

**ORDINANCE NO. 050113-Z-3**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2301 CENTRE PLAZA FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-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 family residence (SF-3) district to limited industrial services-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-04-0177, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.90 acre tract of land, more or less, out of the John Applegate Survey No. 58, 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 2301 Centre Plaza, 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 limited industrial services (LI) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on January 24, 2005.

**PASSED AND APPROVED**

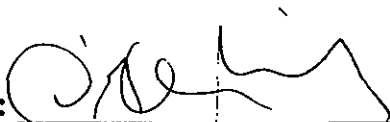
\_\_\_\_\_, January 13 \_\_\_\_\_, 2005

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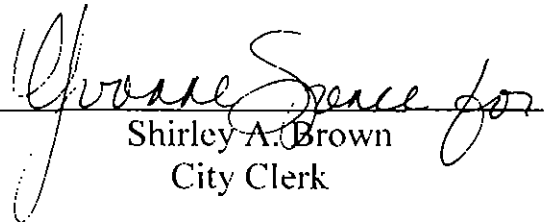
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk

### PROPERTY DESCRIPTION

**DESCRIPTION** of a 1.90 acre tract of land located in the John Applegate Survey No. 58 and being comprised of a called 1.27 acre tract as described in a deed to Bill R. Brinkley recorded in Volume 10488, Page 773 of the Real Property Records of Travis County, Texas, and a called 0.63 acre tract described as Tracts 1 & 2 in a deed to Roy E. & Alma Ross recorded in Volume 3144, Page 1071, of the Deed Records of Travis County, Texas, said 1.90 acre tract being more fully described by metes and bounds as follows with attached sketch, with all bearings referenced to said 1.27 acre tract:

**BEGINNING** at a point at the southeast corner of said 1.27 acre tract, also being at the southwest corner of Lot 3A, Block F, "Resub of Lot 3, Block F, Walnut Creek Business Park, Phase A, Section 3", a subdivision recorded in Book 94, Page 253 of the Plat Records of Travis County, Texas, said point also being on the northerly line of "Jimmy Carmichael, Section 3", a subdivision recorded in Book 83, Page 132D of said Plat Records;

**THENCE** N 59°51'00" W with said northerly line also being the southerly lines of said 1.27 acre tract and said 0.63 acre tract, at 275.36 feet passing the southwest corner of said 1.27 acre tract and the southeast corner of said 0.63 acre tract for a total distance of 595.36 feet to a point on the easterly line of "Headway 8-A", a subdivision recorded in Book 83, Page 158C of said Plat Records for the southwest corner of the herein described tract;

**THENCE** N 29°14'00" E with the west line of said 0.63 acre tract and the east line of said "Headway 8-A", for a distance of 85.00 feet to a point at the northwest corner of said 0.63 acre tract, also being at the southwest corner of a called 3.17 acre tract described in a deed to L.R. Wolf, recorded in Volume 5408, Page 754 of said Deed Records for the northwest corner of the herein described tract;

**THENCE** S 59°51'00" E with the northerly line of said 0.63 acre tract and a southerly line of said 3.17 acre tract, for a distance of 320.00 feet to a point on the westerly line of said 1.27 acre tract at the northeast corner of said 0.63 acre tract, also being at an exterior ell corner of said 3.17 acre tract, for an interior ell corner of the herein described tract;

**THENCE** N 29°14'00" E with the westerly line of said 1.27 acre tract and an easterly line of said 3.17 acre tract, for a distance of 115.00 feet to a point at the northwest corner of said 1.27 acre tract, also being at an interior ell corner of said 3.17 acre tract, for an exterior ell corner of the herein described tract;

**THENCE** S 59°51'00" E with the northerly line of said 1.27 acre tract and a southerly line of said 3.17 acre tract, for a distance of 278.51 feet to a point on the westerly line of said Lot 3A, also being at the northeast corner of said 1.27 acre tract, for the northeast corner of the herein described tract;

