

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11200 NORTH RANCH ROAD 620 FROM DEVELOPMENT RESERVE (DR) DISTRICT AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING 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 development reserve (DR) district and community commercial-conditional overlay (GR-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2015-0080, on file at the Planning and Zoning Department, as follows:

A 7.915 acre tract of land, surveyed by Landesign Services, Inc., out of the A. E. Livingston Survey No. 455, Abstract No. 478 in Travis County, Texas and being all of Tract 1, and Tract 2 described in deed to Robinson Investment, L.P., recorded in Document Number 2010190618 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), and described as Tract 1 (6.388 acres) and Tract 2 (1.51 acres) in deed recorded in Document Number 2007040714 of the O.P.R.T.C.T.; and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 11200 North Ranch Road 620 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 following uses are not permitted uses of the Property:

Agricultural sales and services  
Campground  
Construction sales and services  
Electronic testing  
Equipment sales  
Laundry services  
Vehicle storage  
Veterinary services  
Indoor crop production  
Transitional housing

Building and maintenance services  
Commercial blood plasma center  
Electronic prototype assembly  
Equipment repair services  
Kennels  
Monument retail sales  
Limited warehousing and distribution  
Maintenance and service facilities  
Transportation terminal

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

Food preparation  
Custom manufacturing

Plant nursery

D. City Code Section 25-2-805 (*Drop-Off Recycling Collection Facilities*) applies to a drop-off recycling collection facility use.

**PART 3.** Except as specifically provided in Part 2 of this ordinance, the Property may be used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2015.

**PASSED AND APPROVED**

\_\_\_\_\_, 2015      §  
   §  
   §

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_

Anne L. Morgan  
Interim City Attorney

**ATTEST:** \_\_\_\_\_

Jannette S. Goodall  
City Clerk



Landesign Services, Inc.

1220 McNeil Road

Suite 200

Round Rock, Texas 78681

Firm Registration No. 10001800

512-238-7901 office

512-238-7902 fax

EXHIBIT " "

### METES AND BOUNDS DESCRIPTION

BEING 7.915 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE A.E. LIVINGSTON SURVEY NO 455, ABSTRACT NO. 478 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED TRACT 1, AND TRACT 2 DESCRIBED IN DEED TO ROBINSON INVESTMENT, L.P., RECORDED IN DOCUMENT NUMBER 2010190618 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND DESCRIBED AS TRACT 1 (6.388 ACRES) AND TRACT 2 (1.51 ACRES) IN DEED RECORDED IN DOCUMENT NUMBER 2007040714 OF THE O.P.R.T.C.T.; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" i.d. iron pipe found in the existing west right-of-way line of RM 620 (150' R.O.W.), at the southeast corner of said Tract 2 from which a 1/2" iron rod with cap stamped "Tri Tech" found the northeast corner of a called 11.1220 acre tract in deed to TX RR620 Apartments, LTD recorded in Document No. 2014094508 of the O.P.R.T.C.T. bears North 21°18'36" East a distance of 0.78 feet (deed lines conflict) and from which a 1/2" iron rod found at the southwest corner of said 11.1220 acres bears South 21°31'00" West a distance of 462.44 feet, (record - S21°32'03"W, 462.99');

THENCE North 57°28'17" West with the south line of said Tract 2 and the north line of said 11.1220 acre tract a distance of 1041.69 feet (record - N56°21'03"W 1041.80') to a 1/2" iron rod found at southwest corner of said Tract 2, the northwest corner of said 11.1220 acre tract and in the east line of a called 3.443 acre tract in described in deed to Jeffery C. Hutchinson and Janet J K Hutchinson recorded in Document No. 2003060935 of the O.P.R.T.C.T.;

THENCE with the west line of said Tract 2 and the east line of said 3.443 acre tract the following two (2) calls;

1. North 24°56'21" East a distance of 9.44 feet (record - N25°14'55"E, 9.50') to a 1/2" iron rod found;

2. North  $31^{\circ}20'05''$  East a distance of 132.66 feet (record –  $N32^{\circ}26'30''E$ , 132.49') to a 1/2" iron rod found in the west line of said Tract 2, the northeast corner of said 3.443 acre tract and the southeast corner of Tract 3 in said deed to Robinson Investments, L.P. and described in said Document No. 2007040714;

THENCE North  $29^{\circ}51'42''$  East with the west line of Tract 2 and the east line of said Tract 3 a distance of 159.70 feet (record –  $N31^{\circ}03'05''E$ , 159.21') to a 1/2" iron rod with plastic cap stamped "Landesign" at the northwest corner of Lot 1, Woodlands Green Subdivision recorded in Volume 91, Pages 31-32 of the Plat Records of Travis County, Texas (P.R.T.C.T.);

THENCE South  $61^{\circ}41'23''$  East with the south line of said Lot 1 and the northeast line of Tract 2 a distance on 100.54 feet (record –  $S60^{\circ}34'09''E$ , 100.54') to a 1/2" iron rod found in the south line of said Lot 1, the northeast corner of Tract 2 and the northernmost corner of said Tract 1;

THENCE with the north line of Tract 1 and the south line of Lot 1 the following two (2) calls;

1. South  $62^{\circ}03'02''$  East a distance of 531.91 feet (record, Lot 1 –  $S60^{\circ}03'43''E$ , 531.82') to a 1/2" iron rod found;
2. South  $61^{\circ}32'35''$  East a distance of 350.82 feet (record, Lot 1 –  $S59^{\circ}34'52''E$ , 350.84') to a Cotton Spindle found for the northeast corner of Tract 1, the southeast corner of Lot 1 and in the existing west right-of-way line of RM 620;

THENCE South  $21^{\circ}36'47''$  West with the existing west right-of-way line of RM 620 and the east line of Tract 1 a distance of 354.78 feet (record –  $S22^{\circ}44'00''W$ , 355.21') to a 1/2" iron rod found for the southernmost corner of Tract 1 and the northeast corner of said Tract 2;

THENCE South  $21^{\circ}18'36''$  West with the east line of Tract 2 and the existing west right-of-way line of RM 620 a distance of 28.47 feet (record –  $S21^{\circ}58'27''W$ , 28.48') to the POINT OF BEGINNING.

This parcel contains 7.915 acres of land out of the A.E. Livingston Survey No. 455, Abstract No. 478 in Travis County, Texas. Description prepared from an on-the-ground survey made during March, 2015. All bearings are based on the Texas State Plane Grid, Central Zone.

David R. Hartman 7/20/15  
David R. Hartman Date  
Registered Professional Land Surveyor  
State of Texas No. 5264



Job Number: 364-15-1

Attachments: Survey Drawing L:\11200 RR 620\DWG\36401003.DWG







**1" = 400'**

**ZONING CASE#: C14-2015-0080**

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.

