

ORDINANCE NO. 040115-42b

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.C14-03-0152b, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2.90 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:

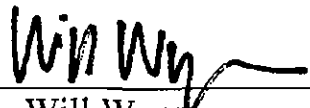
Adult oriented businesses
Scrap and salvage

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 §
§
§ _____ 
Will Wynn
Mayor


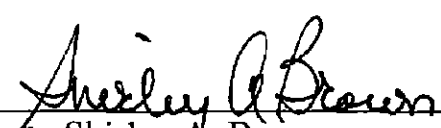
APPROVED:  ATTEST: 
David Allan Smith Shirley A. Brown
City Attorney City Clerk

EXHIBIT A
PROPERTY DESCRIPTION

A DESCRIPTION OF A 2.90 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS. SAID 2.90 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 NO. 2000074675 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 2.90 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at the apparent southeast corner of Spirit Of Texas Drive, as dedicated and recorded in Doc. No. 200000352 of the Official Public Records Of Travis County, Texas, same point being in the southwest boundary line of the said 110.81 acre tract and 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 three (3) 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,
2. $N 29^{\circ} 26' 20'' E$, a distance of 394.37 feet to a point, and
3. a distance of 105.11 feet with an arc of a curve to the right whose central angle is $13^{\circ} 26' 33''$, with a radius of 448.00 feet and whose chord bears $N 36^{\circ} 09' 32'' E$, a distance of 104.87 feet to the **POINT OF BEGINNING** of the herein described 2.90 acre tract;

THENCE, continuing across the said 110.81 acre tract, with the apparent southeast right of way of Spirit Of Texas Drive, the following three (3) courses:

1. a distance of 135.92 feet with an arc of a curve to the right whose central angle is $17^{\circ} 22' 58''$, with a radius of 448.00 feet and whose chord bears $N 51^{\circ} 34' 22'' E$, a distance of 135.40 feet to a 1/2 inch iron rod found,
2. a distance of 15.61 feet with an arc of a curve to the right whose central angle is $44^{\circ} 42' 40''$, with a radius of 20.00 feet and whose chord bears $N 82^{\circ} 37' 11'' E$, a distance of 15.21 feet to a 1/2 inch iron rod found,
3. a distance of 217.03 feet with an arc of a curve to the left whose central angle is $165^{\circ} 47' 42''$, with a radius of 75.00 feet and whose chord bears $N 22^{\circ} 04' 49'' E$, a distance of 148.85 feet to a point;

THENCE, leaving the said line, continuing across the said 110.81 acre tract, the following five (5) courses:

1. $N 73^{\circ} 07' 27'' E$, a distance of 222.20 feet to a point,
2. $S 20^{\circ} 50' 43'' E$, a distance of 122.27 feet to a point,
3. $S 47^{\circ} 35' 39'' E$, a distance of 277.79 feet to a point,

4. S 44° 06' 56" W, a distance of 268.40 feet to a point,
5. N 60° 33' 23" W, a distance of 418.57 feet to the **POINT OF BEGINNING** and containing 2.90 acres of land.

THE STATE OF TEXAS


KNOW ALL MEN BY THESE PRESENTS:

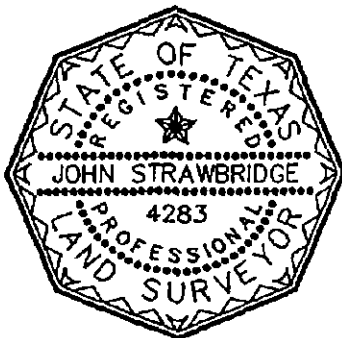
COUNTY OF TRAVIS

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

AIRPORT FAST PARK SUBDIVISION
32.79 ACRES
DOC. No. 200000351

LEGEND

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



D=44°41'54"
R=20.00'
L=15.60'
CB=S82°37'11"W
C=15.21'

D=17°22'58"
R=448.00'
L=135.92'
CB=N51°34'22"E
C=135.40'

REMAINDER OF
110.81 ACRES
AUSTIN-BERGSTROM
AIRPORT CENTRE, LTD.
DOC. NO. 2000074675

SPIRIT OF TEXAS DRIVE SUBDIVISION
DOC. No. 200000352
394.37'

D=90°24'17"
R=25.00'
L=39.45'
CB=S15°45'49"E
C=35.48'

POINT OF
COMMENCING

D=165°47'42"
R=75.00'
L=217.03'
CB=N22°04'49"E
C=148.85'

N 73°07'27" E 222.20'

S 20°30'43" W
122.27'

2.90 ACRES

POINT OF
BEGINNING

N 60°33'23" W
D=13°26'33"
R=448.00'
L=105.11'
CB=N36°09'32"E
C=104.87'

418.57'

S 47°33'39" E 277.79'

REMAINDER OF
110.81 ACRES
AUSTIN-BERGSTROM
AIRPORT CENTRE, LTD.
DOC. NO. 2000074675

SANTIAGO DEL VALLE GRANT
STATE HIGHWAY 71
(VARIABLE WIDTH R.O.W.)

NATIONAL MOBILE PARKS
SUBDIVISION SEC. 1
VOL. 64 PG. 10
LOT 1
LOT 2

JIM DOBSON ADDITION
VOL. 65 PG. 30
LOT 1

RAKNET-REED ADDITION
VOL. 65 PG. 65
LOT 1

DRAWING to ACCOMPANY FIELDNOTE No. 01-032R

Carter-Burgess
Surveying

Carter and Burgess, Inc.

901 South MoPac Expressway Bldg. V Suite 200
Austin, Texas 78746
(512)314-3100 Fax (512)314-3135