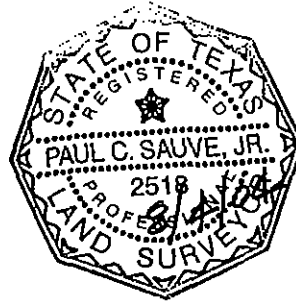
*EXHIBIT A*

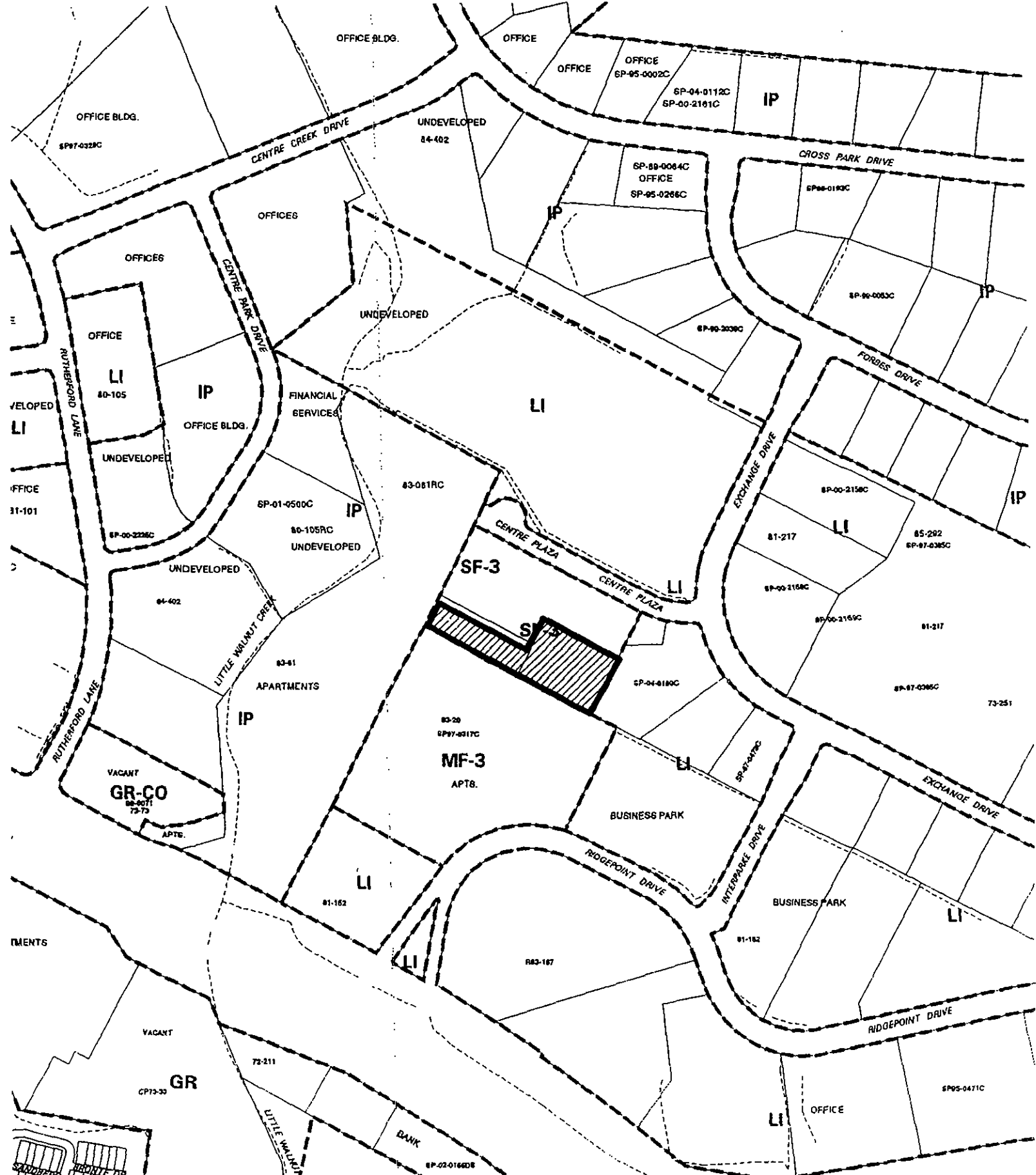
THENCE S 30°03'00" W with the east line of said 1.27 acre tract and the westerly line of said Lot 3A for a distance of 199.99 feet to the **POINT OF BEGINNING** and containing 1.90 acres (82605 square feet) of land, more or less.

That I, Paul C. Sauve, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is made from public record, and is true and correct to the best of my knowledge and belief.

  
Paul C. Sauve, Jr.

Registered Professional Land Surveyor No. 2518





SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: S. GAGER

CASE #: C14-04-0177  
ADDRESS: 2301 CENTRE PLAZA  
SUBJECT AREA (acres): 1.900

ZONING EXHIBIT B

DATE: 04-10  
INTLS: SM

CITY GRID  
REFERENCE  
NUMBER  
M27