

**ORDINANCE NO. 040129-Z-3**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7008 R.R. 620 NORTH AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) 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 single family residence standard lot (I-SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No.C14-03-0170, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.972 acre tract of land, more or less, out of the Alex Dunlap Survey No. 805, 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 7008 R.R. 620 North, 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:

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.

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 February 9, 2004.

**PASSED AND APPROVED**

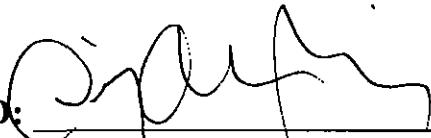
January 29, 2004

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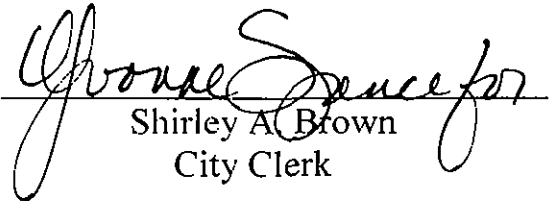
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk



Professional Land Surveying, Inc.  
Surveying and Mapping

EXHIBIT A

Office: 512-443-1724  
Fax: 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

**0.972 ACRE  
ZONING EXHIBIT**

A DESCRIPTION OF 0.972 ACRES IN ALEX DUNLAP SURVEY NO. 805, TRAVIS COUNTY, TEXAS, BEING ALL OF A 0.96 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO HAL H. BELL, DATED MAY 10, 1962, OF RECORD IN VOLUME 2457, PAGE 522 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.972 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a TxDOT Type II Disk found in the west right-of-way line of R.M. 620 (right-of-way width varies), 83.87 feet right of and at right angles to Engineer's Centerline Station 2+30.02 of said R.M. 620, for the southernmost corner of said 0.972 acre tract and the easternmost corner of a 0.4843 acre tract of land described in Document No. 2002105067 of the Official Public Records of Travis County, Texas, from which a TxDOT Type II Disk found 73.32 feet right of and at right angles to Engineer's Centerline Station 3+37.32 of R.M. 620, for the southernmost corner of said 0.4843 acre tract and the easternmost corner of a 0.478 acre tract described in Volume 12203, Page 1595 of the Real Property Records of Travis County bears South 23°32'53" West, a distance of 104.97 feet;

**THENCE** North 48°39'48" West, with the southwest line of the 0.972 acre tract and the northeast line of the 0.4843 acre tract, a distance of 211.34 feet to a ¾" rebar found for the westernmost corner of the 0.972 acre tract, the northernmost corner of the 0.4843 acre tract, the northeast corner of a 0.088 acre tract of land described in said Volume 12203, Page 1595 and also being in the east line of a 34.690 acre tract described in Document No. 2000130093 of the Official Public Records of Travis County, Texas;

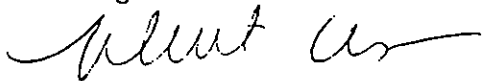
**THENCE** North 23°13'51" East, with the northwest line of the 0.972 acre tract and an east line of said 34.690 acre tract, a distance of 211.83 feet to a calculated point in the south right-of-way line of Bullick Hollow Road (right-of-way width varies) for the northernmost corner of the 0.972 acre tract;

**THENCE** South 48°19'06" East, with the south right-of-way line of said Bullick Hollow Road and the northeast line of the 0.972 acre tract, a distance of 210.80 feet to a calculated point in the west right-of-way line of said R.M. 620 for the easternmost corner of the 0.972 acre tract;

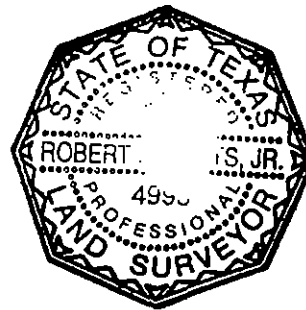
**THENCE** South 22°58'54" West, with the west right-of-way line of R.M. 620 and the southeast line of the 0.972 acre tract, passing at a distance of 16.45 feet, a TxDOT

Type II Disk found 94.89 feet right of and at right angles to Engineer's Centerline Station 0+29.67 of R.M. 620 and continuing for a total distance of 210.80 feet to the **POINT OF BEGINNING**, containing 0.972 acres of land, more or less.

Surveyed on the ground November 3, 2003. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 024-020-EX1.

