

ORDINANCE NO. 20050728-Z004

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10601 FM 2222 ROAD FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 community commercial (GR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-05-0075, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.092 acre (3,991 square feet) tract of land, more or less, out of Lot 1, Block A, Twenty-Two Twenty-Two Business Park Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 10601 FM 2222 Road, 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:

Pawn shop services	Agricultural sales and services
Campground	Commercial blood plasma center
Consumer convenience services	Convenience storage
Drop-off recycling center	Electronic prototype assembly
Equipment repair services	Equipment sales
Kennels	Monument retail sales
Off-site accessory parking	Plant nursery
Vehicle storage	Veterinary services
General warehousing and distribution	Transitional housing
Transportation terminal	

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

PART 3. This ordinance takes effect on August 8, 2005.

PASSED AND APPROVED

July 28, 2005

§
§
§ _____
Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Brown
City Clerk

MAY 13, 2005

JOB NO. 747-13

FIELD NOTE NO. 747-02

CLIENT: BRAD GREENBLUM

PROJECT: 0.092 ACRE ZONING TRACT

COA GRID NO. D-33

EXHIBIT A

FIELD NOTES

A DESCRIPTION OF 0.092 ACRE (3,991 SQUARE FEET) OF LAND SITUATED IN LOT 1, BLOCK A, TWENTY-TWO TWENTY-TWO BUSINESS PARK A SUBDIVISION WHOSE PLAT IS RECORDED IN VOLUME 100, PAGES 170-172 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.092 ACRE AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

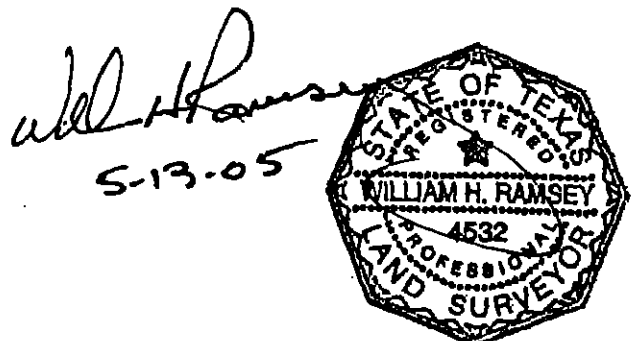
COMMENCING, for reference, at a 60d nail found for the southeast corner of said Lot 1, the northeast corner of Lot 2 of said Block A, the northwest corner of Lot 4 of said Block A and the southwest corner of Lot 3 of said Block A from which a 1/2 inch iron rod found for a point of curvature bears a distance of 91.57 feet along the arc of a curve to the right, being the south line of said Lot 1 and the north line of said Lot 2, whose radius is 1045.00, central angle is 05°01'14" and whose chord bears N55°17'49"W, 91.54 feet;

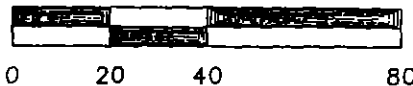
THENCE along the east line of said Lot 1 and the west line of said Lot 3, N18°35'48"E, 77.46 feet to a point;

THENCE, departing the east line of said Lot 1 and the west line of said Lot 3, crossing said Lot 1, N61°24'24"W, 156.93 feet to the southeast corner and the POINT OF BEGINNING of the herein described 0.092 acre;

THENCE continuing across said Lot 1 with the south, west, north and east lines of the herein described 0.092 acre the following four (4) courses:

1. N61°24'24"W, 58.69 feet to a point,
2. N28°35'36"E, 68.00 feet to a point,
3. S61°24'24"E, 58.69 feet to a point,
2. S28°35'36"W, 68.00 feet to the POINT OF BEGINNING containing 0.092 acre of land more or less.

