the easterly and southerly lines of said proposed 90 foot wide roadway, for the westerly and northerly lines hereof, the following three (3) courses and distances:

- 1) N23°38'16"E, a distance of 324.04 feet to a 1/2 inch iron rod with cap set for the point of curvature of a tangent curve to the right;
- 2) Along said tangent curve to the right having a radius of 855.00 feet, a central angle of 81°49'00", an arc length of 1220.92 feet and a chord which bears, N64°32'46"E, a distance of 1119.80 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 3) S74°32'44"E, a distance of 275.87 feet to a 1/2 inch iron rod with cap set in the westerly line of Interstate Highway 35, for the northeasterly corner hereof and southeasterly corner of the easterly terminus of said proposed 90 foot wide roadway, from which a 1/2 inch iron rod with cap set in the westerly line of Interstate Highway 35 for the northeasterly corner of the easterly terminus of said 90 foot wide roadway bears N09°40'54"E, a distance of 90.46 feet;

**THENCE**, along the westerly line of Interstate Highway 35, being the easterly line of the remaining portion of said "Tract Three", for the easterly line hereof, the following two (2) courses and distances:

- 1) S09°40'54"W, a distance of 254.77 feet to a 1/2 inch iron rod found (Hwy. Sta. 1332+00, 150' Right), for an angle point;
- 2) S16°06'10"W, a distance of 814.82 feet to the **POINT OF BEGINNING**, containing an area of 24.532 acres (1,068,619 sq. ft.) of land, more or less, within these metes and bounds.

**BEARING BASIS** IS TEXAS CENTRAL ZONE NAD83. CONTROL MONUMENTS USED FOR THIS SURVEY ARE CITY OF AUSTIN AND LOWER COLORADO RIVER AUTHORITY MONUMENTATION.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.  
ENGINEERS-SURVEYORS  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

*Mark J. Jezisek* 5/8/07  
MARK J. JEZISEK DATE  
NO. 5267  
STATE OF TEXAS



7.122 ACRES  
PORTION OF RIDDELL TRACT  
TRACT 3

C14-2000-0220  
TRACT 3  
FN. NO. 07-253 (MJJ)

MAY 8, 2007

BPI JOB NO. 652-62.91

EXHIBIT C  
DESCRIPTION

OF A 7.122 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 125.714 ACRE TRACT OF LAND CALLED "TRACT THREE" CONVEYED TO THE RIDDELL FAMILY LIMITED PARTNERSHIP BY DEED OF RECORD IN VOLUME 12246, PAGE 585 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 7.122 ACRE TRACT OF LAND BEING DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a concrete monument found in the northerly line of F.M. 1626 (R.O.W. varies - Hwy. Sta. 109+55.1), being the southerly line of the remaining portion of said "Tract Three" and the southerly line of a proposed 90 foot wide roadway, for an angle point hereof;

**THENCE**, N20°12'00"W, along the northerly cut-back line of F.M. 1626, being a portion of the southerly line of the remaining portion of said "Tract Three" and a portion of the southerly line of said proposed 90 foot wide roadway, a distance of 107.05 feet to a 1/2 inch iron rod with cap set at the southwesterly corner of the southerly terminus of said proposed 90 foot wide roadway, for the southwesterly corner hereof, from which a concrete monument found in the easterly line of Old San Antonio Road (R.O.W. varies) bears, N20°12'00"W, a distance of 23.64 feet;

**THENCE**, leaving the northerly cut-back line of F.M. 1626, over and across said "Tract 3", along the westerly line of said proposed 90 foot wide roadway, for a portion of the westerly line hereof, the following four (4) courses and distances:

- 1) Along a tangent curve to the right having a radius of 1045.00 feet, a central angle of 06°15'12", an arc length of 114.05 feet and a chord which bears, N37°53'15"E, a distance of 113.99 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 2) N41°00'51"E, a distance of 123.50 feet to a 1/2 inch iron rod with cap set for the point of curvature of a tangent curve to the left;
- 3) Along said tangent curve to the left having a radius of 3055.00 feet, a central angle of 17°22'35", an arc length of 926.50 feet and a chord which bears, N32°19'33"E, a distance of 922.96 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 4) N23°38'16"E, a distance of 697.49 feet to a 1/2 inch iron rod with cap set in the easterly line of that certain 12.263 acre tract of land conveyed to the Austin Independent School District of record in Cause No. 2283 of the Probate Court of Travis County, Texas, being the westerly line of said "Tract 3", for an angle point hereof;