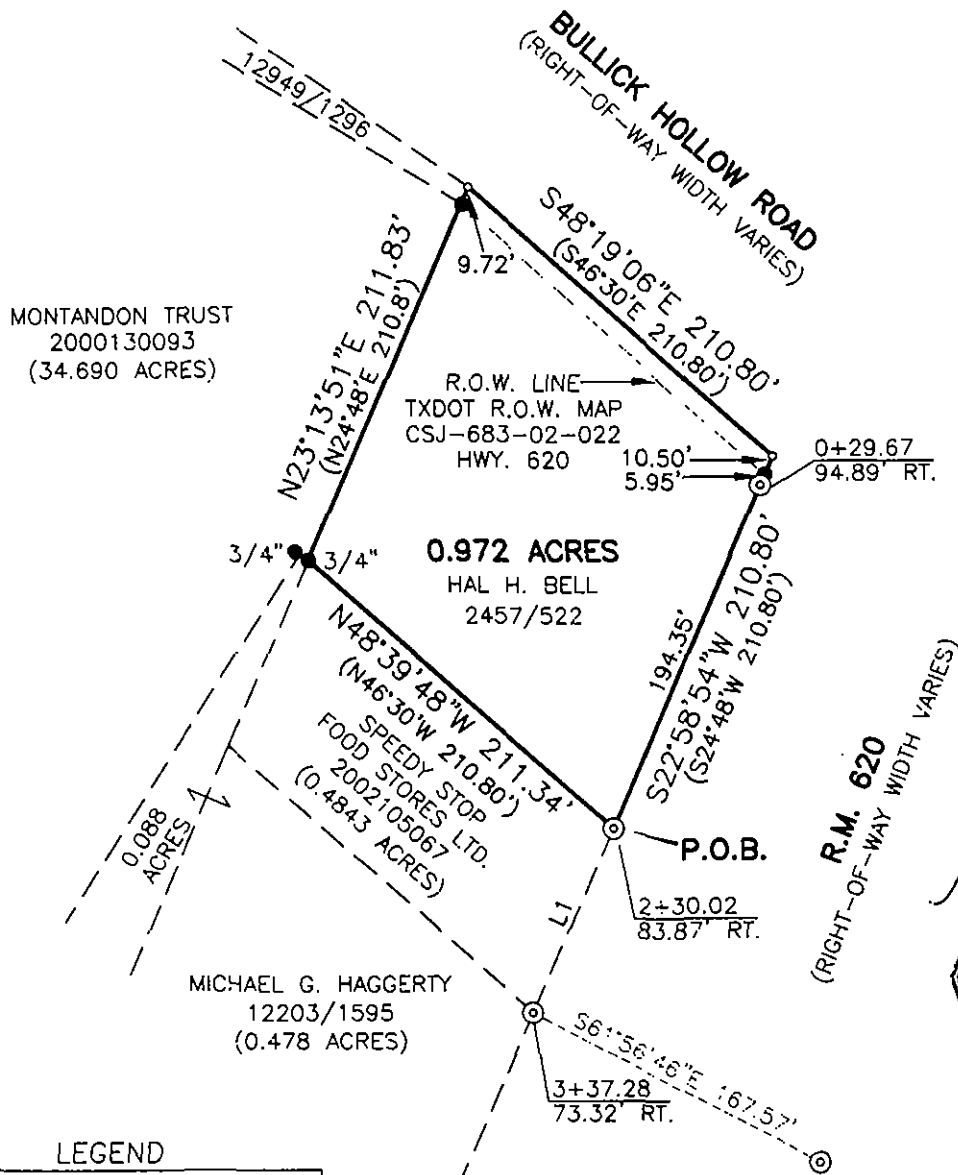


Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



11-14-03

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.972 ACRES IN THE ALEX DUNLAP SURVEY NO. 805, TRAVIS COUNTY, TEXAS, BEING ALL OF A 0.96 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO HAL H. BELL, DATED MAY 10, 1962, OF RECORD IN VOLUME 2457, PAGE 522 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