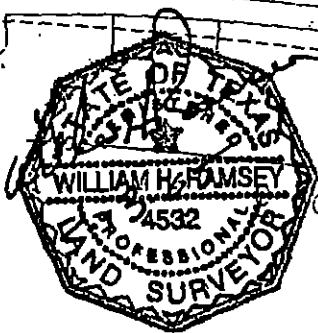
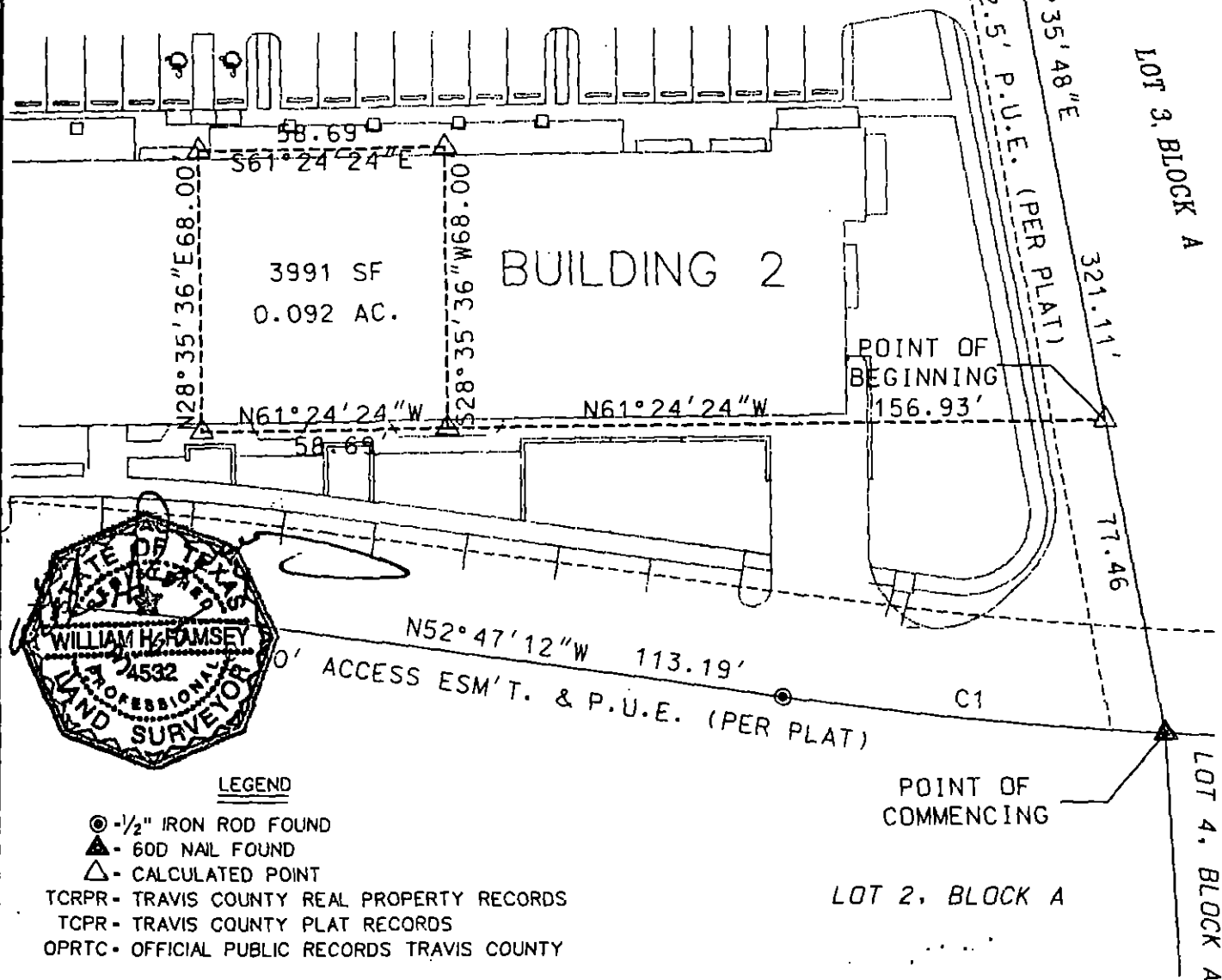




CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	91.57	05° 01' 14"	1045.00	N55° 17' 49" W	91.54

TWENTY-TWO TWENTY-TWO
BUSINESS PARK
BOOK 100, PGS. 170-172
PRTC

LOT 1, BLOCK A



LEGEND

- ⊙ - 1/2" IRON ROD FOUND
- ▲ - 60D NAIL FOUND
- △ - CALCULATED POINT
- TCRPR - TRAVIS COUNTY REAL PROPERTY RECORDS
- TCPR - TRAVIS COUNTY PLAT RECORDS
- OPRTC - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

RAMSEY LAND SURVEYING, L.L.C.

