

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

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7100 AND 7202 NORTH FM 620 ROAD AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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-single family residence standard lot (I-SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2011-0005, on file at the Planning and Development Review Department, as follows:

A 1.703 acre tract of land, more or less, out of the Alexander Dunlap Survey No. 805, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 7100 and 7202 North FM 620 Road, in the City of Austin, Travis 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 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.

Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2011.  
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4 **PASSED AND APPROVED**  
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6 §  
7 §  
8 \_\_\_\_\_, 2011 § \_\_\_\_\_  
9

10 Lee Leffingwell  
11 Mayor

12 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
13 Karen M. Kennard Shirley A. Gentry  
14 City Attorney City Clerk  
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**DESCRIPTION OF A 1.703 ACRE TRACT PREPARED BY DELTA SURVEY GROUP INC., IN JUNE 2010, LOCATED IN THE ALEXANDER DUNLAP SURVEY NUMBER 805, TRAVIS COUNTY, TEXAS, BEING THE REMAINDER PORTIONS OF TRACTS 4 AND 5 CONVEYED MCPMT, LTD. BY DEED OF RECORD IN DOCUMENT NUMBER 2003087287, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACTS BEING CALLED TRACTS I AND II RESPECTIVELY AS DESCRIBED IN VOLUME 3909, PAGE 711, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 1.703 ACRE TRACT AS SHOWN ON ACCOMPANYING PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2 inch iron rod with plastic "LAI" cap found in the west right-of-way (ROW) line of Ranch Road 620 (R.R. 620) (ROW varies), same being the northeast corner of said Tract 4, also being a southeast corner of Park Corners Section One, Lot 1 a subdivision of record in Book 93, Page 37, Plat Records, Travis County, Texas;

**THENCE** with the west ROW line of said R.R. 620, same being east lines of said Tracts 4 and 5, S22°29'48"W a distance of 255.31 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap set for the intersection of the west ROW line of said R.R. 620 and the north ROW line of Bullick Hollow Road (ROW varies), same being the southeast corner of said Tract 5;

**THENCE** with the south line of said Tract 5, same being the north ROW line of said Bullick Hollow Road the following six (6) courses and distances:

1. N53°09'34"W a distance of 62.15 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap set
2. N49°42'31"W a distance of 35.02 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap set
3. N47°06'29"W a distance of 22.30 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap set
4. N43°22'17"W a distance of 202.68 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap set
5. N55°56'40"W a distance of 48.84 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap set and
6. N53°31'27"W a distance of 33.92 feet to a 1/2 inch iron rod with plastic "LAI" cap found for the southwest corner of said Tract 5, same being a southeast corner of said Lot 1, from which a 1/2 inch iron rod found bears S26°01'33"E a distance of 1.61 feet;

**THENCE** leaving the north ROW line of said Bullick Hollow Road and with east and south lines of said Lot 1, same being west lines of said Tracts 4 and 5 and the north line of said Tract 4 the following two (2) courses and distances:

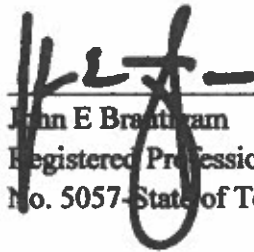
1. N26°01'33"E a distance of 139.04 feet to a 1/2 inch iron rod found, and

2. S64°42'11"E a distance of 372.08 feet to the **POINT OF BEGINNING** and containing 1.703 acres of land, more or less.

**BEARING BASIS:** Texas State Plane Coordinate System/NAD 83 (Texas HARN)

I, John E Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during June 2010, and is true and correct to the best of my knowledge and belief.

