

ORDINANCE NO. 040205-Z-1

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11500 R.R. 2222 FROM SINGLE FAMILY RESIDENCE STANDARD LOT (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 single family residence standard lot (SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No.C14-03-0177, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.256 acre tract of land, more or less, out of the Alexander Dunlap Survey No. A-805 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 11500 R.R. 2222, 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:

1. 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.
2. The following uses are prohibited uses of the Property:

Automotive rentals
Automotive sales
Pawn shop services

Automotive repair services
Automotive washing (of any type)

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 16, 2004.

PASSED AND APPROVED

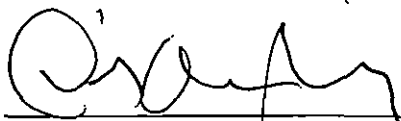
February 5, 2004

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Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

1.256 ACRES
JACK BROWN TRACT
OCULUS

HEB/IT A

FN NO. 03-245(MTH)
SEPTEMBER 18, 2003
BPI JOB NO. 1348-02.91

DESCRIPTION

OF A 1.256 ACRE TRACT OF LAND OUT OF THE ALEXANDER DUNLAP SURVEY, A-805, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND CONVEYED TO JACK BROWN FAMILY III LIMITED PARTNERSHIP BY DEED OF RECORD IN VOLUME 12816, PAGE 1087 AND THAT CERTAIN 5,243 SQUARE FOOT TRACT OF LAND CONVEYED TO BROWN PROPERTIES BY QUITCLAIM DEED OF RECORD IN VOLUME 8124, PAGE 465 BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.256 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod set at northeasterly corner of the intersection of R.M. 2222 (R.O.W. varies) and F.M. 620 (150' R.O.W.), said F.M. 620 having been dedicated as a right-of-way easement by deed of record in Volume 948, Page 96 of the Deed Records of Travis County, Texas, being the most southwesterly corner of said Jack Brown Family III Limited Partnership tract and hereof, from which a concrete highway monument found at the old right-of-way intersection of the south line of R.M. 2222 and the east line of F.M. 620 bears S24°58'34"W, a distance of 104.13 feet;

THENCE, N24°55'51"E, along the easterly line of said F.M. 620, being the westerly line of said Jack Brown Family III Limited Partnership tract and hereof, a distance of 197.54 feet to a PK nail set for the northwesterly corner of said Jack Brown Family III Limited Partnership tract and hereof;

THENCE, leaving the easterly line of F.M. 620, along the northerly line of said Jack Brown Family III Limited Partnership tract, the northerly line of said Brown Properties tract and hereof, being the southerly line of Lot 1, Block "B", Four Points Centre P.U.D. Lots 1 and 1A, Block "B" lots 3 and 3A, Block "A", a subdivision of record in Volume 100, Page 309 of the Plat Records of Travis County, Texas, the following two (2) courses and distances:

- 1) S49°21'17"E, passing at a distance of 3.67 feet, a 1/2 inch iron rod with cap set at the southwesterly corner of said Lot 1, Block "B", Four Points Centre P.U.D and continuing for a total distance of 257.89 feet to a 1/2 inch iron rod found at an angle point, being the common northerly corner of said Jack Brown Family III Limited Partnership tract and said Brown Properties tract;
- 2) S36°21'03"E, a distance of 27.81 feet to a 1/2 inch iron rod found at the northeasterly corner of said Brown Properties tract and hereof, being the northwesterly corner of Lot 1, Block "A", HEB/Four Points Subdivision of record in Volume 100, Page 320 of said Plat Records;

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THENCE, S26°42'42"W, leaving the southerly line of said Lot 1, Block "B", Four Points Centre P.U.D. along the easterly line of said Brown Properties tract and hereof, being the westerly line of said Lot 1, Block "A", HEB/Four Points Subdivision, passing at a distance of 181.46 feet, a 1/2 inch iron rod found at the southwesterly corner of said Lot 1, Block "A", HEB/Four Points Subdivision and continuing for a total distance of 208.97 feet to a concrete nail set in the curving northerly right-of-way line of R.M. 2222, being the southeasterly corner of said Brown Properties tract and hereof;

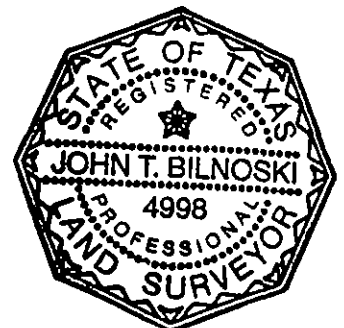
THENCE, along the northerly line of R.M. 2222, being the southerly line of said Brown Properties tract, the southerly line of said Jack Brown Family III Limited Partnership tract and hereof, the following two (2) courses and distances:

