

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. 2013135733 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)

Group home, class II
Laundry services

Administrative services
Consumer repair services
Horticulture
Major utility facilities
Research assembly services
Research warehousing services
Urban farm

Animal production
Crop production
Major public facilities
Park and recreation services (general)
Park and recreation services (special)
Research testing services

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

PASSED AND APPROVED

§ 87(2)(b)

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

C14-2015-0135

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**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:

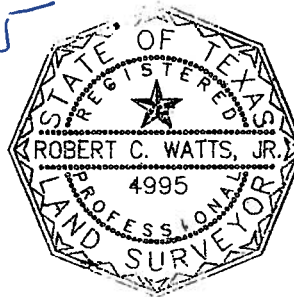
1. North 42°22'00" East, a distance of 225.89 feet to 5/8" rebar found for the north corner of the 6.509 acre tract, being an angle point in the south line of Lot 4;
2. South 47°15'23" East, a distance of 528.42 feet a 1/2" rebar found for the south corner of Lot 4 and a westerly corner of Lot 5, Block 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;

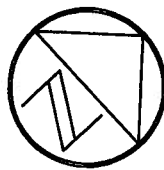
THENCE South 47°15'23" East, with the northeast line of the 6.509 acre tract, and the southwest line of Lot 1 a distance of 765.03 feet to the **POINT OF BEGINNING**, containing 6.510 acres of land, more or less.

Surveyed on the ground October 20, 2015. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 1166-001-BASE.

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



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.



1" = 200'

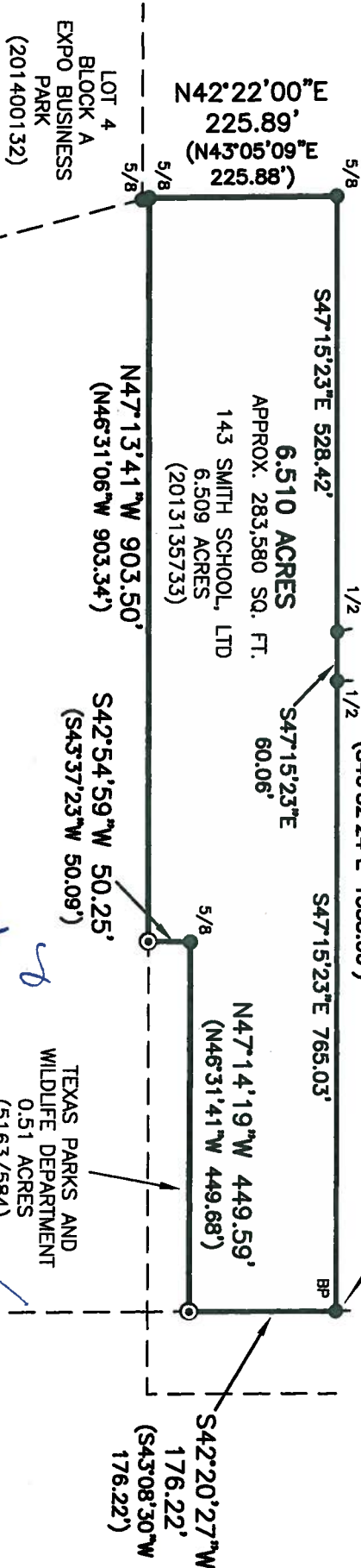
LOT 4, BLOCK C
EXPO CENTER
SECTION ONE
(200200021)

LOT 5, BLOCK A
EXPO CENTER
SECTION ONE
(98/17)

LOT 1
DATA RANCH
SUBDIVISION
(201000100)

SMITH SCHOOL ROAD
(100' R.O.W. WIDTH)
(4333/288, 2002011211,
2008005247)

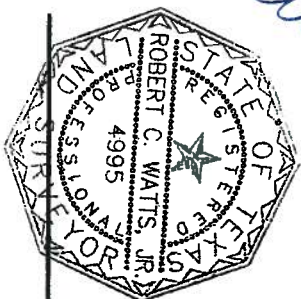
- LEGEND
- REBAR FOUND (SIZE NOTED)
 - BP 1/2" REBAR WITH "BURY" CAP FOUND
 - CM&N 1/2" REBAR WITH "CM&N" CAP FOUND
 - ⊙ 1" IRON PIPE FOUND