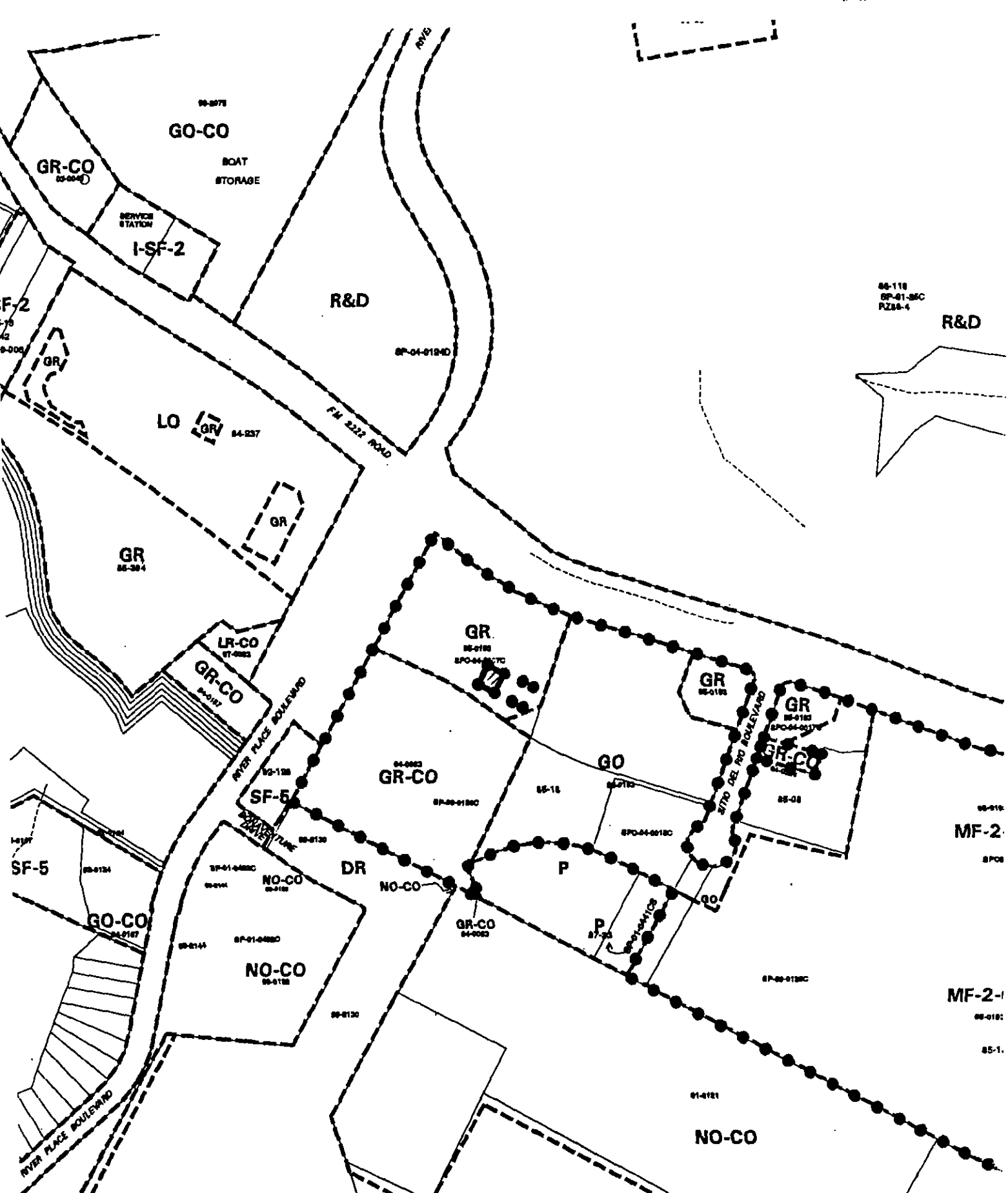
8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395
r@survey@flash.net

SKETCH TO ACCOMPANY
FIELD NOTE NO. 747-02

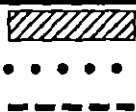
JOB NO. 747-13

COA GRID NO. D-33

6B4\RSFNDGN 05-12-05 MCO



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: T. BOLT



CASE #: C14-05-0075
 ADDRESS: 10601 FM 2222 RD
 SUBJECT AREA (acres): 0.092

ZONING EXHIBIT B

DATE: 05-05

INTLS: SM

CITY GRID
 REFERENCE
 NUMBER

D33