

ORDINANCE NO. 20141016-057

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9200-9500 SOUTH INTERSTATE HIGHWAY 35 SERVICE ROAD NORTHBOUND FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 single family residence standard lot (SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2014-0121, on file at the Planning and Development Review Department, as follows:

Tract 1: 1.40 acre tract of land, more or less, out of the Santiago del Valle Grant the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

Tract 2: 3.44 acre tract of land, more or less, out of the Santiago del Valle Grant the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (both tracts cumulatively referred to as the "Property"),

locally known as 9200-9500 South Interstate Highway 35 Service Road Northbound in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

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. A 15-foot wide vegetative buffer shall be provided and maintained along and adjacent to the west property line. Improvements permitted within the buffer

zone are limited to drainage, underground utility improvements, driveway or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

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

Adult oriented business
Automotive sales
Automotive repair services
Pawn shop services
Residential treatment

Automotive rentals
Automotive washing (of any type)
Commercial off-street parking
Drop-off recycling collection facility

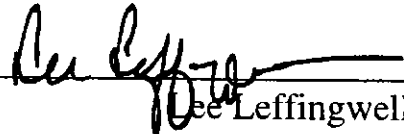
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 27, 2014.

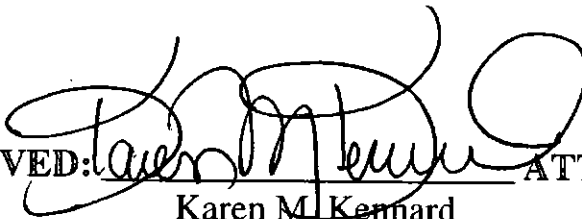
PASSED AND APPROVED

October 16, 2014

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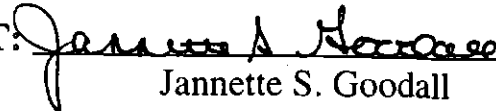

Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

TRACT 1

C14-2014-0121

**CRICHTON AND ASSOCIATES
LAND SURVEYORS
6448 HIGHWAY 290 EAST SUITE B-105
AUSTIN, TEXAS 78723
512-244-3395**

AREA TO BE REZONED

FIELD NOTES

FIELD NOTES FOR SURVEY OF 1.4009 ACRES, OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 7.8881 ACRE TRACT CONVEYED TO HOLT TEXAS, LTD BY DEED RECORDED IN DOCUMENT NUMBER 2013203010 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an axel found on the East R.O.W. of Interstate Highway No. 35 being the Northwest corner of Tract A, Bashara Subdivision, a subdivision recorded in Book 18 Pg. 70 of the Travis County, Texas Plat Records for the Southwest corner of this tract and the **POINT OF BEGINNING**.

THENCE N29°50'31"E with the East R.O.W. of Interstate Highway 35, 299.43 feet to a ½" iron pin found being the Southwest corner of a 7.7877 acre tract conveyed to Holt Texas, LTD in Document Number 2013203010 of the Official Public Records of Travis County, Texas for the Northwest corner of this tract.

THENCE S60°07'00"E, a distance of 200.00 feet to a calculate point for the Northeast corner of this tract.

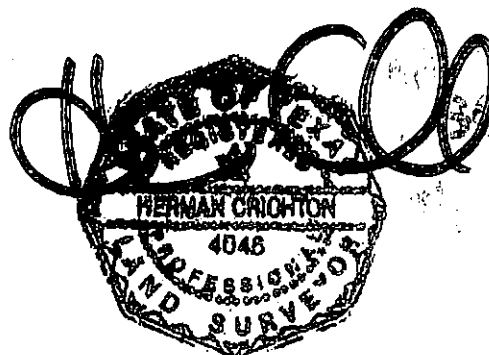
THENCE S 29° 50' 31" W with a line 200 feet East and parallel to the East R.O.W. of I.H. 35, 310.82 feet to a calculated point on the South line of said 7.8881 acre tract also being on the North line of said Tract A Bashara Subdivision, for the Southeast corner of this tract.

THENCE N 56° 51' 31" W with the North line of said Tract A Bashara Subdivision, 200.33 feet to the **POINT OF BEGINNING** and containing 1.4009 acres more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct, to the best of my knowledge and belief.

