

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 1127 BASTROP HIGHWAY SERVICE ROAD AND
3 CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR)
4 DISTRICT, INTERIM-SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2)
5 DISTRICT AND GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO
6 GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO)
7 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 from interim-rural residence (I-RR) district, interim-single family
13 residence standard lot (I-SF-2) district and general commercial services (CS) district to
14 general commercial services-conditional overlay (CS-CO) combining district on the
15 property described in Zoning Case No. C14-2010-0202, on file at the Planning and
16 Development Review Department, as follows:
17

18 A 5.762 acre tract of land, more or less, out of the Santiago Del Valle Grant, Travis
19 County, the tract of land being more particularly described by metes and bounds in
20 Exhibit "A" incorporated into this ordinance (the "Property"),
21

22 locally known as 1127 Bastrop Highway Service Road, in the City of Austin, Travis
23 County, Texas, and generally identified in the map attached as Exhibit "B".
24

25 PART 2. The Property within the boundaries of the conditional overlay combining district
26 established by this ordinance is subject to the following conditions:
27

28 A site plan or building permit for the Property may not be approved, released, or
29 issued, if the completed development or uses of the Property, considered cumulatively
30 with all existing or previously authorized development and uses, generate traffic that
31 exceeds 2,000 trips per day.
32

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

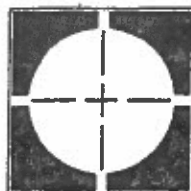
1 **PART 3.** This ordinance takes effect on _____, 2011.

2
3
4 **PASSED AND APPROVED**

5
6 §
7 §
8 _____, 2011 § _____

9 Lee Leffingwell
10 Mayor

11
12
13 **APPROVED:** _____ **ATTEST:** _____
14 Karen M. Kennard Shirley A. Gentry
15 Acting City Attorney City Clerk



WATSON SURVEYING

9501 CAPITAL OF TEXAS HWY.
SUITE 303 AUSTIN, TX 78759
346-8566 FAX 346-8568

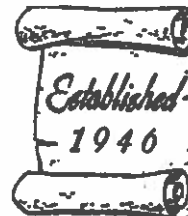
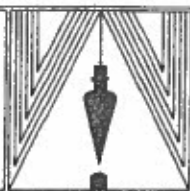


EXHIBIT A

FIELD NOTES FOR 5.762 ACRES OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED TO JONATHAN WEINSTEIN BY DEED RECORDED IN VOLUME 8338, PAGE 553, TRAVIS COUNTY OFFICIAL PUBLIC RECORDS (TCOPR), AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ " steel pin found at the southeast corner of said 5.762 acre tract, which is also a point in the east ROW line of Old State Highway 71, for the southeast corner hereof;

THENCE N25°13'W 160.00 feet with said ROW line and the south or southwest line of said 5.762 acres, to a $\frac{1}{2}$ " steel pin found at a southwest corner of said 5.762 acres, for a southwest corner hereof;

THENCE N45°21'E 199.46 feet with the west or southwest line of said 5.762 acres to a steel axle found at an inside corner of said 5.762 acres, for an inside corner hereof;

THENCE N25°20'W 173.88 feet with the west or southwest line of said 5.762 acres to a $\frac{1}{2}$ " steel pin found in the east or southeast line of a 3.838 acre tract conveyed to Ali Arabzadegan by deed recorded in Volume 11338, Page 1463, TCOPR, at a southwest corner of said 5.762 acres, for a southwest corner hereof;

THENCE N45°17'E 649.06 feet with the mutual line of said 3.838 acres and 5.762 acres to a $\frac{1}{2}$ " steel pin found at their mutual north corner, for the north or northwest corner hereof;

THENCE S44°47'E 313.24 feet with the north or northeast line of said 5.762 acres, also the south or southwest line of a 16.49 acre tract conveyed to William C. & Patricia Polston by deed recorded in Volume 12348, Page 59, TCOPR, to $\frac{1}{2}$ " steel pin found at their mutual east corner, for northeast corner hereof;

THENCE S45°12'05"W 960.00 feet with the east or southeast line of said 5.762 acres, also the west or northwest line of a 60.033 acre tract conveyed to Eugenia H. Ramsey and others, by deed recorded in Volume 13317, Page 63, TCOPR, and Lot 1, United Pentecostal Subdivision recorded in Document No. 2008013582, TCOPR, to the POINT OF BEGINNING, containing 5.762 acres of land, more or less.

