

**ORDINANCE NO. 040617-Z-6**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 11001-11119 SOUTH FIRST STREET AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) 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 interim rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No.C14-04-0018, on file at the Neighborhood Planning and Zoning Department, as follows:

A 27.964 acre tract of land, more or less, out of the S.F. Slaughter League No. 1, 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 11001-11119 South First Street, 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 sales
Drop-off recycling collection facility	Pawn shop services
Indoor entertainment	Theater
Hotel-motel	Bail bond services
Exterminating services	Outdoor entertainment
Residential treatment	

2. Vehicular access from the Property to Old San Antonio Road is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

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 June 28, 2004.

**PASSED AND APPROVED**

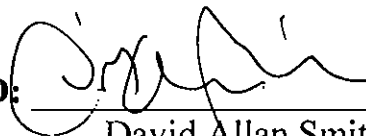
\_\_\_\_\_, June 17, 2004

§  
§  
§



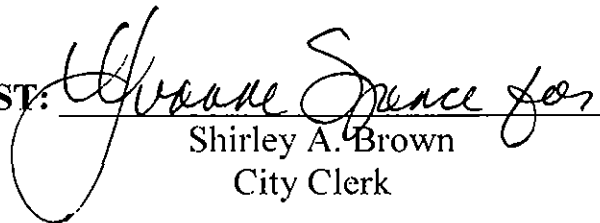
Will Wynn  
Mayor

APPROVED: \_\_\_\_\_



David Allan Smith  
City Attorney

ATTEST: \_\_\_\_\_



Shirley A. Brown  
City Clerk

27.964 ACRES  
PORTION OF RIDDELL : CT  
ZONING TRACT 3

FN. NO. 02-320 (MJJ)  
NOVEMBER 8, 2002  
BPI JOB NO. 652-39.08

*EXHIBIT 4*  
**DESCRIPTION**

*C14-04-0018*  
*GR-CO DISTRICT ZONING*  
*with conditions*

OF A 27.964 ACRE TRACT OF LAND OUT OF THE S.F. SLAUGHTER LEAGUE NO. 1, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 229.899 ACRE TRACT OF LAND CALLED "TRACT ONE" CONVEYED TO THE RIDDELL FAMILY LIMITED PARTNERSHIP BY DEED OF RECORD IN VOLUME 12246, PAGE 585 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 27.964 ACRE TRACT OF LAND BEING DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a concrete monument found in the northerly line of F.M. 1626 (R.O.W. varies - Hwy. Sta. 107+01.3), being the southeasterly corner of the remaining portion of said "Tract One", for the southeasterly corner hereof;

**THENCE**, N75°06'11"W, along the northerly line of F.M. 1626, being the southerly line of the remaining portion of said "Tract One" and the southerly line hereof, a distance of 861.72 feet to a 1/2 inch iron rod with cap set at the intersection of the northerly line of F.M. 1626 with the easterly line of South First Street (120' R.O.W.), for the southwesterly corner hereof;

**THENCE**, leaving the northerly line of F.M. 1626, along a portion of the easterly line of South First Street, along a curve to the right having a radius of 30.00 feet, a central angle of 50°43'12", an arc length of 26.56 feet and a chord which bears N50°45'33"W, a distance of 25.70 feet to a 1/2 inch iron rod with cap found at the southeasterly corner of that certain 0.380 acre tract of land conveyed to the City of Austin by deed of record in Document No. 2000101517 of the Official Public Records of Travis County, Texas, for an angle point hereof;

**THENCE**, along the easterly line of said 0.380 acre tract, being the westerly line hereof, the following ten (10) courses and distances:

- 1) N17°34'51"E, a distance of 149.60 feet to a 1/2 inch iron rod with cap found for an angle point;
- 2) N18°18'33"E, a distance of 100.18 feet to a 1/2 inch iron rod with cap found for an angle point;
- 3) N20°43'32"E, a distance of 98.79 feet to a 1/2 inch iron rod with cap found for an angle point;
- 4) N14°53'19"E, a distance of 101.78 feet to a 1/2 inch iron rod with cap found for an angle point;
- 5) N11°30'51"E, a distance of 91.70 feet to a 1/2 inch iron rod with cap set for an angle point;
- 6) N18°59'26"E, a distance of 98.16 feet to a 1/2 inch iron rod with cap found for an angle point;
- 7) N22°15'57"E, a distance of 99.98 feet to a 1/2 inch iron rod with cap set for an angle point;