Witness my hand and seal June 17, 2014

Herman Crichton, R.P.L.S. 4046
13_276



SCANNED

SKETCH TO ACCOMPANY FIELD NOTES FOR A
1.4009 ACRE TRACT OF LAND OUT OF THE
SANTIAGO DEL VALLE SURVEY, ABSTRACT NO.
24 IN TRAVIS COUNTY, TEXAS, BEING A
PORTION OF A 7.8881 ACRE TRACT
DESCRIBED IN DEED TO HOLT TEXAS, LTD
RECORDED IN DOCUMENT NUMBER
2013302010 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS.

INTERSTATE HIGHWAY 35
(VARIABLE WIDTH PUBLIC R.O.W.)

AXLE FND
P.O.B.

HOLT MACHINERY COMPANY
TRACT A
BASHARA SUBDIVISION
(18/70)

CRICHTON
AND ASSOCIATES INC.
LAND SURVEYORS

6448 East Highway 290
Suite B105
Austin, Texas 78723
PHONE: (512) 244-3395
FAX: (512) 244-9508

1.4009 AC
61,025 SQ. FT.

560°07'00"E
200.00'

200.0'

310.82'
CITY LIMIT LINE

AXLE FND

HOLT TEXAS, LTD
TRACT B
BASHARA SUBDIVISION
(18/70)

HOLT TEXAS, LTD
(7.8881 AC)
DOC. NO. 2013203010

HOLT TEXAS, LTD
(7.7877 AC)
DOC. NO. 2013223602

691.26'
491.26'

1066.82'

- LEGEND
- ⊙ 1/2" IRON PIN FOUND
 - 1/2" IRON PIN SET
 - △ CALCULATED POINT
 - () RECORD INFORMATION

SCALE: 1" = 100'

JOB NUMBER: 13-276



1 tract L

C14-2014-0121

CRICHTON AND ASSOCIATES, INC.
LAND SURVEYORS
6448 HIGHWAY 290 EAST
SUITE B-105
AUSTIN, TX 78723
512-244-3395 - PHONE
512-244-9508 - FAX

AREA TO BE RE-ZONED

FIELD NOTES

**FIELD NOTES FOR 3.4451 ACRES OF LAND BEING A PORTION OF A
CALLED 7.7877 ACRE TRACT DESCRIBED IN DEED TO HOLT TEXAS, LTD
RECORDED IN DOCUMENT NUMBER 2013223602 OF THE OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3.4451 ACRE TRACT
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
FOLLOWS:**

BEGINNING at a ½" iron pin found in the East R.O.W. line of Interstate Highway 35, being the common corner of this tract and a 6.390 acre tract conveyed to Janoe Truck Sales & Service, Inc. in Volume 10041, Page 744 of the Travis County Real Property Records, and being the most Northerly corner of this tract and the **POINT OF BEGINNING**.

THENCE with the common line of this tract and said 6.390 acre tract the following three (3) courses:

- 1) S 80° 03' 46" E 43.63 feet to a ½" iron pin found.
- 2) S 02° 14' 24" E 232.07 feet to a ½" iron pin found.
- 3) S 30° 39' 27" E 40.71 feet to a calculated point for the approximate zoning line.

THENCE S 29° 55' 24" W, through said 7.7877 acre tract, 200.00 feet east of and parallel to the east right of way of Interstate Highway 35, a distance of 632.59 feet to a calculated point on the south line of said 7.7877 acre tract and the north line of a called 7.8881 acre tract described in deed to Holt Texas, LTD recorded in Document Number 2013203010 of the Official Public Records of Travis County, Texas.

THENCE N 60° 09' 01' W, with the common line of said 7.8881 acre tract and this tract, 200.00 feet to a ½" iron pin found in the East R.O.W. of said Interstate 35, being the West common corner of said 7.8881 acre tract and this tract

THENCE N 29° 55' 24" E, with the East R.O.W. of said Interstate 35, 834.38 feet to **POINT OF BEGINNING**, and containing 3.4451 acre, more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal June 17, 2014