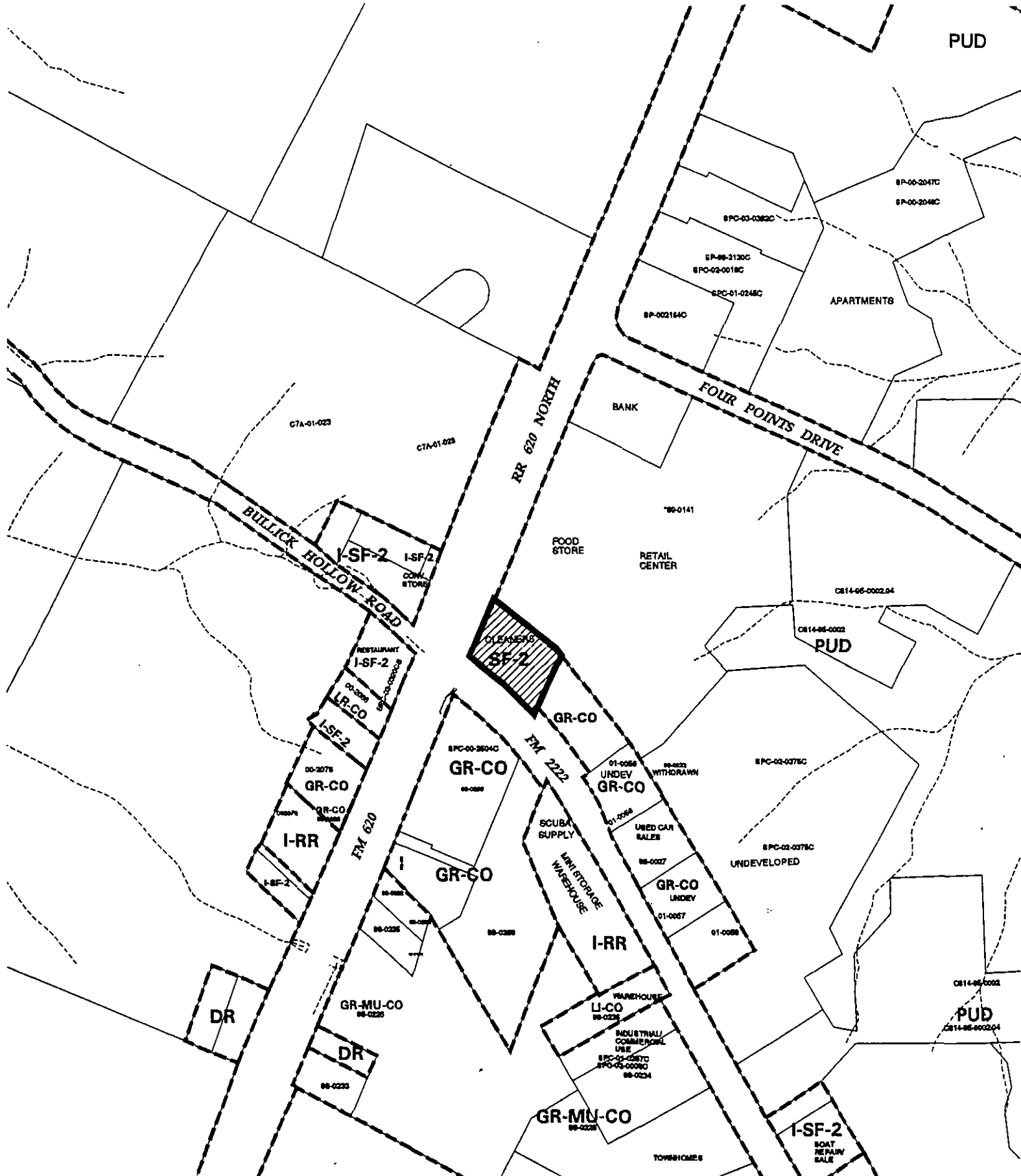
- 1) Along a non-tangent curve to the left having a radius of 1482.39 feet, a central angle of 08°28'20", an arc distance of 219.20 feet and a chord which bears N44°32'57"W, a distance of 219.00 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 2) N48°50'24"W, a distance of 63.57 feet to the **POINT OF BEGINNING**, containing an area of 1.256 acres (54,723 sq. ft.) of land, more or less, within these metes and bounds.





I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A LAND TITLE SURVEY WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746


JOHN T. BILNOSKI, R.P.L.S. DATE 9/18/03
NO. 4998
STATE OF TEXAS





 1" = 400'	SUBJECT TRACT		CASE #: C14-03-0177 ADDRESS: 11500 RR 620 SUBJECT AREA (acres): 1.256	DATE: 03-12 INTLS: TRC	CITY GRID REFERENCE NUMBER D34
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: SGAGER				
ZONING EXHIBIT B					