Date: 06-29-10

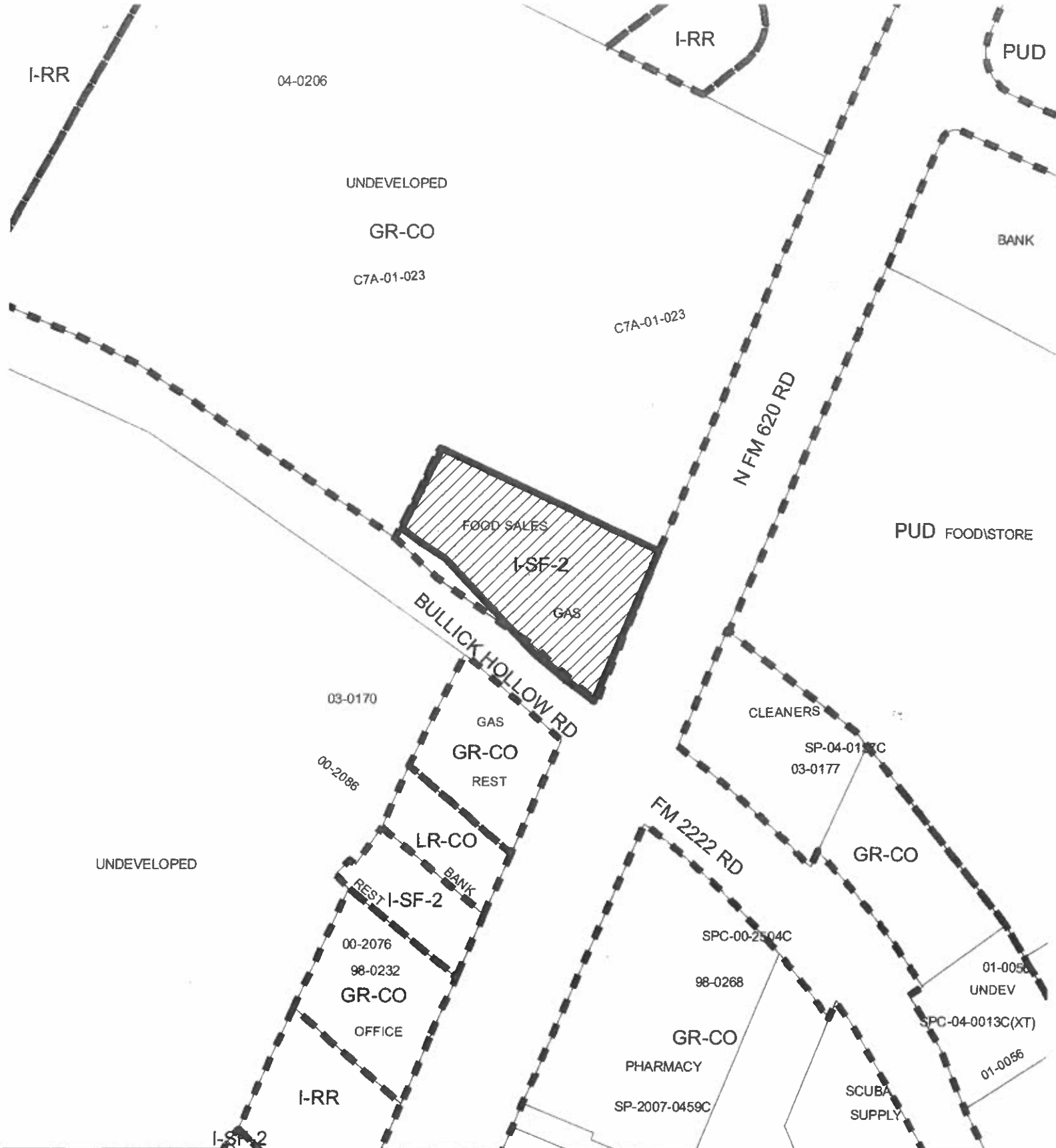
  
\_\_\_\_\_  
John E Brautigam  
Registered Professional Land Surveyor  
No. 5057-State of Texas







Delta Survey Group, Inc.  
8213 Brodie Lane, Suite 102  
Austin, Texas 78745

SCANNED





**ZONING EXHIBIT B**


  
 SUBJECT TRACT
   
 PENDING CASE
   
 ZONING BOUNDARY
   
 1' = 200'

ZONING CASE#: C14-2011-0005  
 LOCATION: 7202 N FM 620  
 SUBJECT AREA: 1.703 ACRES  
 GRID: C34, D34  
 MANAGER: SHERRI SIRWAITIS



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.