

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

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**  
2 **PROPERTY LOCATED AT 12307 ROXIE DRIVE AND CHANGING THE**  
3 **ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO**  
4 **LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-CO)**  
5 **COMBINING DISTRICT.**

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8  
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from interim-rural residence (I-RR) district to limited industrial  
11 service-conditional overlay (LI-CO) combining district on the property described in  
12 Zoning Case No. C14-2011-0044, on file at the Planning and Development Review  
13 Department, as follows:

14  
15 A 1.41 acre tract of land, more or less, out of the Henry Rhodes Survey, Abstract  
16 No. 522, Williamson County, the tract of land being more particularly described by  
17 metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

18  
19 locally known as 12307 Roxie Drive, in the City of Austin, Williamson 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 following uses are prohibited uses of the Property:

31  
32 Basic industry  
33 Resource extraction

34  
35 Recycling center

36 Except as otherwise specifically restricted under this ordinance, the Property may be  
37 developed and used in accordance with the regulations established for the limited industrial  
service (LI) base district, and other applicable requirements of the City Code.

1  
2 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2011.  
3

4  
5 **PASSED AND APPROVED**  
6

7 §  
8 §  
9 \_\_\_\_\_, 2011 § \_\_\_\_\_  
10

11 Lee Leffingwell  
12 Mayor  
13

14 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
15 Karen M. Kennard Shirley A. Gentry  
16 City Attorney City Clerk

"EXHIBIT A"

FIELD NOTES DESCRIBING 1.41 ACRES OF LAND, MORE OR LESS, SITUATED IN THE HENRY RHODES SURVEY, ABSTRACT NO. 522, WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND AS DESCRIBED IN DEED AND RECORDED IN VOLUME 1141, PAGE 784, WILLIAMSON COUNTY DEED RECORDS, SAID 1.41 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the southerly right-of-way line of Roxie Drive marking the northeast corner of that certain called 1.40 acre tract of land as described in Deed to William C. Milstead and recorded in Volume 1119, Page 726, Williamson County Deed Records and the northwest corner of the herein described tract;

THENCE with the said southerly right-of-way line of Roxie Drive and the northerly line of the herein described tract, North 57°41'06"East, 143.43 feet to a ½ inch iron rod found in the west line of that certain called 0.63 acre tract of land as described in Deed to Southwest Marble & Granite Inc. and recorded in Volume 2724, Page 807, Williamson County Deed Records marking the northeast corner hereof, from which the northwest corner of said Granite tract bears North 19°33'20"West, 29.71 feet;

THENCE with the common west line of said Granite tract and the east line of the herein described tract, the following 3 courses and distances numbered 1-3:

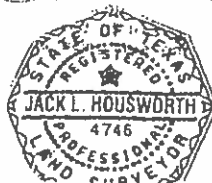
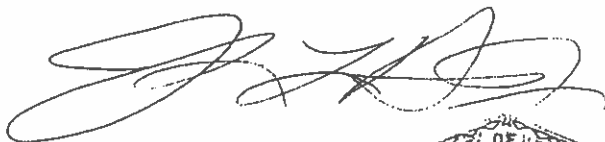
- 1) South 19°33'20"East, passing a ½ inch iron rod found at 283.51 feet in all a total of 285.81 feet to a ½ inch iron rod set;
- 2) South 20°26'07"East, 107.43 feet to a ½ inch iron rod set marking an angle point;
- 3) South 19°49'26"East, 51.92 feet to a ½ inch iron rod set at the northeast corner of that certain called 2.644 acre tract of land as described in Deed to Routh-Knap Investments Group, Inc. and recorded in Volume 2703, Page 385, Williamson County Deed Records marking the southeast corner hereof, from which a ½ inch iron rod found marking the common southwest corner of Tract 3 Gerritt Hills Tracts, a subdivision in Williamson County, Texas, according to the map or plat thereof and recorded in Volume D, Page 252, Williamson County Plat Records and the northwest corner of Tract 2 of said subdivision bears, South 20°50'25"East, 47.38 feet;

THENCE with the north line of said Routh-Knap tract and the south line of the herein described tract, South 58°20'00"West, 141.73 feet to a ½ inch iron rod set marking the southwest corner hereof, from which a ½ inch iron rod found at the southwest corner of the aforementioned Milstead tract bears, South 57°27'04"West, 141.38 feet;

THENCE with the common east line of the said Milstead tract and the west line of the herein described tract, North 19°52'33"West, 443.21 feet to the POINT OF BEGINNING and containing 1.41 acres of land, more or less.

FIELD NOTES ONLY TO BE USED WITH THE ATTACHED PLAT.

