

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 9201 CAMERON ROAD FROM LIMITED
3 INDUSTRIAL SERVICES (LI) DISTRICT TO COMMUNITY COMMERCIAL-
4 CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT FOR TRACT 1
5 AND FROM LIMITED INDUSTRIAL SERVICES (LI) TO GENERAL
6 COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-
7 CO) COMBINING DISTRICT FOR TRACT 2.

8
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from limited industrial services (LI) district to neighborhood
13 commercial-conditional overlay (GR-CO) combining district for Tract 1 and from limited
14 industrial services (LI) to general commercial services-mixed use-conditional overlay (CS-
15 MU-CO) combining district for Tract 2 on the property described in Zoning Case No. C14-
16 2014-0136, on file at the Planning and Zoning Department, as follows:

17
18 **Tract 1:**

19 0.9213 acre tract of land and being a portion of Lot 1, Block A, Cameron
20 Industrial Park, as recorded in Document 200800021 of the Official Public
21 Records of Travis County, Texas, said tract of land being more particularly
22 described by metes and bounds in Exhibit "A",

23
24 **Tract 2:**

25 Lot 1, Block A, Cameron Industrial Park, as recorded in Document 200800021 of
26 the Official Public Records of Travis County, Texas, Save and Except area
27 described as Tract 1 (the "Property"),

28
29 locally known as 9201 Cameron Road in the City of Austin, Travis County, Texas, and
30 generally identified in the map attached as Exhibit "B".

31
32 **PART 2.** The Property within the boundaries of the conditional overlay combining district
33 established by this ordinance is subject to the following conditions:

- 34
35 A. A site plan or building permit for the Property may not be approved, released,
36 or issued, if the completed development or uses of the Property, considered

37 cumulatively with all existing or previously authorized development and uses,
38 generate traffic that exceeds 4,000 trips per day.

39
40 B. Development of the Property may not exceed 309 residential units.

41
42 C. The following used are not permitted uses on the Property:
43

Automotive rentals	Automotive sales
Automotive washing (of any type)	Commercial off-street parking
Exterminating services	Funeral services
Pawn shop services	Service station
Drop-off recycling collection facility	

44
45 Except as specifically restricted under this ordinance, the Property may be developed and
46 used in accordance with the regulations established for the community commercial (GR)
47 and general commercial services (CS) base districts, the mixed use combining district, and
48 other applicable requirements of the City Code.
49

50 **PART 4.** This ordinance takes effect on _____, 2015.

51
52
53 **PASSED AND APPROVED**

54
55 §

56 §

57 _____, 2015 § _____

58 Steve Adler
59 Mayor
60

61
62 **APPROVED:** _____ **ATTEST:** _____

63 Anne L. Morgan
64 Interim City Attorney

Jannette S. Goodall
City Clerk

C14-2014-0136
TRACT 1

Legal Description
Travis County, Texas

Zoning Area Description
D&A Job No. 1477-001

EXHIBIT "A"

DESCRIPTION OF A TRACT OF LAND CONTAINING 0.9213 ACRES AND BEING A PORTION OF LOT 1, BLOCK A, CAMERON INDUSTRIAL PARK, PER PLAT THEREOF RECORDED AS DOCUMENT NO. 200800021 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83 (CORS)):

BEGINNING at a 1/2-inch iron rod found at the northwest corner of said Lot 1, said point being on the easterly right of way line of Cameron Road, for the most northerly corner and POINT OF BEGINNING hereof;

THENCE, along the northerly line of said Lot 1, S62°18'32"E, a distance of 260.81 feet to the northwest corner of the Drainage Easement dedicated per said Cameron Industrial Park plat;

THENCE, over and across said Lot 1 and along the westerly line of said Drainage Easement, the following three (3) courses and distances:

1. S36°31'40"W, a distance of 73.87 feet to a calculated point;
2. S40°32'03"W, a distance of 91.69 feet to a calculated point;
3. S31°15'03"W, a distance of 13.51 feet to a calculated point and the beginning of a 400.00 foot radius curve concave southerly;

THENCE, over and across said Lot 1 and along the arc of said 400.00 foot radius curve a distance of 179.57 feet through a central angle of 25°43'15", and a chord bearing N70°12'18"W and distance of 178.06 feet to a calculated point on the easterly right-of-way line of Cameron Road;

THENCE, along the common line of the easterly right-of-way line of Cameron Road and the westerly line of said Lot 1, N13°10'33"E, a distance of 206.94 feet to the POINT OF BEGINNING, and containing 0.9213 acres of land, more or less.