- 8) N18°50'00"E, a distance of 100.16 feet to a 1/2 inch iron rod with cap found for an angle point;
- 9) N20°09'06"E, a distance of 100.03 feet to a 1/2 inch iron rod with cap found for an angle point;
- 10) N20°28'36"E, a distance of 156.34 feet to a 1/2 inch iron rod with cap found in the easterly line of South First Street, being the most northerly corner of said 0.380 acre tract for the point of curvature of a curve to the left;

**THENCE**, along the easterly line of South First Street, being a portion of the westerly line hereof, along said curve to the left having a radius of 1060.00 feet, a central angle of 09°44'30", an arc length of 180.23 feet and a chord which bears N17°23'05"E, a distance of 180.01 feet to a 1/2 inch iron rod with cap set at the southwesterly corner of the remaining portion of that certain 51.126 acre tract of land conveyed to the Austin Independent School District by deed of record in Document No. 2000022808 of said Official Public Records, for the northwesterly corner hereof;

**THENCE**, S60°13'41"E, leaving the easterly line of South First Street, along the southerly line of the remaining portion of said 51.126 acre tract, being the northerly line hereof, a distance of 1157.19 feet to a 1/2 inch iron rod found in the westerly line of Old San Antonio Road (R.O.W. varies), being the southeasterly corner of the remaining portion of said 51.126 acre tract, for the northeasterly corner hereof;


**THENCE**, S26°30'11"W, along the westerly line of Old San Antonio Road, being the easterly line of the remaining portion of said "Tract One" and the easterly line hereof, a distance of 912.56 feet to a concrete monument found at the intersection of the westerly line of Old San Antonio Road with the northerly line of F.M. 1626;

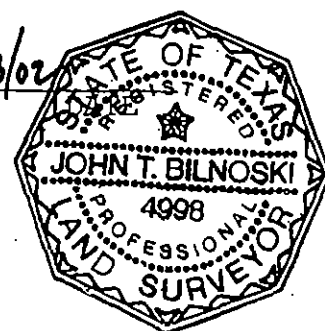
**THENCE**, S68°34'49"W, along the westerly right-of-way cut-back line of F.M. 1626, being the easterly line of the remaining portion of said "Tract One" and a portion of the easterly line hereof, a distance of 156.54 feet to the **POINT OF BEGINNING**, containing an area of 27.964 acres (1,218,118 sq. ft.) of land, more or less, within these metes and bounds.