THENCE, along the easterly lines of said 12.263 acre tract and the southeasterly line that certain remaining portion of 30.365 acre tract conveyed to Sheldon Stablewood by deed of record in Document No. 2000039224 of said Official Public Records, being a portion of the westerly line of the remaining portion of said "Tract Three", for a portion of the westerly line hereof, the following three (3) courses and distances:

- 1) N43°22'17"E, a distance of 49.89 feet to a 1/2 inch iron rod found for an angle point;
- 2) N24°58'19"E, a distance of 416.19 feet to a 1/2 inch iron rod with cap set for the point of curvature of a non-tangent curve to the right;
- 3) Along said non-tangent curve to the right having a radius of 1110.00 feet, a central angle of 58°38'50", an arc length of 1136.18 feet and a chord which bears N54°16'54"E, a distance of 1087.23 feet to a 1/2 inch iron rod with cap set in the westerly line of said proposed 90 foot wide roadway for the end of said curve;

THENCE, leaving the southeasterly line of the remaining portion of said 30.365 acre tract, over and across said "Tract 3" along the northerly line of said proposed 90 foot wide roadway, for the northerly line hereof, the following two (2) courses and distances:

- 1) Along a curve to the right having a radius of 945.00 feet, a central angle of 14°29'31", an arc length of 239.02 feet and a chord which bears, S81°47'29"E, a distance of 238.38 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 2) S74°32'44"E, a distance of 266.78 feet to a 1/2 inch iron rod with cap set in the westerly line of Interstate Highway 35, being the easterly line of the remaining portion of said "Tract 3", being the northeasterly corner of the easterly terminus of said proposed 90 foot wide roadway, for the northeasterly corner hereof;

THENCE, S09°40'54"W, along the westerly line of Interstate Highway 35, being the easterly line of the remaining portion of said "Tract 3" and the easterly terminus of said proposed 90 foot wide roadway, for the most easterly line hereof, a distance of 90.46 feet to a 1/2 inch iron rod with cap set for the southeasterly corner of the easterly terminus of said proposed 90 foot wide roadway for an angle point hereof;

THENCE, leaving the westerly line of Interstate Highway 35, over and across said "Tract 3", along the easterly line of said proposed 90 foot wide roadway, for the easterly line hereof, the following six (6) courses and distances:

- 1) N74°32'44"W, a distance of 275.87 feet to a 1/2 inch iron rod with cap set for the point of curvature of a tangent curve to the left;
- 2) Along said tangent curve to the left having a radius of 855.00 feet, a central angle of 81°49'00", an arc length of 1220.92 feet and a chord which bears, S64°32'46"W, a distance of 1119.80 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 3) S23°38'16"W, a distance of 1223.96 feet to a 1/2 inch iron rod with cap set for the point of curvature of a tangent curve to the right;
- 4) Along said tangent curve to the right having a radius of 3145.00 feet, a central angle of 17°22'35", an arc length of 953.80 feet and a chord S32°19'33"W, a distance of 950.15 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 5) S41°00'51"W, a distance of 123.50 feet to a 1/2 inch iron rod with cap set for the point of curvature of a tangent curve to the left;
- 6) Along said tangent curve to the left having a radius of 955.00 feet, a central angle of 09°54'47", an arc length of 165.23 feet and a chord which bears, S36°03'27"W, a distance of 165.02 feet to a 1/2 inch iron rod with cap set in the northerly line of F.M. 1626, being the southerly line of the remaining portion of said "Tract Three", for the southeasterly corner hereof;

THENCE, N61°51'31"W, along the northerly line of F.M. 1626, being the southerly line of the remaining portion of said "Tract 3", a distance of 4.33 feet to the POINT OF BEGINNING, containing an area of 7.122 acres (310,237 sq. ft.) of land, more or less, within these metes and bounds.

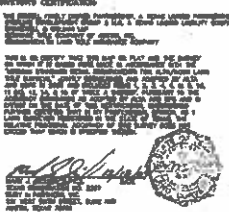
BEARING BASIS IS TEXAS CENTRAL ZONE NAD83. CONTROL MONUMENTS USED FOR THIS SURVEY ARE CITY OF AUSTIN AND LOWER COLORADO RIVER AUTHORITY MONUMENTATION.

