

**ORDINANCE NO. 040115-42a**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT STATE HIGHWAY 71 EAST AT SPIRIT OF TEXAS DRIVE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 interim rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No.C14-03-0152a, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2.35 acre tract of land, more or less, out of the Santiago Del Valle Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as State Highway 71 East at Spirit of Texas Drive, 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:

The following uses are prohibited uses of the Property:

Adult oriented businesses  
Scrap and salvage

Pawn shop services

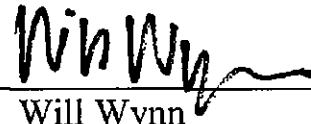
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on January 26, 2004.

**PASSED AND APPROVED**

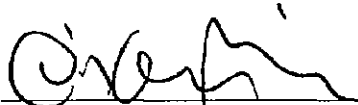
January 15, 2004

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Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk

*EXHIBIT A*  
**PROPERTY DESCRIPTION**

A DESCRIPTION OF A 2.35 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS. SAID 2.35 ACRE TRACT OF LAND BEING A PORTION OF THAT CALLED 110.81 ACRE TRACT OF LAND, AS CONVEYED TO AUSTIN-BERGSTROM AIRPORT CENTRE, LTD., AND RECORDED IN DOCUMENT NUMBER 2000074675 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 2.35 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at the apparent southeast corner of Spirit Of Texas Drive, as dedicated by and recorded in Doc. No. 200000352 of the Official Public Records Of Travis County, Texas, being in the southwestern boundary line of the said 110.81 acre tract, and being in the apparent northeastern right of way of State Highway No. 71;

**THENCE**, leaving the apparent northeastern right of way of State Highway No. 71, crossing the said 110.81 acre tract, with the apparent southeast right of way of Spirit Of Texas Drive, the following two (2) courses:

1. a distance of 39.45 feet with an arc of a curve to the right whose central angle is  $90^{\circ} 24' 17''$ , with a radius of 25.00 feet and whose chord bears  $N 15^{\circ} 45' 49'' W$ , a distance of 35.48 feet to a point, and
2.  $N 29^{\circ} 26' 20'' E$ , a distance of 298.52 feet to a point,

**THENCE**, leaving the said right of way, continuing over and across the said 110.83 acre tract, the following two (2) courses:

1.  $S 60^{\circ} 33' 24'' E$ , a distance of 358.20 feet to a point,
2.  $S 43^{\circ} 51' 52'' W$ , a distance of 340.47 feet to a point in the apparent northeastern right of way of State Highway No. 71,

**THENCE**, with the southwestern boundary line of the said 110.81 acre tract and the apparent northeastern right of way of State Highway No. 71, the following two (2) courses:

1.  $N 53^{\circ} 04' 48'' W$ , a distance of 58.33 feet to a 1/2 inch iron rod found,
2.  $N 60^{\circ} 57' 57'' W$ , a distance of 190.38 feet to the **POINT OF BEGINNING** and containing 2.35 acres of land.

THE STATE OF TEXAS

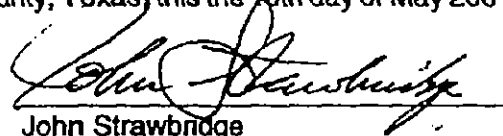
KNOW ALL MEN BY THESE PRESENTS:

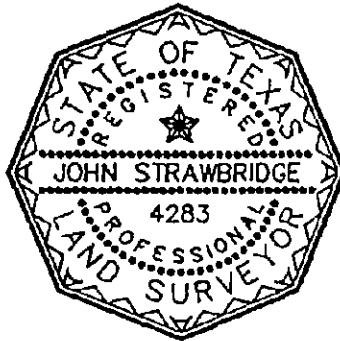
COUNTY OF TRAVIS

That I, John Strawbridge, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 10th day of May 2001  
A.D..

Carter & Burgess, Inc.  
901 South Mopac Blvd., Suite 200  
Austin, Texas 78746

  
John Strawbridge  
Registered Professional Land Surveyor  
No. 4283 - State of Texas



SCALE : 1" = 200'  
MAY, 2001  
TRAVIS COUNTY, TEXAS

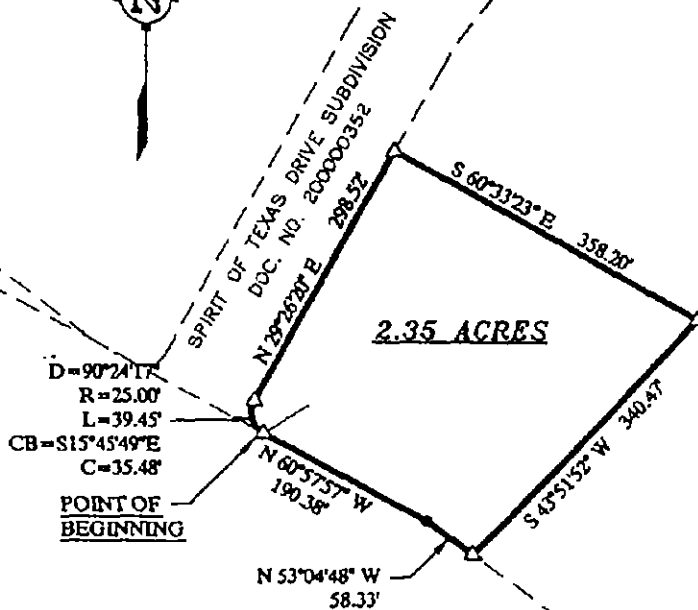
LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND



SANTIAGO DEL VALLE GRANT

REMAINDER OF  
110.81 ACRES  
AUSTIN-BERGSTROM  
AIRPORT CENTRE, LTD.  
DOC. NO. 2000074875



D=90°24'17\"/>  
R=25.00'  
L=39.45'  
CB=S15°45'49\"E  
C=35.48'  
POINT OF  
BEGINNING

N 53°04'48\" W  
58.33'

STATE HIGHWAY 71  
(VARIABLE WIDTH R.O.W.)

NATIONAL MOBILE PARKS  
SUBDIVISION SEC. 1  
VOL. 84 PG. 10  
LOT 1  
LOT 2

JIM DOBSON ADDITION  
VOL. 88 PG. 30  
LOT A

RANGER-REED ADDITION  
VOL. 89 PG. 89  
LOT 1

DRAWING to ACCOMPANY FIELDNOTE No. Q1-Q31R

**Carter & Burgess**

Surveying  
Carter and Burgess, Inc.

901 South McPhee Expressway Bldg. Y Suite 200  
Austin, Texas 78744  
(512)314-3100 Fax (512)314-3135

