

ORDINANCE NO. 20160512-035

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1501 AIRPORT COMMERCE DRIVE IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT TO COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-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 commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2015-0162, on file at the Planning and Zoning Department, as follows:

2.766 acres (approximately 120,486 sq. ft.) in Travis County, Texas, being a portion of Lot 1, Block A, Resubdivision of Lot 1, Block A, Airport Commerce Section Two, a subdivision recorded in Document No. 201400276 of the Official Public Records of Travis County, Texas, conveyed to W2 Hill ACP II LP, in a deed recorded in Document No. 2014188001 of the Official Public Records of Travis County, Texas; said 2.766 acre tract being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1501 Airport Commerce Drive in the City of Austin, Travis County, Texas, 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 on the Property:

Agricultural sales and services
Campground

Automotive washing
Equipment repair services

Equipment sales
Kennels
Scrap and salvage
Day care services (general)
Day care services (commercial)
Hospital services (general)
Veterinary services
Vehicle storage
Private secondary educational facilities

Exterminating services
Monument retail sales
Outdoor entertainment
Day care services (limited)
Hospital services (limited)
Private primary educational facilities
Public primary educational facilities
Public secondary educational facilities

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

Commercial off-street parking
Automotive repair services
Construction sales and services
General warehousing and distribution
Light manufacturing
Art workshop

Automotive rentals
Automotive sales
Convenience storage
Limited warehousing and distribution
Customer manufacturing

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

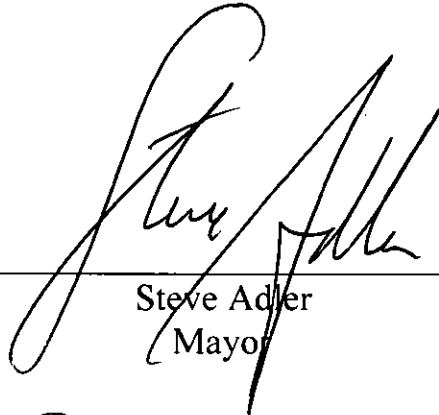
PART 3. The Property is subject to Ordinance No. 20010927-005 that established the Montopolis Neighborhood Plan.

PART 4. This ordinance takes effect on May 23, 2016.

PASSED AND APPROVED

May 12, 2016

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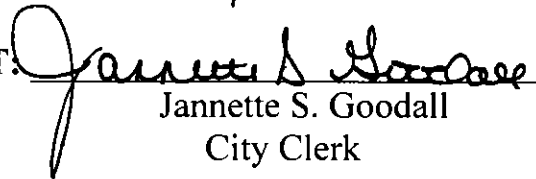
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

EXHIBIT " _____ "

PORTION OF LOT 1, BLOCK A,
RESUBDIVISION OF LOT 1, BLOCK A,
AIRPORT COMMERCE SECTION TWO
(ZONING DESCRIPTION)

2.766 ACRES
CITY OF AUSTIN, TRAVIS COUNTY

A DESCRIPTION OF 2.766 ACRES (APPROXIMATELY 120,486 SQ. FT.) IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, RESUBDIVISION OF LOT 1, BLOCK A, AIRPORT COMMERCE SECTION TWO, A SUBDIVISION RECORDED IN DOCUMENT NO. 201400276 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO W2 HILL ACP II LP, IN A DEED RECORDED IN DOCUMENT NO. 2014188001 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.766 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Mag nail with "Chaparral" washer set in the north right-of-way line of E Ben White Boulevard (right-of-way width varies), recorded in Volume 10563, Page 943 of the Real Property Records of Travis County, Texas, for the southwest corner of said Lot 1, same being the southeast corner of Lot 6, Amended Plat of Lots 5 and 6, Block B, Airport Commerce Park, Section One, a subdivision recorded in Document No. 200200036 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar with "Ward 5811" cap found in said right-of-way line bears South 55°55'17" West, a distance of 446.90 feet;

THENCE North 26°26'19" West, with the west line of Lot 1 and the east line of Lot 6, a distance of 252.38 feet to a Mag nail found in the west line of Lot 1, being the northeast corner of Lot 6, same being the southeast corner of Lot 9, Block A, Airport Commerce Park, Section One, a subdivision recorded in Document No. 199900226 of the Official Public Records of Travis County, Texas;

THENCE North 26°15'27" West, a distance of 25.26 feet to a Mag Nail with "Chaparral" washer set for the northwest corner of Lot 1, being in the east line of Lot 9, same being the southwest corner of Lot 2, Block A, of said Resubdivision of Lot 1, Block A, Airport Commerce, Section Two, from which a Mag nail found in the west line of said Lot 2, being in the east line of Lot 9, bears North 26°15'27" West, a distance of 65.58 feet;

