

**ORDINANCE NO. 040115-43**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 2031 STATE HIGHWAY 71 EAST 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.C14-03-0153, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.549 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 2031 State Highway 71 East, 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

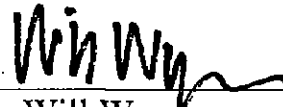
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

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

**PASSED AND APPROVED**

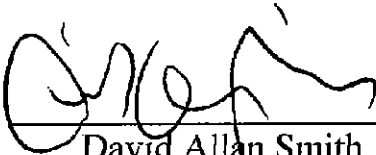
January 15, 2004

§  
§  
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Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk

*EXHIBIT A*  
**PROPERTY DESCRIPTION**

BEING 1.549 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS 110.81 ACRES IN THAT WARRANTY DEED TO AUSTIN-BERGSTROM AIRPORT CENTRE, LTD., AS RECORDED IN DOCUMENT NO.2000074675 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THE SAID 1.549-ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an iron rod found, being a point on the southwest line of the said Austin-Bergstrom Airport Centre (ABAC) 110.81-acre tract, being the north line of the existing right-of-way of State Highway No. 71, the said point being the westerly northwest corner of the herein described 1.549-acre tract, from which point an iron rod with cap found, being the most southerly southwest corner of the said ABAC 110.81-acre tract, and being the south corner of that tract of land described as 0.4464 acres in that deed to Sigmor Distributing Service, Inc., recorded in Volume 3973, Page 1119 of the Deed Records of Travis County, Texas, bears N 60° 57' 57" W, a distance of 668.54 feet;

**THENCE**, leaving the said southwest line of the ABAC 110.81-acre tract and north line of the existing right-of-way of State Highway No.71, over and across the said ABAC 110.81-acre tract, N 29° 02' 03" E, a distance of 121.43 feet to a point on the north line of the proposed right-of-way of State Highway No.71;

**THENCE**, with the said north line of the proposed right-of-way of State Highway No.71, continuing over and across the said ABAC 110.81-acre tract, the following three (3) courses;

1. a distance of 741.61 feet with the arc of a curve to the right whose central angle is 5° 25' 14", with a radius of 7839.00 feet and whose chord bears S 54° 29' 50" E, a distance of 741.33 feet to a TxDOT Type-II disk in concrete found, being 200.00 feet left of proposed State Highway No.71 centerline station 11054+39.07;
2. S 51° 47' 13" E, a distance of 218.48 feet to a TxDOT Type-II disk in concrete found, being 200.00 feet left of proposed State Highway No.71 centerline station 11056+57.55, and;
3. a distance of 19.32 feet with the arc of a curve to the left whose central angle is 0° 08' 56", with a radius of 7439.00 feet and whose chord bears S 51° 51' 41" E, a distance of 19.32 feet to a point on the said southwest line of the ABAC 110.81-acre tract and north line of the existing right-of-way of State Highway No.71, from which an iron rod with cap found, being the southwest corner of Spirit Of Texas Drive Subdivision, a subdivision plat recorded in Document No.200000352 of the Official Public Records of Travis County, Texas;

**THENCE**, N 60° 57' 57" W, a distance of 971.37 feet to the **POINT OF BEGINNING** and containing 1.549 acres of land, more or less.

THE STATE OF TEXAS

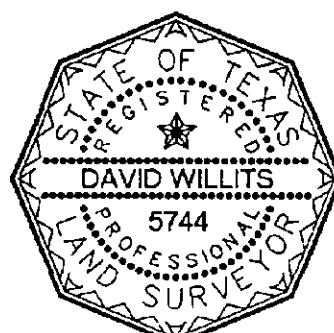
KNOW ALL MEN BY THESE PRESENTS:

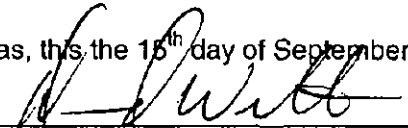
COUNTY OF TRAVIS

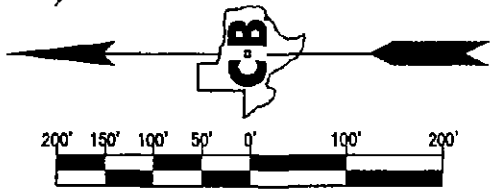
That I, David Willits, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 15<sup>th</sup> day of September 2003 A.D.

Carter & Burgess, Inc.  
2705 Bee Cave Road, Suite 300  
Austin, Texas 78746



  
David Willits  
Registered Professional Land Surveyor  
No. 5744 - State of Texas



GRAPHIC SCALE  
SCALE : 1" = 200'  
SEPTEMBER, 2003  
TRAVIS COUNTY, TEXAS

**LEGEND**

- FOUND IRON ROD
- FOUND IRON ROD WITH CAP
- ◼ FOUND TXDOT TYPE-II DISK IN CONCRETE

AUSTIN-BERGSTROM  
AIRPORT CENTRE, LTD.  
DOC.No.2000074675, O.P.R.T.C.  
WARRANTY DEED: MAY 15, 2000  
110.81 ACRES

SPIRIT OF  
TEXAS DRIVE  
SUBDIVISION PLAT  
DOC.No.200000352,  
O.P.R.T.C.

SH-71 STA=  
11056+57.56  
200.00' Lt.

S60°57'57"E  
35.65'

S51°47'13"E  
218.48'

SH-71 STA=  
11054-39.07  
200.00' Lt.

Δ = 0°08'56"  
R = 7439.00'  
L = 19.32'  
C = 19.32'  
CB = S51°51'41"E

Δ = 5°25'14"  
R = 7839.00  
L = 741.61  
C = 741.33  
CB = S54°29'50"E

PROPOSED R.O.W.

1.549 ACRES

N60°57'57"W

971.37'

N29°02'03"E  
121.43'

POINT OF  
BEGINNING

N60°57'57"W 688.54'  
STATE HIGHWAY 71  
(210' WIDE EXISTING R.O.W.)

(VARYING WIDTH PROPOSED R.O.W.)

PROPOSED R.O.W.

SANTIAGO DEL VALLE GRANT

THORNBERRY ROAD  
(VARYING WIDTH R.O.W.)

SIGMOR DISTRIBUTING  
SERVICE, INC.  
VOL.3973, PG.1119, D.R.T.C.  
0.4464 AC.

AUSTIN-BERGSTROM  
AIRPORT CENTRE  
ZONING AREA  
GR

SKETCH to ACCOMPANY DESCRIPTION No. 02-012R

**Carter & Burgess**  
Consultants in Surveying,  
Engineering, Architecture,  
Construction Management,  
and Related Services

Carter & Burgess, Inc.  
2705 Bee Cave Road  
Suite 300  
Austin, Texas 78746  
Phone: 512.314.3100  
Fax: 512.328.6672  
3029.G-B-0001  
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