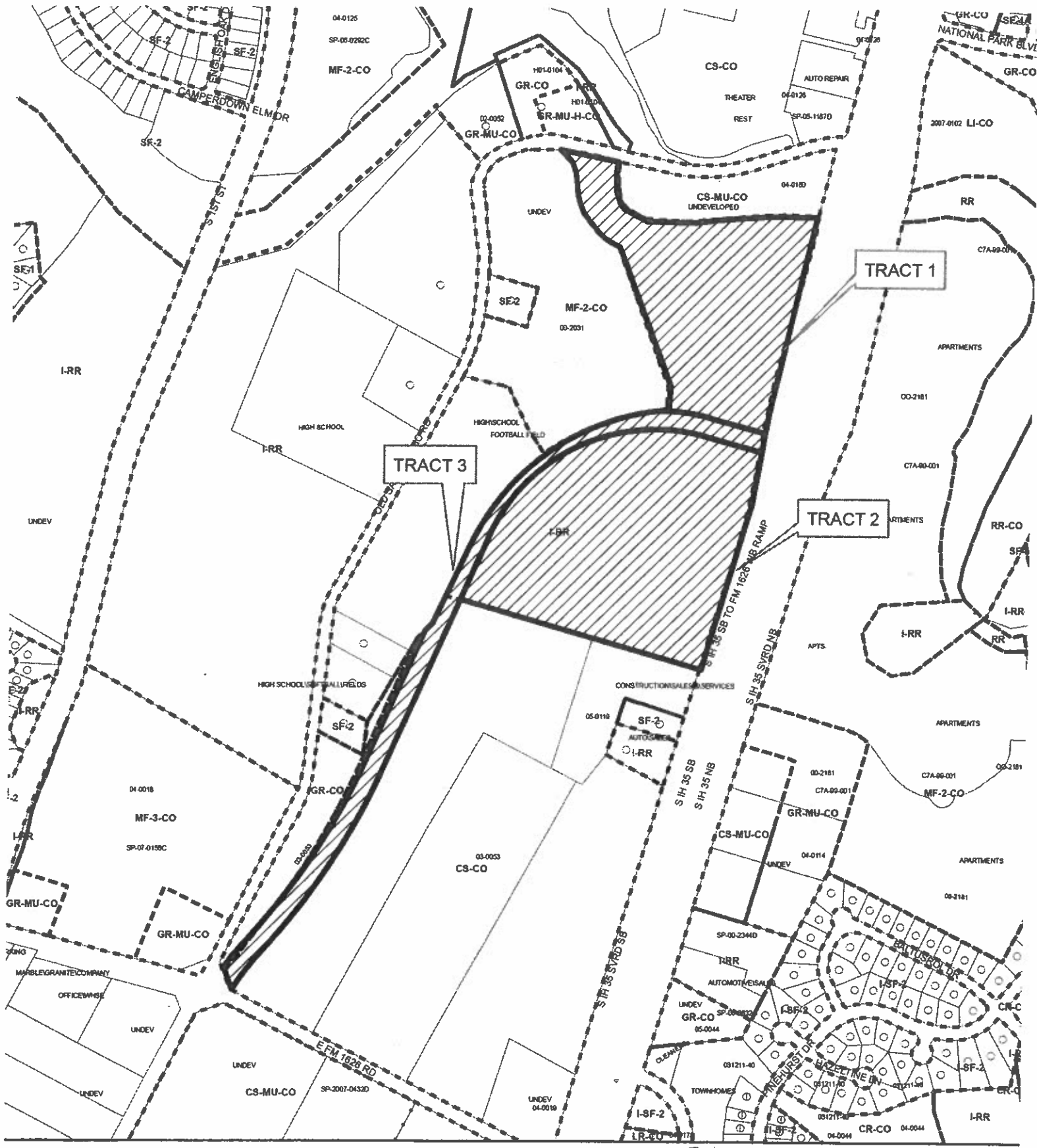
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221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701





*Mark J. Jezisek*  
MARK J. JEZISEK  
NO. 5267  
STATE OF TEXAS







# ZONING EXHIBIT D


 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

ZONING CASE#: C14-2008-0220  
 LOCATION: 10200-10614 S IH 35 SVRD SB  
 SUBJECT AREA: 48.144 ACRES  
 GRID: F11-12  
 MANAGER: WENDY RHOADES



1" = 600'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.