 7/10/15
Date

Sydney Smith Xinos, R.P.L.S.
Texas Registration No. 5361
Doucet & Associates Inc.,
7401 B Hwy. 71 West, Suite 160
Austin, Texas 78735
Firm Registration No. 10105800





LOT 1, BLOCK "A"
CAMERON 5000
SECTION ONE
VOLUME 98, PAGES
237-238
O.P.R.T.C.T.

1/2" IRON ROD
WITH "CHAP"
CAP FOUND

LOT 2, BLOCK "A"
CAMERON 5000
SECTION ONE
VOLUME 98, PAGES
237-238
O.P.R.T.C.T.

1/2" IRON ROD
WITH "CHAP"
CAP FOUND

LOT 3, BLOCK "A"
CAMERON 5000
SECTION ONE
VOLUME 98, PAGES
237-238
O.P.R.T.C.T.

N78°39'55"W
110.03'
1/2" IRON
ROD WITH
"LENZ" CAP
FOUND

SQUARE BOLT
FOUND

CAMERON ROAD
(R.O.W. WIDTH VARIES)

S76°51'13"E
109.90'

5/8" IRON
ROD FOUND

P.O.B.
1/2" IRON ROD
FOUND

2.416 ACRES
TRACT A
DOCUMENT NO. 2010083148
O.P.R.T.C.T.

0.9213 AC.
(40,133 SQ. FT.)

S62°18'32"E 260.81'

S52°18'32"E 393.65'

1/2" IRON
ROD WITH
"TF" CAP
FOUND

DRAINAGE EASEMENT
DOCUMENT NO. 200800021
O.P.R.T.C.T.

LOT 1, BLOCK "A"
CAMERON INDUSTRIAL PARK
DOCUMENT NO. 200800021
O.P.R.T.C.T.



SURVEY CONTROL:
TEXAS COORDINATE SYSTEM 1983
(CENTRAL ZONE-4203)
NAD 83 (CCRS) U.S. SURVEY FEET
GEOID MODEL G03U03
COMBINED SCALE FACTOR 0.999948716810
PROJECT CONTROL POINTS WERE ESTABLISHED USING
THE LEICA SYSTEM COOP NETWORK.

**0.9213 ACRE ZONING
EXHIBIT**
CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS

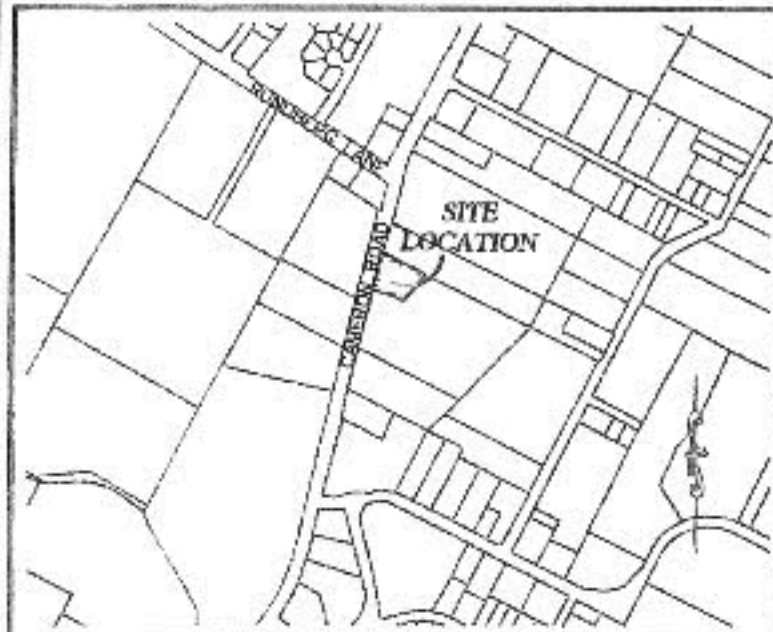
**DA DOUCET
& ASSOCIATES**

Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Survey Firm Registration Number: 10105800
P:\1477-001\series\04_drawings\1477-001 2014ND EXHIBIT 1.dwg

Date:	07/10/2015
Scale:	1"=100'
Drawn by:	DSK
Reviewed:	SSA
Project:	1477-001
Sheet:	1 of 2
Field Book:	101
Party Chief:	JW
Survey Date:	03/15/2015

TRACT LOCATION MAP

SCALE: 1" = 1000'



LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD WITH CAP FOUND (UNLESS NOTED)
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
DCC #	DOCUMENT NUMBER
VOL	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

LINE TABLE

NO.	BEARING	LENGTH
L1	S36°31'40"W	73.87'
L2	S40°32'03"W	91.69'
L3	S31°15'03"W	13.51'