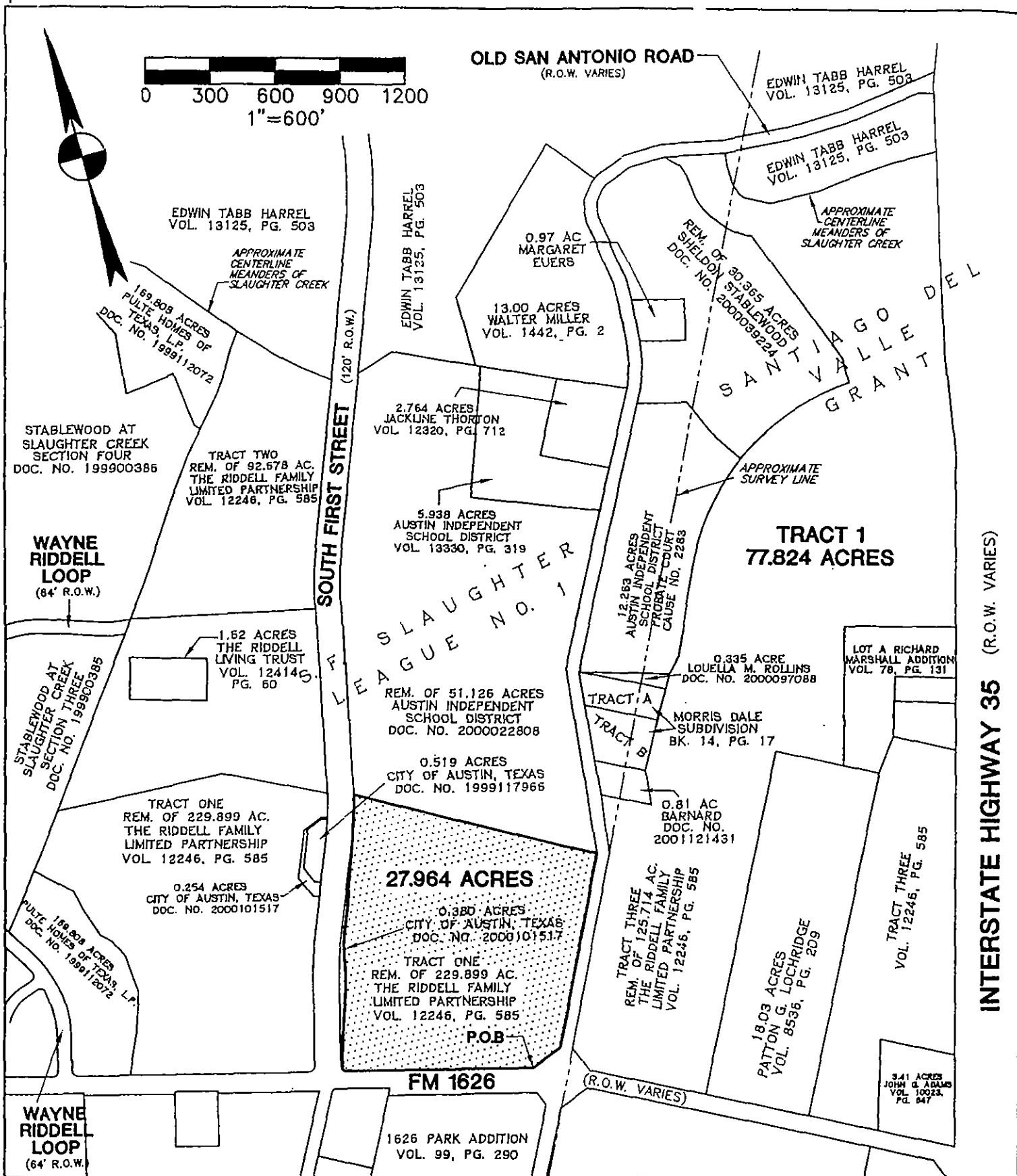
**BEARING BASIS** IS TEXAS CENTRAL ZONE NAD83. CONTROL MONUMENTS USED FOR THIS SURVEY ARE CITY OF AUSTIN AND LOWER COLORADO RIVER AUTHORITY MONUMENTATION.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

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

  
JOHN T. BILNOSKI  
NO. 4998  
STATE OF TEXAS





**Bury+ Partners**

Consulting Engineers and Surveyors  
Austin, Texas Tel 512/328-0011 Fax 512/328-0325  
Bury+Partners, Inc. ©Copyright 2002

**SKETCH TO ACCOMPANY DESCRIPTION**

OF 27.964 ACRES OF LAND OUT OF THE S.F. SLAUGHTER LEAGUE NO. 1, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CALLED "TRACT ONE" OF RECORD IN VOLUME 12246, PAGE 585 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

