

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 1115 BASTROP HIGHWAY SERVICE ROAD AND
3 CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR)
4 DISTRICT AND GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO
5 COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO)
6 COMBINING DISTRICT FOR TRACT ONE AND GENERAL COMMERCIAL
7 SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT FOR
8 TRACT TWO.

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

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base districts on the property described in Zoning Case No. C14-2010-0203, on
14 file at the Planning and Development Review Department, as follows:

15
16 Tract One: From interim-rural residence (I-RR) district to commercial-liquor sales-
17 conditional overlay (CS-1-CO) combining district.

18
19 A 10,306 sq. ft. tract of land out of a 3.838 acre tract, more or less, out of the
20 Santiago Del Valle Grant, Travis County, the tract of land being more particularly
21 described by metes and bounds in Exhibit "A" incorporated into this ordinance;
22 and,

23
24 Tract Two: From interim-rural residence (I-RR) district and general commercial
25 services (CS) district to general commercial services-conditional overlay (CS-CO)
26 combining district.

27
28 A 3.838 acre tract of land, more or less, out of the Santiago Del Valle Grant, Travis
29 County, the tract of land being more particularly described by metes and bounds in
30 Exhibit "B" incorporated into this ordinance (the "Property"),

31
32 locally known as 1115 Bastrop Highway Service Road, in the City of Austin, Travis
33 County, Texas, and generally identified in the map attached as Exhibit "C".

34
35 **PART 2.** The Property within the boundaries of the conditional overlay combining district
36 established by this ordinance is subject to the following conditions:
37

1 A. Adult oriented businesses use is a prohibited use of the Property.

2
3 B. A site plan or building permit for the Property may not be approved, released,
4 or issued, if the completed development or uses of the Property, considered
5 cumulatively with all existing or previously authorized development and uses,
6 generate traffic that exceeds 2,000 trips per day.
7

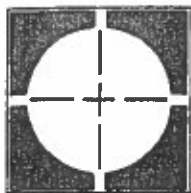
8 Except as otherwise specifically restricted under this ordinance, the Property may be
9 developed and used in accordance with the regulations established for the respective base
10 districts, and other applicable requirements of the City Code.

11
12 **PART 3.** This ordinance takes effect on _____, 2011.
13

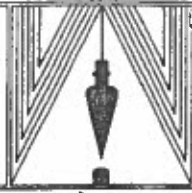
14
15 **PASSED AND APPROVED**

16
17 §
18 §
19 _____, 2011 § _____
20 Lee Leffingwell
21 Mayor
22

23
24 **APPROVED:** _____ **ATTEST:** _____
25 Karen M. Kennard Shirley A. Gentry
26 Acting City Attorney City Clerk



WATSON SURVEYING
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SUITE 303 AUSTIN, TX 78759
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TRACT 1

EXHIBIT A

FIELD NOTES FOR 10,306 SQUARE FEET OUT OF A 3.838 ACRE TRACT OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED TO ALI ARABZADEGAN BY DEED RECORDED IN VOLUME 11338, PAGE 1463, TRAVIS COUNTY OFFICIAL PUBLIC RECORDS (TCOPR), SAID 10,306 SQUARE FEET BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a $\frac{1}{2}$ " steel pin found at the southwest corner of said 3.838 acre tract, which is also a point in the east ROW line of Old State Highway 71, PROCEEDING N45°21'15"E 143.61 feet with the southeast line of said 3.838 acres to a computed point, PROCEEDING N25°13'W 26.26 feet into said 3.838 acres to the southwest corner of a brick and metal building, for the POINT OF BEGINNING hereof;

THENCE N25°13'W 130.10 feet with the west wall of said building to its northwest corner, for the northwest corner hereof;

THENCE N64°47'E 60.00 feet with the north wall of said building to its northeast corner, for the northeast corner hereof;

THENCE S25°13'E 65.60 feet with the east wall of said building to a computed point, for inside corner hereof;

THENCE N64°47'E 50.00 feet to a computed point, for a northeast corner hereof;

THENCE S25°13'E 50.00 feet to a computed point, for a southeast corner hereof;

THENCE S64°47'W 50.00 feet to a computed point on the east wall of said building, for inside corner hereof;

THENCE S25°13'E 14.50 feet with the east wall of said building to its southeast corner, for a southeast corner hereof;

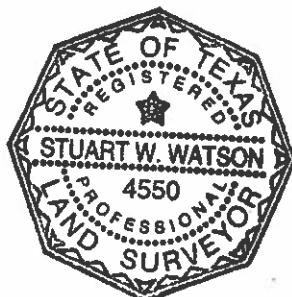
THENCE S64°47'W 60.00 feet with the south wall of said building to the POINT OF BEGINNING, containing 10,306 square feet, more or less.

Bearing basis is deed of subject tract (11338/1463).

