

ORDINANCE NO. _____

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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13945 U. S. HIGHWAY 183 NORTH FROM DEVELOPMENT RESERVE (DR) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY COMMERCIAL (GR) 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 development reserve (DR) district and community commercial (GR) district to community commercial (GR) district on the property described in Zoning Case No. C14-04-0121, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 4.46 acres of land, being out of and a part of a 16.521 acre tract of land, more or less, out of the Rachel Saul Survey, Abstract No. 351, Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, SAVE AND EXCEPT the following two tracts of land:

A 5.358 acre tract of land, more or less, out of the Rachel Saul Survey as more particularly described in a Deed recorded in Document No. 9535974, Official Records of Williamson County, Texas; and

Lots 1 and 2, All Star Subdivision, a subdivision in the City of Austin, Williamson County, according to the map or plat of record in Cabinet E, Slides 109-110, Office Records of Williamson County, Texas,

locally known as 13945 U. S. Highway 183 North, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

1 **PART 2.** This ordinance takes effect on _____, 2004.
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4 **PASSED AND APPROVED**
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6 _____, 2004

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9 **Will Wynn**
10 **Mayor**

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13 **APPROVED:** _____

14 **David Allan Smith**
15 **City Attorney**

ATTEST: _____

Shirley A. Brown
City Clerk



<p>1" = 400'</p>	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR: S. GAGER</p>	<p> </p>	<p>ZONING EXHIBIT B</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>F39</p>
	<p>CASE #: C14-04-0121</p>		<p>DATE: 04-08</p>	
	<p>ADDRESS: 13945 N US HWY 183</p>		<p>INTLS: SM</p>	
	<p>SUBJECT AREA (acres): 4.460</p>			

16.521 ACRES
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

FN86-152 (LWP)
DECEMBER 19, 1986
BPI JOB NO. 098-01.92

DESCRIPTION OF 16.521 ACRES OF LAND, MORE OR LESS, OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NUMBER 351, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 6.521 ACRE TRACT CONVEYED TO ALL STAR II LTD BY DEED RECORDED IN VOLUME 687, PAGE 955 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING ALSO ALL OF LOTS 1 AND 2, ALL STAR SUBDIVISION AS RECORDED IN CABINET E, SLIDES 109-110 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO ALL STAR LTD BY DEED RECORDED IN VOLUME 677, PAGE 706 OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in the east right-of-way line of U.S. Highway 183, a 100 feet wide public road, said point also being the most southerly corner of said Lot 2, All Star Subdivision, said point also being the most westerly corner of that certain 10.00 acre tract conveyed to J.B. Arnold by deed recorded in Volume 517, Page 163 of said Deed Records for the most southerly corner hereof;

THENCE, with the east right-of-way line of said U.S. Highway 183, N19°00'00"W, a distance of 1148.30 feet to an iron rod found (passing at 345.33 feet an iron rod set for the corner between said Lots 1 and 2, All Star Subdivision, passing also at 692.97 feet an iron rod set for the most westerly corner of said Lot 1, All Star Subdivision, and the most southerly corner of said All Star II Ltd tract), said point being the most westerly corner of that certain 5.00 acre tract conveyed to Jack Friedman by deed recorded in Volume 860, Page 5 of said Deed Records, being the most westerly corner of the said All Star II Ltd tract, and the most westerly corner hereof;

EXHIBIT "A"

THENCE, with the common line of said Freidman and All Star II Ltd tracts, $N70^{\circ}39'11''E$, a distance of 622.50 feet to an iron rod found, said point being the most easterly corner of said Friedman tract, and lying in the most westerly line of the certain 15.087 acre tract conveyed to Highland Resources, Inc. by deed recorded in Volume 891, Page 135 of said Deed Records, for the most northerly corner hereof;

THENCE, with the common line of said Higbland and All Star Ltd II tracts, $S19^{\circ}26'49''E$, a distance of 454.67 feet to an iron rod set for the most northerly corner of said Lot 1, All Star Subdivision;

THENCE, with the common line of said Highland tract and All Star Subdivision, $S 19^{\circ}25'23''E$, a distance of 693.08 feet to an iron rod found (passing at 347.91 feet an iron rod set for the corner between said Lots 1 and 2, All Star Subdivision), said point being the most northerly corner of said Arnold tract and the most easterly corner hereof;

THENCE, with the common line of said, Arnold tract and Lot 2, All Star Subdivision, $S70^{\circ}36'19''W$, a distance of 631.16 feet to the POINT OF BEGINNING, containing 16.521 acres (719,672 square feet) of land, more or less.