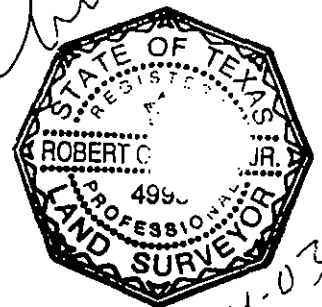


BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

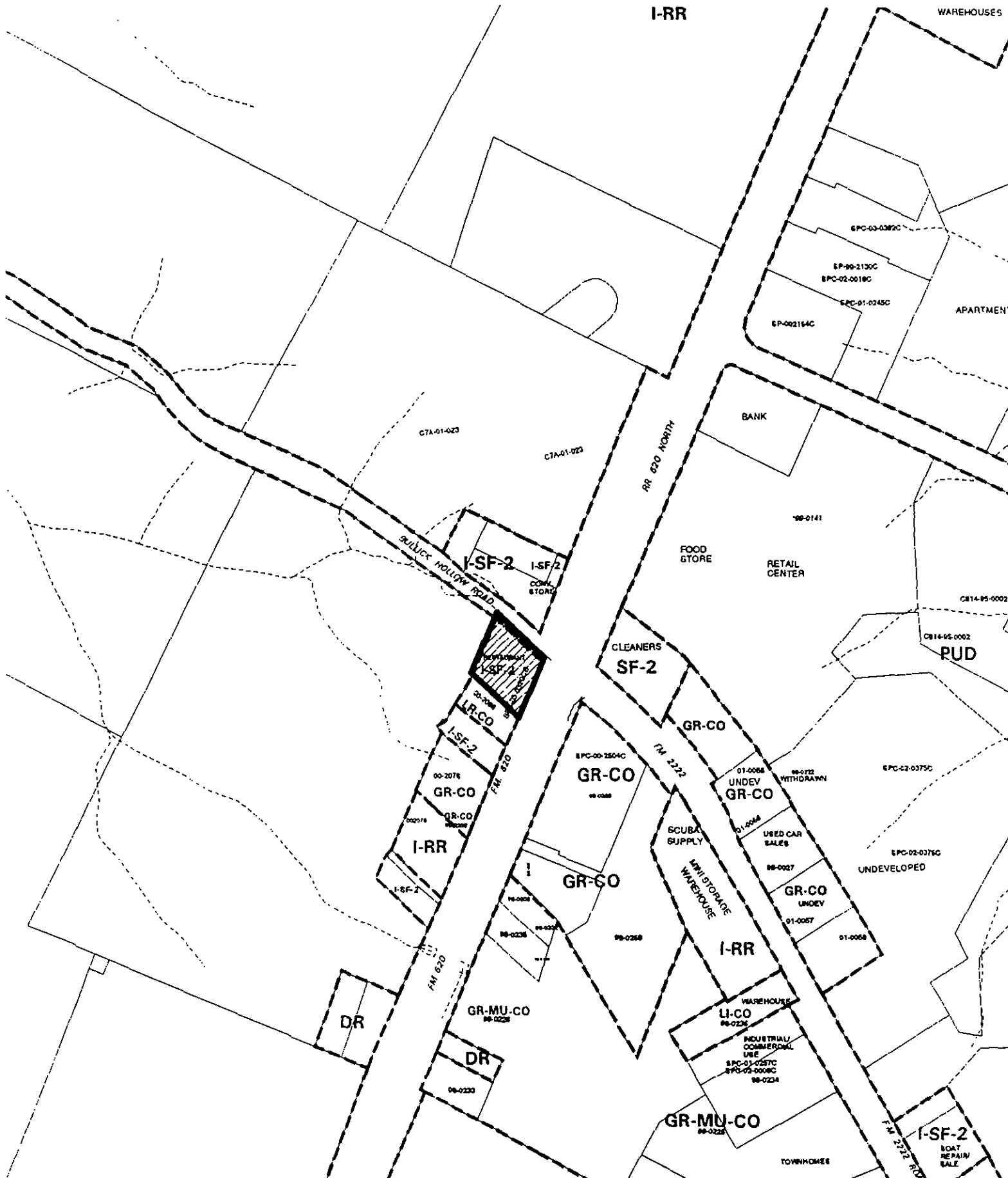
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 024-020-EX1.


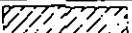


PROJECT NO: 024-020  
DRAWING NO: 024-020-EX1  
PLOT DATE: 11/13/03  
DRAWN BY: COD

Chaparral



11-14-03



 1" = 400'	SUBJECT TRACT		ZONING <i>EXHIBIT B</i> CASE #: C14-03-0170 ADDRESS: 7008 N FM 620 RD SUBJECT AREA (acres): 0.972	DATE: 03-11 INTLS: SM	CITY GRID REFERENCE NUMBER C34
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: G. RHOADES				