

ORDINANCE NO. 20050929-070

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6941 WEST U.S. HIGHWAY 290 FROM RURAL RESIDENCE (RR) 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 rural residence (RR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-05-0015, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.350 acre tract of land (15,242 square feet), more or less, out of the Jesse Williams Survey No. 62, 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 6941 West U.S. Highway 290, 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. The following uses are prohibited uses of the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Commercial off-street parking	Convenience storage
Equipment repair services	Equipment sales
Exterminating services	Hotel-motel
Kennels	Off-site accessory parking
Pawn shop services	Services station

2. Drive-in service is prohibited as an accessory use to a restaurant (general) use and a restaurant (limited) use.

3. 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 general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 10, 2005.

PASSED AND APPROVED

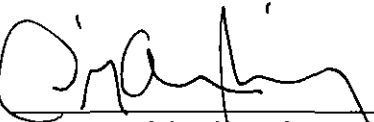
September 29, 2005

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Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

METES AND BOUNDS DESCRIPTION
0.350 ACRES (15,242 SQUARE FEET)
JESSE WILLIAMS SURVEY NO. 62
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

Being a tract containing 0.350 of one acre (15,242 square feet) of land situated in the Jesse Williams Survey No. 62, Travis County, Texas and being the same tract of land as recorded in Document No. TRV 2001016320 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.). Said 0.350 of one acre (15,242 square feet) tract being more particularly located and described as follows with all bearings based on the right-of-way map (Control Number 0113, Section Number 08 and Job Number 039) for United States Highway Number 290 West (US 290) (right-of-way varies) as supplied by the Texas Department of Transportation (TxDOT).

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "GARZA ENG" found on the southerly right-of-way line of said US 290 for the westernmost corner of Lot 19-A, Wedgewood Commercial Section One Subdivision as recorded in Book 59, Page 63 of the Travis County Plat Records (T.C.P.R.) and the northernmost corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, South 42°06'41" East, (South 40°07'22" East), along the common line of said Lot 19-A and said 0.350 acre tract, a distance of 191.88 feet (191.90 feet) to a 1/2-inch iron rod found for a corner of Lot 2, Oak Hill "Y" Section One Subdivision as recorded in Book 92, Pages 22 and 23, T.C.P.R. and the easternmost corner of this tract;

THENCE, South 89°51'11" West, (South 88°09'30" West), along a common line of said Lot 2 and said 0.350 acre tract, a distance of 130.38 feet to a cotton spindle found for a common corner;

THENCE, North 39°01'19" West, (North 37°02'00" West), along common lines of Lot 3 of said Oak Hill "Y" Section One, said Lot 2 and said 0.350 acre tract, a distance of 129.69 feet to a 1/2-inch iron rod with a TxDOT aluminum cap found on the arc of a non-tangent curve to the right being the southerly right-of-way line of said U.S. Highway 290 West, for the westernmost corner of this tract;

EXHIBIT A

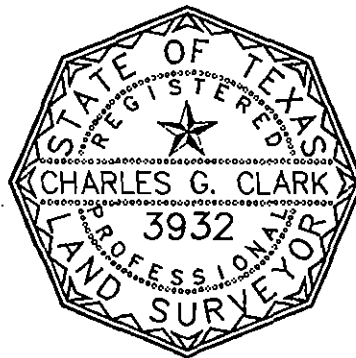
THENCE Northeasterly, an arc distance of 93.31 feet, along the southerly right-of-way line of said US 290 with said curve to the right having a Radius of 2,291.83 feet, a Delta of 02°19'58" and a Chord Bearing and Distance of North 63°18'02" East, 93.31 feet (Chord: North 65°17'22" East, 93.33 ft.), to the **POINT OF BEGINNING** and containing a computed area of 0.350 of one acre (15,242 square feet) of land.

This Metes and Bounds description is accompanied by a Survey of the same date.
Calls in parenthesis denote record information.