CURVE TABLE

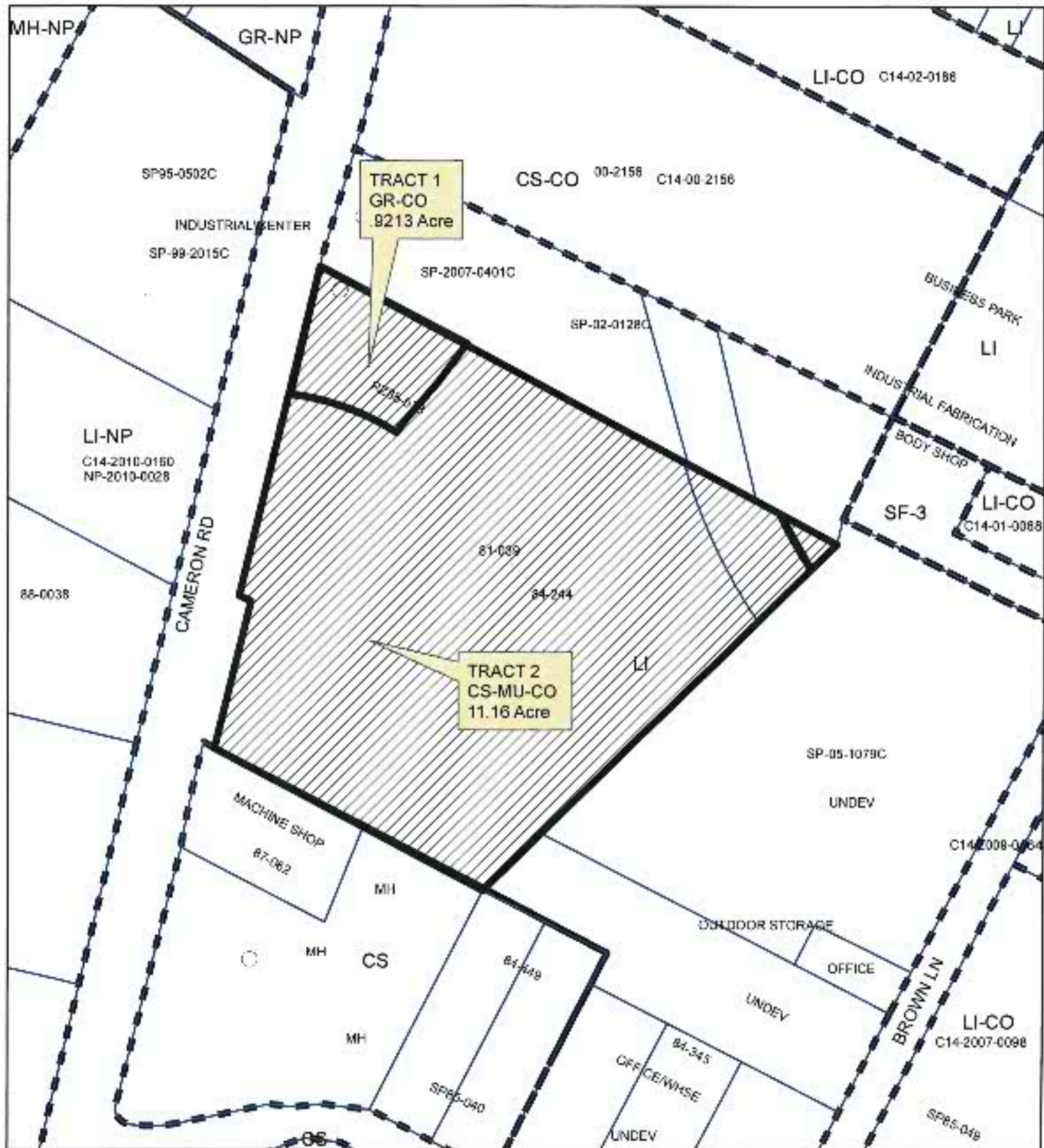
NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	179.57'	400.00'	25°43'15"	N70°12'18"W	178.05'

0.9213 ACRE ZONING
EXHIBIT
CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS

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P:\1477-001\survey\DA_drawings\1477-001 ZONING EXHIBIT 1.dwg

Date: 07/10/2015
Scale: 1"=100'
Drawn by: GRK
Reviewed: SSK
Project: 1477-001
Sheet: 2 of 2
Field Book: 401
Party Chet: JM
Survey Date: 06/19/2015



ZONING

Zoning Case: C14-2014-0136

Exhibit B

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.