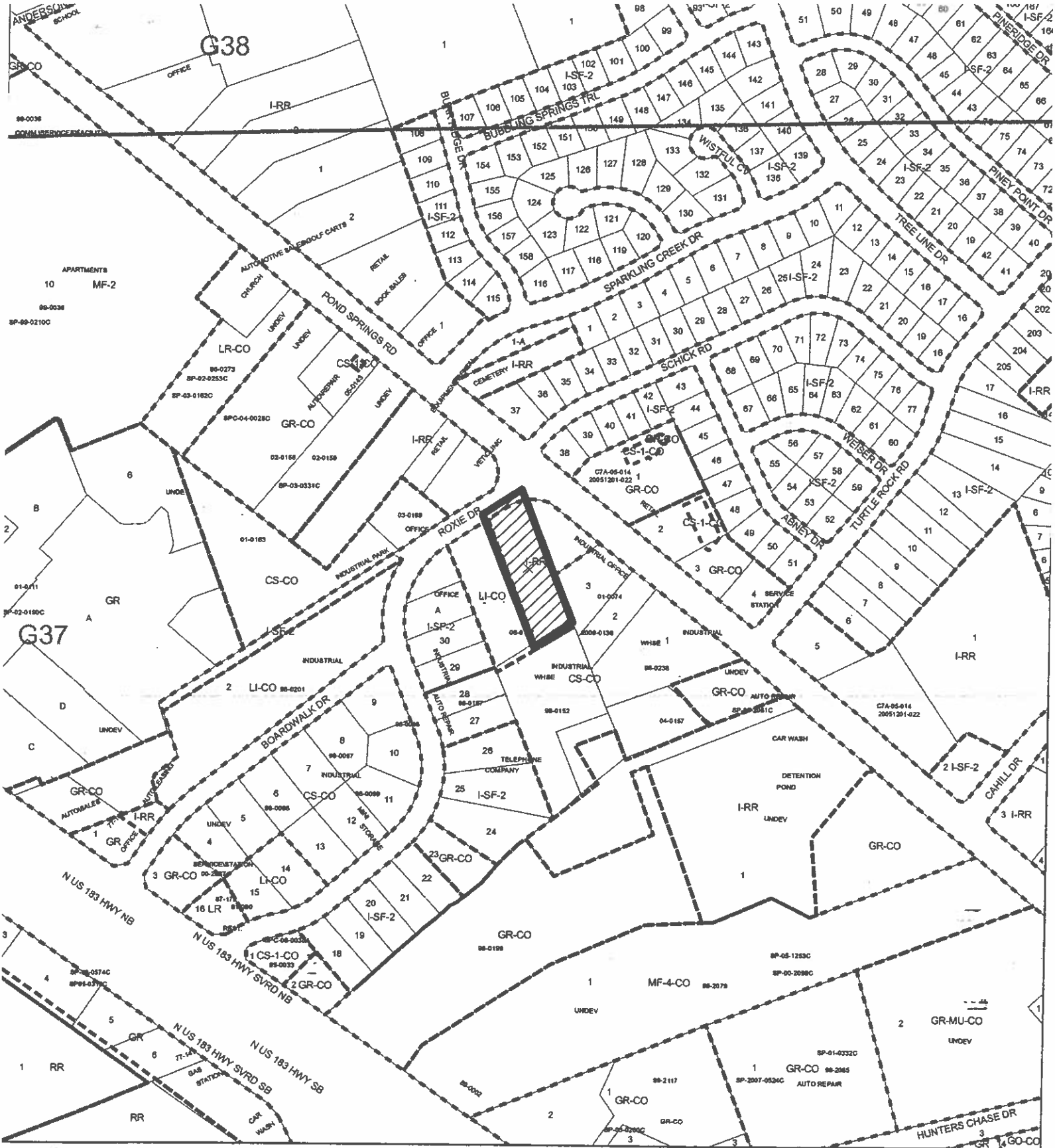
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return to

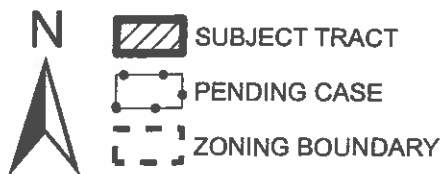
COMMONWEALTH LAND TITLE OF AUSTIN  
7800 MoPac Expressway N.  
Suite 105  
Austin, Texas 78759

(12)



## ZONING EXHIBIT

ZONING CASE#: C14-2011-0044  
 LOCATION: 12307 ROXIE DR  
 SUBJECT AREA: 1.41 ACRES  
 GRID: G37  
 MANAGER: SHERRI SIRWAITIS



1"=400'

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.