THENCE North 55°51'45" East, with the common line of said Lots 1 and 2, a distance of

379.32 feet to a 1/2" rebar with "Chaparral" cap set in the north line of Lot 1, being the southwest corner of Lot 2;

THENCE crossing Lot 1, the following two (2) courses and distances:

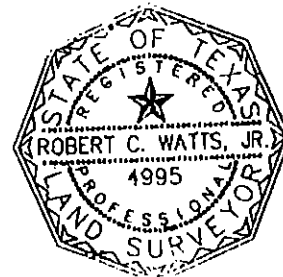
1. North 55°51'45" East, a distance of 39.57 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 34°08'15" East, a distance of 275.59 feet to a 1/2" rebar with "Chaparral" cap set in the north right-of-way line of E Ben White Boulevard, being also the south line of Lot 1, from which a 1/2" rebar with "SA Garza" cap found in said right-of-way line bears North 55°55'17" East, a distance of 245.69 feet;

THENCE South 55°55'17" West, with the north line of E Ben White Boulevard, being also the south line of Lot 1, a distance of 456.16 feet to the **POINT OF BEGINNING**, containing 2.766 acres of land, more or less.

Surveyed on the ground April 24, 2014. Bearing Basis: The Texas Coordinate System of 1983, Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 702-002-ZN1.

Robert C. Watts Jr. 2-17-16

Robert C. Watts Jr.
Registered Professional Land Surveyor
State of Texas No. 4995
TBPLS Firm No. 10124500



REFERENCES
TCAD Property ID# 850610
Grid Map L-18 and M-18

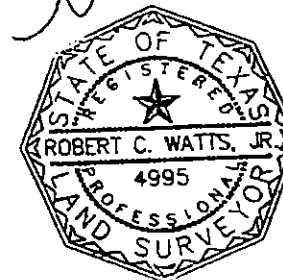
SKETCH TO ACCOMPANY A DESCRIPTION OF 2.766 ACRES (APPROXIMATELY 120,489 SQ. FT.) IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, RESUBDIVISION OF LOT 1, BLOCK A, AIRPORT COMMERCE SECTION TWO, A SUBDIVISION RECORDED IN DOCUMENT NO. 201400276 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO W2 HILL ACP II LP, IN A DEED RECORDED IN DOCUMENT NO. 2014188001 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- ▲ MAG NAIL FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET

LINE TABLE

LINE	BEARING	DISTANCE
L1	N26°15'27"W	25.26'
L2	N26°15'27"W	65.58'
L3	N55°51'45"E	39.57'



DATE OF SURVEY: 4/24/2014
 PLOT DATE: 2/17/2016
 DRAWING NO.: 702-002-ZN1
 PROJECT NO.: 702-002
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: DWC
 SHEET 1 OF 2

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

ATTACHMENTS: METES AND BOUNDS DESCRIPTION
 702-002-ZN1

Chaparral

AIRPORT COMMERCE DRIVE
(90' R.O.W. WIDTH) (199900226)

LOT 2
BLOCK A
RESUBDIVISION OF
LOT 1, BLOCK A,
AIRPORT COMMERCE,
SECTION TWO
(201400276)

LOT 1
BLOCK A
RESUBDIVISION OF
LOT 1, BLOCK A,
AIRPORT COMMERCE,
SECTION TWO
(201400276)

PROPOSED LOT 1A

2.766 ACRES
APPROX. 120,489 SQ. FT.
PROPOSED LOT 1B

LOT 1
BLOCK A
RESUBDIVISION OF
LOT 1, BLOCK A,
AIRPORT COMMERCE,
SECTION TWO
(201400276)

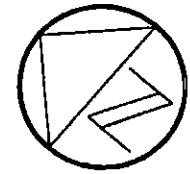
JOHN GLENN WAY
(R.O.W. WIDTH VARIES)
(2000144898)

LOT 9
BLOCK A
AIRPORT COMMERCE PARK,
SECTION ONE
(199900226)

DISCOVERY LANE
(R.O.W. WIDTH VARIES)
(2000144898)

LOT 6
AMENDED PLAT OF
LOTS 5 AND 6, BLOCK B
AIRPORT COMMERCE PARK,
SECTION ONE
(200200036)

SAGARZA CAP



1" = 100'

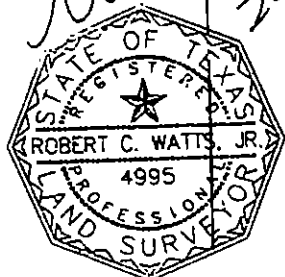
E BEN WHITE BOULEVARD (S.H. HIGHWAY 71)
(R.O.W. WIDTH VARIES)
(10563/943)

P.O.B.