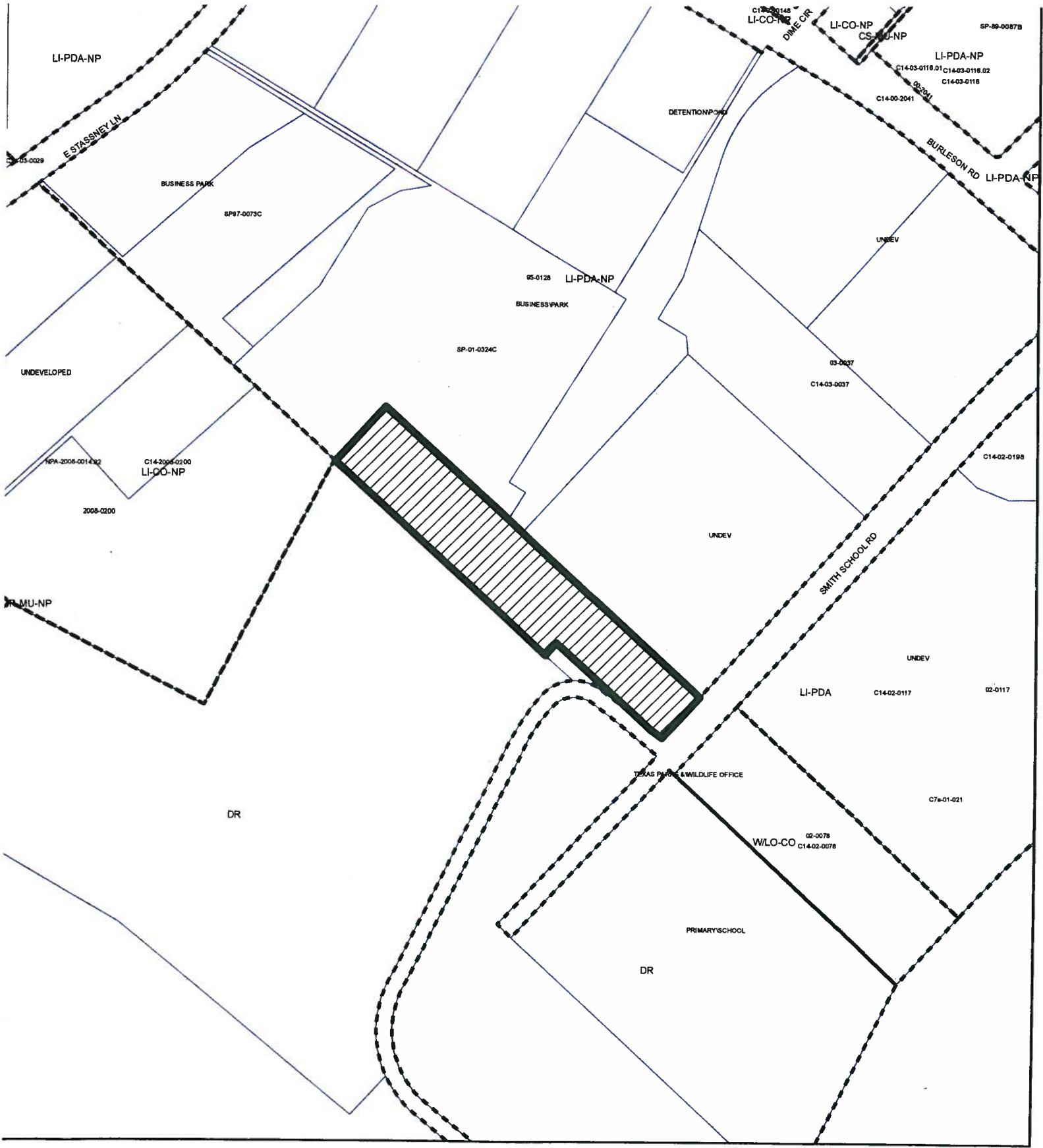
BEARING BASIS: THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), TEXAS CENTRAL
ZONE ZONE, BASED ON GPS SOLUTIONS FROM
THE NATIONAL GEODETIC SURVEY (NGS)
ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 1166-001-Z1

Chaparral



DATE OF SURVEY: 10/20/2015
PLOT DATE: 10/22/15
DRAWING NO.: 1166-001-Z1
PROJECT NO.: 1166-001
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: MAM






ZONING

Zoning Case: C14-2015-0135

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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.