Charles G. Clark 3/4/03

Charles G. Clark Date
Registered Professional Land Surveyor
Texas Registration Number 3932

SURVCON INC.
400 West 15th St., Suite 1030
Austin, TX 78701
(512) 457-7870
March 2003



U.S. HIGHWAY 290 WEST

0.150 ACRE
STATE OF TEXAS
(VOL. 11824, PG. 22, R.P.R.T.C.T.)

POINT OF BEGINNING

FOUND 1/2" IRON ROD
WITH PLASTIC CAP
STAMPED "GARZA ENG"

R.O.W. LINE U.S. 290 WEST

$R = 2291.83'$
 $L = 93.31'$
 $\Delta = 219.58''$
 $\Delta = N63.18^{\circ}02'E$
 $Chord = 93.31'$

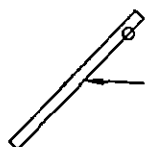
FOUND 1/2" IRON
ROD WITH TXDOT
ALUMINUM CAP

LOT 3
OAK HILL "Y"
SECTION ONE
(BOOK 92, PAGE
22-23, T.C.P.R.)

LOT 19-A
WEDGEWOOD COMMERCIAL,
SECTION ONE
(BOOK 59, PAGE 63, T.C.P.R.)

0.350 ACRE

$N 39^{\circ}01'19'' W$
 $129.69'$
 $(N 37^{\circ}02'00'' W)$



ELEVATED
BILLBOARD

$(S 88^{\circ}09'30'' W)$
 $S 89^{\circ}51'11'' W$
 $130.38'$

FOUND 1/2"
IRON ROD

FOUND COTTON
SPINDLE

LOT 2
OAK HILL "Y" SECTION ONE
(BOOK 92, PAGE 22-23, T.C.P.R.)

NOTES:

1. BEARING BASIS: RIGHT-OF-WAY MAP (CSJ
NO. 0113 08 039) OF U.S. HIGHWAY 290
WEST AS PROVIDED BY TXDOT.

2. TOP OF SIGN IS 56.9 FEET ABOVE THE
MAIN TRAVEL LANES OF U.S. HIGHWAY 290.

3. THIS SURVEY IS ACCOMPANIED BY A
NARRATIVE METES AND BOUNDS DESCRIPTION.

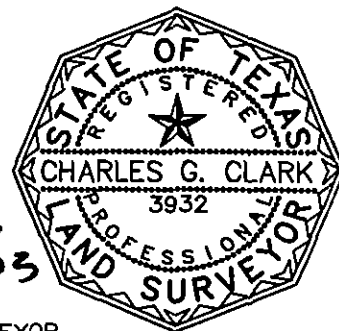
4. CALLS IN PARENTHESIS DENOTE RECORD
INFORMATION.

5. R.P.R.T.C. = REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS.

6. T.C.P.R. = TRAVIS COUNTY PLAT RECORDS.

7. O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS.

8. THIS TRACT LIES WITHIN ZONES X AND AE
ACCORDING THE F.E.M.A. FLOOD INSURANCE
RATE MAP (F.I.R.M.) COMMUNITY PANEL NO.
48453C0255F, REVISED JUNE 5, 1997.



Charles G. Clark 3/4/03
CHARLES G. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 3932

BOUNDARY & IMPROVEMENT SURVEY

BEING 0.350 ACRES (15,242 SQ. FT.) OF LAND IN
THE JESSE WILLIAMS SURVEY NO. 62, TRAVIS
COUNTY, TEXAS AS RECORDED IN DOC. TRV
2001016320, O.P.R.T.C.T.



SURVCON INC.
PROFESSIONAL SURVEYORS
400 WEST 15th STREET, SUITE 1030
AUSTIN, TEXAS 78701
PH. (512) 457-7870
www.survcon.com

SCALE:	1"=50'	JOB NO.	4906-01
DATE:	MARCH 4, 2003	F.B. NO.	1187
DRAWN BY:	P. Yglesias	PAGE	3 OF 3

SHEET 1 OF 1

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OR RETRANSMITTED IN ANY WAY OR FORM (ELECTRONIC,
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PLOTTED: Mar 04, 2003 - 10:52am