Field notes prepared December 2, 2010 by:

Stuart Watson

Stuart Watson, RPLS 4550



SCANNED

SKETCH TO ACCOMPANY FIELD NOTES FOR 10,306 SQUARE FEET OUT OF A 3.838 ACRES TRACT OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED TO ALI ARABZADEGAN BY DEED RECORDED IN VOLUME 11338, PAGE 1463, TRAVIS COUNTY OFFICIAL PUBLIC RECORDS

LEGEND

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



SCALE: 1"=100'

BEARING BASIS IS FROM DEED (11338/1463)

ALL COURSES ARE RECORD

EDWARD G. MARTIN
9.206 ACRES
8537/542

EDWARD G. MARTIN
9.206 ACRES
8537/542

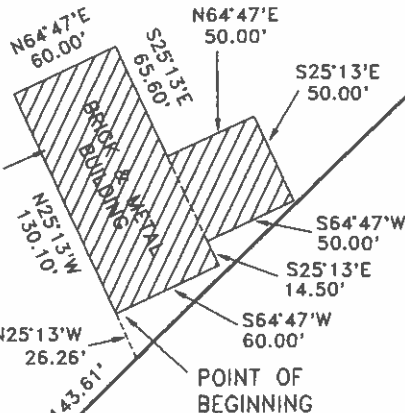
N45°04'53"E 774.61'

3.838 ACRES

S45°21'15"W 848.49'

JONATHAN WEINSTEIN
5.762 ACRES
8538/553

HATCHED AREA
10,306 SQ. FT.



POINT OF REFERENCE

N25°13'00"W 216.55'
OLD STATE HIGHWAY 71
R.O.W. VARIES



PREPARED 2 DECEMBER 2010 BY:

Stuart Watson

STUART W. WATSON, RPLS #4550

REFERENCE: 3P8AZBLD

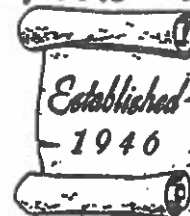
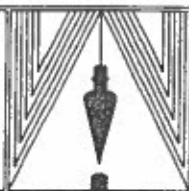


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SCANNED



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TRACT 2

EXHIBIT B

FIELD NOTES FOR 3.838 ACRES OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED TO ALI ARABZADEGAN BY DEED RECORDED IN VOLUME 11338, PAGE 1463, TRAVIS COUNTY OFFICIAL PUBLIC RECORDS (TCOPR), BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ " steel pin found at the southwest corner of said 3.838 acre tract, which is also a point in the east ROW line of Old State Highway 71, for the southwest corner hereof;

THENCE N25°13'W 216.55 feet with said ROW line and the south or southwest line of said 3.838 acres, to a $\frac{1}{2}$ " steel pin found at the northerly southwest corner of said 3.838 acres, for the northerly southwest corner hereof;

THENCE N45°04'53"E 774.61 feet with the west or northwest line of said 3.838 acres to a $\frac{1}{2}$ " steel pin found in asphalt at the northwest corner of said 3.838 acres, for the northwest corner hereof;

THENCE S45°09'23"E 207.92 feet with the east or northeast line of said 3.838 acres to a $\frac{1}{2}$ " steel pin found at the northeast corner of said 3.838 acres, also the northwest corner of a 5.762 acre tract conveyed to Jonathan Weinstein by deed recorded in Volume 8338, Page 553, TCOPR, for the northeast corner hereof;

THENCE S45°21'15"W 848.49 feet with the mutual line of said 3.838 acres and 5.762 acres to the POINT OF BEGINNING, containing 3.838 acres of land, more or less.

Bearing basis is deed of subject tract (11338/1463).

Field notes prepared December 2, 2010 by:


Stuart Watson, RPLS 4550



SCANNED

SKETCH TO ACCOMPANY FIELD NOTES FOR 3.838 ACRES OF LAND, MORE OR LESS,
OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING THAT SAME
TRACT CONVEYED TO ALI ARABZADEGAN BY DEED RECORDED IN VOLUME 11338,
PAGE 1463, TRAVIS COUNTY OFFICIAL PUBLIC RECORDS

LEGEND

- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN SET W/CAP
- 1/2" STEEL PIPE FOUND
- ⊗ 1" STEEL SPINDLE FOUND
- ⊗ 8DD NAIL FOUND
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT



SCALE: 1"=100'

BEARING BASIS IS
FROM DEED (11338/1463)

ALL COURSES ARE RECORD

N45°04'53"E 774.61'

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9.206 ACRES
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S45°09'23"E 207.92'

3.838 ACRES

S45°21'15"W 848.49'

JONATHAN WEINSTEIN
5.762 ACRES
8338/553

N25°13'00"W 216.55'
OLD STATE HIGHWAY 71
R.O.W. VARIES

POINT OF
BEGINNING



PREPARED 2 DECEMBER 2010 BY:

Stuart Watson

STUART W. WATSON, RPLS #4550

REFERENCE: 3P8A-ZON



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SCANNED