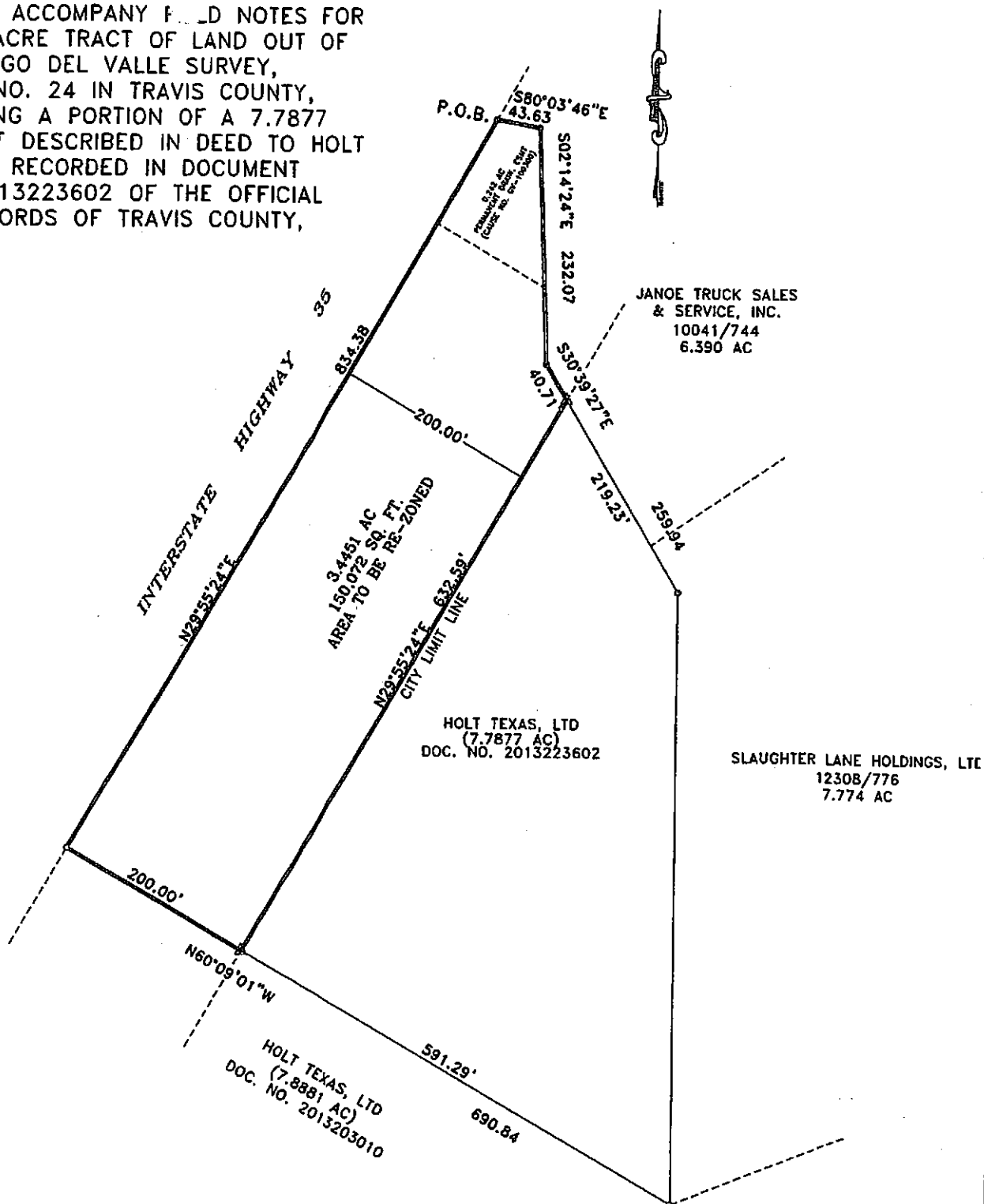
Herman Crichton, R.P.L.S 4046
11_415



SCANNED

Exhibit B

SKETCH TO ACCOMPANY FIELD NOTES FOR
A 3.4451 ACRE TRACT OF LAND OUT OF
THE SANTIAGO DEL VALLE SURVEY,
ABSTRACT NO. 24 IN TRAVIS COUNTY,
TEXAS, BEING A PORTION OF A 7.7877
ACRE TRACT DESCRIBED IN DEED TO HOLT
TEXAS, LTD RECORDED IN DOCUMENT
NUMBER 2013223602 OF THE OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS.



SCALE: 1" = 150'

JOB NUMBER: 11-415

LEGEND

- ⊙ 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- △ NAIL FOUND
- () RECORD INFORMATION

CRICHTON
AND ASSOCIATES INC.
LAND SURVEYORS

TBLS Firm # 101727-00

6448 East Highway 290
Suite B105

Austin, Texas 78723

(512) 244-3395

Orders@CrichtonAssociates.com

