ORDINANCE NO. ____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4212 SMITH SCHOOL ROAD IN THE MCKINNEY NEIGHBORHOOD PLAN AREA FROM DEVELOPMENT RESERVE-NEIGHBORHOOD PLAN (DR-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) 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-neighborhood plan (DR-NP) combining district to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district on the property described in Zoning Case No. C14-2015-0135, on file at the Planning and Zoning Department, as follows:

A description of sketch to accompany a description of 6.510 acres (approximately 283,580 sq. ft.) in the Santiago Del Valle Grant, Travis County, Texas, being all of a 6.509 acre tract described in a deed without warranty to 143 Smith School, Ltd., date July 19, 2013, of record in Document No. 201313573 of the Official Public Records of Travis County, Texas; said 6.510 acres being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 4212 Smith School Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 2. Development of the Property within the boundaries of the planned development area (PDA) combining district established by this ordinance is subject to the use and site development regulations set forth in this part:

A. The following uses are not permitted uses of the Property:

   Adult-oriented businesses    Liquor sales
   Basic industry               Residential treatment
   Club or lodge                Resource extraction
   Congregate living            Scrap and salvage
   Day care services (commercial) Transitional housing
   Day care services (general)  Group home, class I (general)
Day care services (limited)          Group home, class II
Group home, class I (limited)       Laundry services

B. The following uses are permitted uses of the Property:

Administrative services          Animal production
Consumer repair services          Crop production
Horticulture                      Major public facilities
Major utility facilities          Park and recreation services (general)
Research assembly services        Park and recreation services (special)
Research warehousing services     Research testing services
Urban farm

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

PART 3. The Property is subject to Ordinance No. 021010-12b that established zoning for the McKinney Neighborhood Plan.

PART 4. This ordinance takes effect on ________________, 2016.

PASSED AND APPROVED

_____________________________________________, 2016

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Steve Adler
Mayor

APPROVED: ___________________________  ATTEST: ___________________________

Anne L. Morgan                     Jannette S. Goodall
City Attorney                      City Clerk

Draft 1/22/2016
6.510 AC, ZONING DESCRIPTION
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF SKETCH TO ACCOMPANY A DESCRIPTION OF 6.510 ACRES
(APPROXIMATELY 283,580 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT,
TRAVIS COUNTY, TEXAS, BEING ALL OF A 6.509 ACRE TRACT DESCRIBED IN A
DEED WITHOUT WARRANTY TO 143 SMITH SCHOOL, LTD., DATED JULY 19,
2013, OF RECORD IN DOCUMENT NO. 2013135733 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.510 ACRES BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" rebar found in the northwest right-of-way line of Smith School
Road (100' right-of-way width), for the most easterly corner of the said 6.509 acre tract,
same being the south corner of Lot 1, Data Ranch Subdivision, a subdivision of record
in Document No. 201000100 of the Official Public Records of Travis County, Texas;

THENCE South 42°20'27" West, with the northwest right-of-way line of said Smith
School Road, being the southeast line of the 6.509 acre tract, a distance 176.22 feet to
a 1" iron pipe found for the most southerly corner of the 6.509 acre tract, same being
the most easterly corner of a 0.51 acre tract conveyed to Texas Parks and Wildlife
Department, recorded in Volume 5163, Page 584 of the Deed Records of Travis County,
Texas;

THENCE with the common line of the 6.509 acre tract and the said 0.51 acre tract, the
following two courses and distances:

1. North 47°14'19" West, a distance of 449.59 feet to a 5/8" rebar found the north
corner of the 0.51 acre tract;

2. South 42°54'59" West, a distance of 50.25 feet to a 1" iron pipe found for the
west corner of the 0.51 acre tract, being an angle point in the southwest line of
the 6.509 acre tract, and being in the northeast line of a 49.384 acre tract
conveyed to Texas Parks and Wildlife Department, recorded in Volume 4191,
Page 1562 of the Deed Records of Travis County, Texas;

THENCE North 47°13'41" West, with the southwest line of the 6.509 acre tract, same
being the northeast line of the 49.384 acre tract, a distance of 903.50 feet to a 5/8"
rebar found for the most westerly corner of the 6.509 acre tract, being also the north
corner of the 49.384 acre tract, and an angle point in the south line of Lot 4, Block C,
Expo Center Section One, a subdivision recorded in Document No. 200200021 of the
Official Public Records of Travis County, Texas;
THENCE with the common line of the 6.509 acre tract and Lot 4, the following two (2) courses and distances:

1. North 42°22’00” East, a distance of 225.89 feet to 5/8” rebar found for the north corner of the 6.509 acre tract, being an angle point in the south line of Lot 4;

2. South 47°15’23” East, a distance of 528.42 feet a 1/2” rebar found for the south corner of Lot 4 and a westerly corner of Lot 5, Block A, Expo Center Section One, a subdivision recorded in Volume 98, Page 17, of the Plat Records of Travis County, Texas,

THENCE South 47°15’23” East, with the northeast line of the 6.509 acre tract, and the southwest line of Lot 5, a distance of 60.06 feet a 1/2” rebar found for a southerly corner of Lot 5, being also a westerly corner of Lot 1 of said Data Ranch Subdivision;

THENCE South 47°15’23” East, with the northeast line of the 6.509 acre tract, and the southwest line of Lot 1 a distance of 765.03 feet to the POINT OF BEGINNING, containing 6.510 acres of land, more or less.


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995