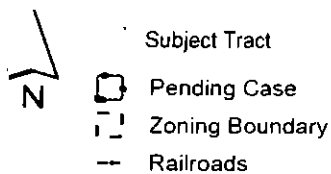
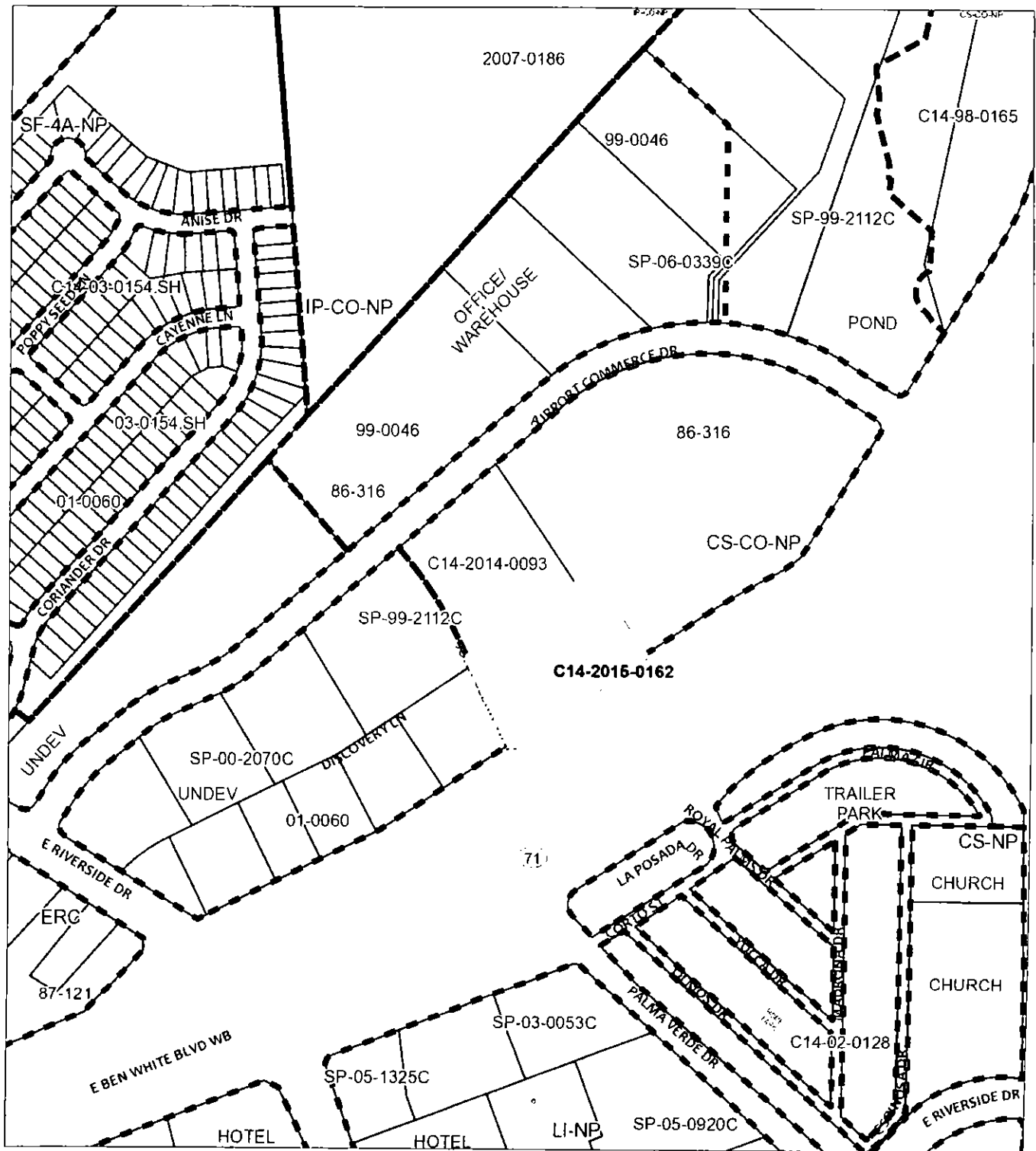
DATE OF SURVEY: 4/24/2014
PLOT DATE: 2/17/2016
DRAWING NO.: 702-002-ZN1
PROJECT NO.: 702-002
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: DWC
SHEET 2 OF 2

WARD
5811

Chaparral



2-17-16



200 400
Feet

1" = 400'

ZONING

ZONING CASE#: C14-2015-0162

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.