Bearing basis is deed of subject tract (8338/553).
Field notes prepared December 2, 2010 by:

Stuart Watson
Stuart Watson, RPLS 4550



SCANNED

SKETCH TO ACCOMPANY FIELD NOTES FOR 5.762 ACRES OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED TO JONATHAN WEINSTEIN BY DEED RECORDED IN VOLUME 8338, PAGE 553, TRAVIS COUNTY OFFICIAL PUBLIC RECORDS

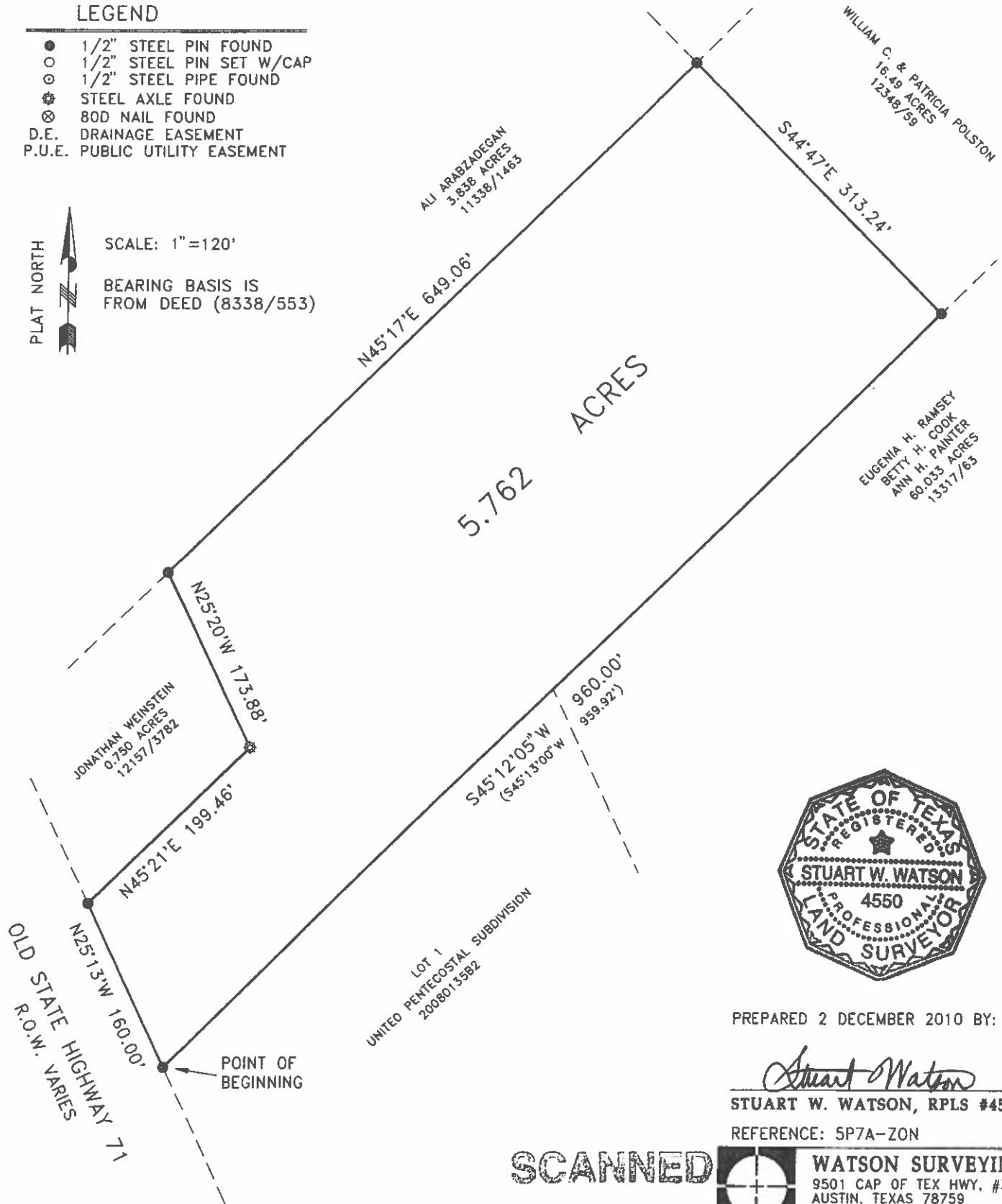
LEGEND

- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN SET W/CAP
- ⊙ 1/2" STEEL PIPE FOUND
- ⊗ STEEL AXLE FOUND
- ⊗ 80D NAIL FOUND
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT



SCALE: 1"=120'

BEARING BASIS IS FROM DEED (8338/553)



PREPARED 2 DECEMBER 2010 BY:

Stuart Watson

STUART W. WATSON, RPLS #4550

REFERENCE: 5P7A-ZON

SCANNED



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