**RIDDELL  
FAMILY  
PARTNERSHIP**

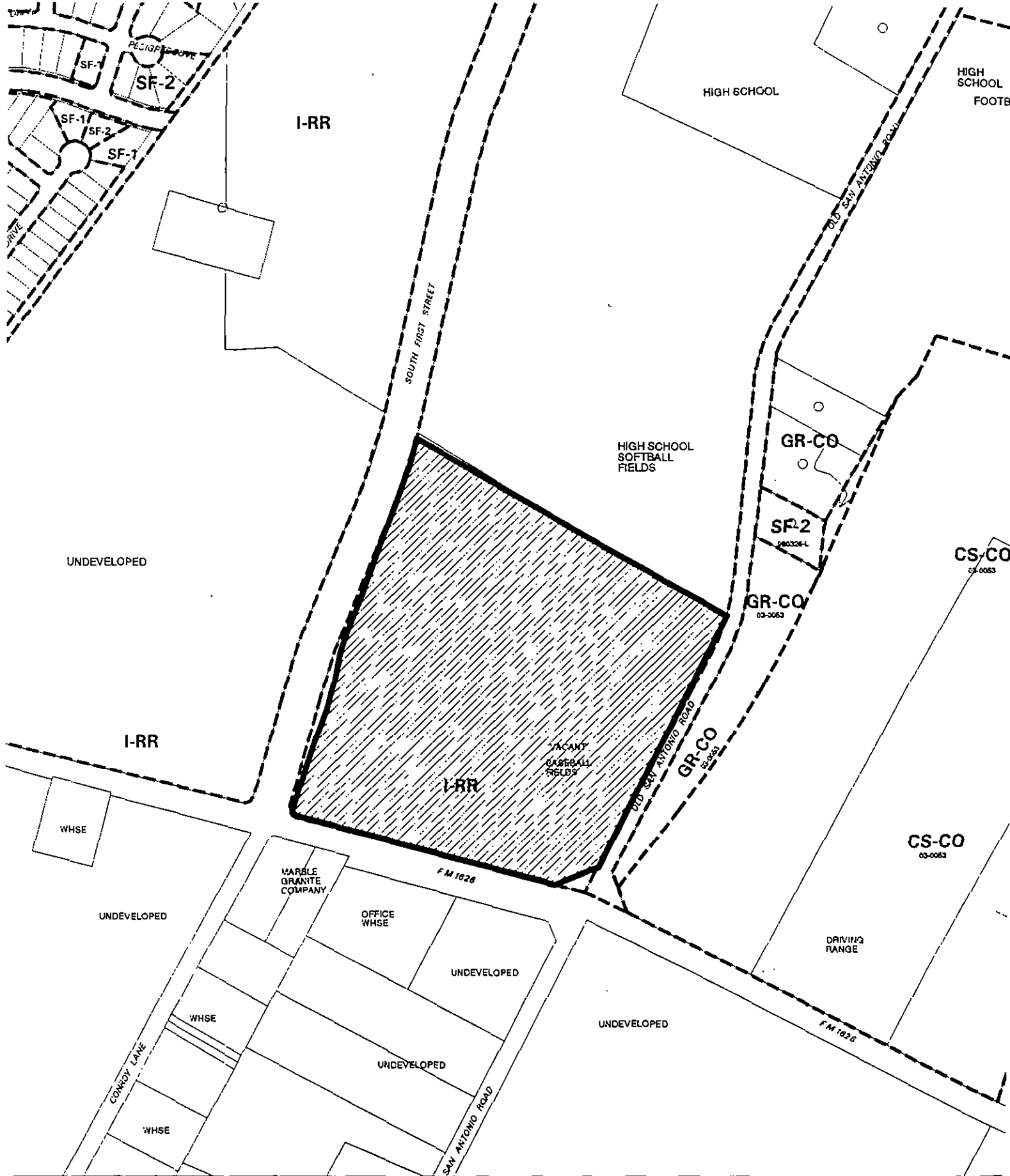
DATE: 11/08/02

FILE: H:\652\39\65239EX7.dwg

FN No.: FN02-320(MJJ)

DRAWN BY: MJJ

PROJ. No: 652-39.08



 1" = 400' OFFICE	SUBJECT TRACT	 ..... -----	<b>ZONING EXHIBIT B</b>		CITY GRID REFERENCE NUMBER F11-12
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-04-0018 ADDRESS: 11001-11119 S FIRST ST SUBJECT AREA (acres): 27.964	DATE: 04-03 INTLS: SM	
	CASE MGR: W. WALSH				

CITY MANUFACTURE