

ORDINANCE NO. 20121018-088

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 624 RALPH ABLANEDO DRIVE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO INDUSTRIAL PARK-CONDITIONAL OVERLAY (IP-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 development reserve (DR) district to industrial park-conditional overlay (IP-CO) combining district on the property described in Zoning Case No. C14-2012-0090, on file at the Planning and Development Review Department, as follows:

3.24 acre tract of land, more or less, out of the William Cannon League No. 19, Abstract No. 6 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 624 Ralph Ablanedo Drive 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. 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.
- B. The maximum height, as defined in City Code, of a building or structure on the Property may not exceed 40 feet.
- C. Development of the Property may not exceed an impervious coverage of 70 percent.

D. The following uses are prohibited uses of the Property:

Automotive repair services
Automotive sales

Automotive rentals
Service station

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

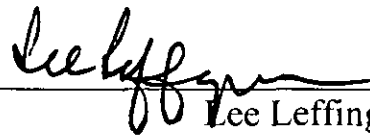
PART 3. This ordinance takes effect on October 29, 2012.

PASSED AND APPROVED

October 18

, 2012

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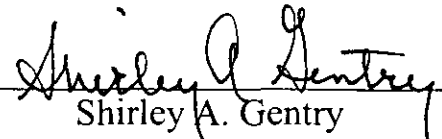
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

EXHIBIT A

DESCRIPTION OF 3.24 ACRES, MORE OR LESS, OF LAND AREA IN THE WILLIAM CANNON LEAGUE NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING THAT TRACT DESCRIBED AS 3.27 ACRES IN A DEED TO ROLANDO JAIMES, DATED MAY 24, 2005 AND RECORDED IN DOCUMENT NO. 2005096926 OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING at a $\frac{1}{2}$ " iron pipe found in the north line of Ralph Ablanado Drive at the southeast corner of the Jaimes Tract from which the record southwest corner of Lot A, Betty L. Davern Subdivision, recorded in Volume 22, Page 36 of the Travis County Plat Records bears N00°49'49"W 10.00';

THENCE leaving the PLACE OF BEGINNING with the common south line of the Jaimes Tract and the north line of Ralph Ablanado Drive S89°09'36"W 355.61 feet to a $\frac{1}{2}$ " iron rod set with plastic cap stamped "EXACTA 101739-00" at the southwest corner of the Jaimes Tract;

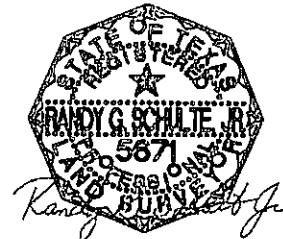
THENCE leaving the north line of Ralph Ablanado Drive with the northwest line of the Jaimes Tract N29°57'25"E 780.54 feet to a $\frac{1}{2}$ " iron rod found in the south line of that tract described as 10.00 acres in a deed to Metropolitan Community Church of Austin, Inc., dated July 14, 1999 and recorded in Document No. 1999068370 of the Travis County Official Public Records at the common northwest corner of the Jaimes Tract and the northeast corner of Lot A-1, Kay Christian Carter Subdivision No. 2, recorded in Document No. 199900237 of the Travis County Official Public Records, pass on this course at 11.58 feet and joining the southeast line of Lot 1, South Slaughter Commerce Park, recorded in Volume 92, Page 319 of the Travis County Plat Records the record southeast corner of Lot 1, pass on this course at 325.73 feet and leaving the southeast line of Lot 1 and joining the southeast line of Lot A-1, Kay Christian Carter Subdivision No. 2, a $\frac{1}{2}$ " iron rod found;

THENCE with the common north line of the Jaimes Tract and the south line of the Metropolitan Community Church of Austin, Inc. Tract, S88°58'44"E 150.16 feet to a $\frac{1}{4}$ " iron pipe found at the common northeast corner of the Jaimes Tract and the northwest corner of Lot B, of the previously mentioned Betty L. Davern Subdivision;

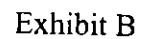
THENCE leaving the south line of the Metropolitan Community Church of Austin, Inc. Tract with the common southeast line of the Jaimes and the northwest line of Lot B S26°37'00"W (this course being the bearing basis for this description) 420.88 feet to a $\frac{1}{2}$ " iron rod found for an angle point in the southeast line of the Jaimes Tract at the common southwest corner of Lot B and the northwest corner of the previously mentioned Lot A, Betty L. Davern Subdivision;

THENCE continuing with the southeast line of the Jaimes Tract and with the west line of Lot A, S00°49'49"E 292.12 feet to the PLACE OF BEGINNING, pass on this course at 282.12 feet the record southwest corner of Lot A.

There are contained within these metes and bounds 3.24 acres, more or less, of land area as prepared from public records and a survey made on the ground on June 5, 2012 by Exacta Texas Surveyors, Inc.



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1" = 400'

ZONING CASE#: C14-2012-0090

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

