

**ORDINANCE NO. 040617-Z-7**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 11000-11100 SOUTH IH-35 SERVICE ROAD SOUTHBOUND AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-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 interim rural residence (I-RR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No.C14-04-0019, on file at the Neighborhood Planning and Zoning Department, as follows:

A 3.40 acre tract of land, more or less, out of the Santiago Del Valle Grant, 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 11000-11100 South IH-35 Service Road Southbound, 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:

- |                                        |                                    |
|----------------------------------------|------------------------------------|
| Automotive rentals                     | Automotive sales                   |
| Agricultural sales and services        | Art and craft studio (general)     |
| Drop-off recycling collection facility | Pawn shop services                 |
| Campground                             | Indoor entertainment               |
| Theater                                | Equipment sales                    |
| Equipment repair services              | Hotel-motel                        |
| Laundry services                       | Kennels                            |
| Bail bond services                     | Exterminating services             |
| Outdoor entertainment                  | Maintenance and service facilities |
| Residential treatment                  | Vehicle storage                    |
| Adult oriented businesses              | Commercial blood plasma center     |

Monument retail sales  
Transitional housing  
Commercial off-street parking

Transportation terminal  
Convenience storage  
Urban farm

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 June 28, 2004.

**PASSED AND APPROVED**

June 17, 2004

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§  
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Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk

EXHIBIT A)  
FIELD NOTES TO ACCOMPANY MAP OF SURVEY  
3.40 ACRES OF LAND  
SANTIAGO DEL VALLE GRANT  
TRAVIS COUNTY, TEXAS

FIELD NOTES DESCRIPTION OF 3.40 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 3.40 ACRE TRACT CONVEYED TO OLD SAN ANTONIO ROAD, LP BY DEED OF RECORD IN DOCUMENT NUMBER 2003211419 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 3.40 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS:

**BEGINNING**, at a 1/2 inch diameter iron pipe found at the intersection of the west right-of-way line of Interstate Highway No. 35 with the north right-of-way line of F.M. Highway No. 1626 at the southeast corner of the said 3.40 acre tract;

THENCE, N 62°20'42" W, a distance of 364.54 feet along the north right-of-way line of F.M. Highway No. 1626 to a 1/2 inch diameter iron pipe found at the southwest corner of the 3.40 acre tract, the same being an exterior corner of that certain 125.714 acre tract called Tract Three in a deed to The Riddell Family Limited Partnership recorded in Volume 12246, Page 585 of the Real Property Records of Travis County, Texas;

THENCE, N 17°41'22" E, a distance of 418.33 feet to a 1/2 inch diameter iron pipe found at the northwest corner of the said 3.40 acre tract, the same being an interior corner of the said Riddell Family Limited Partnership tract;

THENCE, S 62°22'21" E, a distance of 353.58 feet to a 1/2 inch diameter steel pin found with cap stamped CA INC RPLS 2988 on the west right-of-way line of Interstate Highway No. 35 at the northeast corner of the said 3.40 acre tract, the same being an exterior corner of the said Riddell Family Limited Partnership tract;

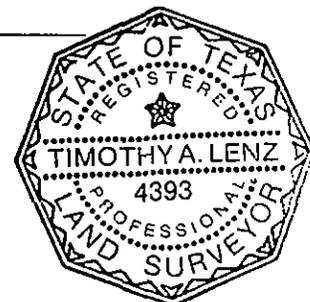
THENCE, along and with the west right-of-way line of Interstate Highway No. 35 and east line of the said 3.40 acre tract, the following two (2) courses and distances:

- 1) S 16°02'35" W, 273.55 feet to a 1/2 inch diameter steel pin found;
- 2) With a curve to the right, having a central angle of 0°44'41", a radius of 11309.30 feet, an arc of 146.99 feet and a chord bearing and distance of S 16°33'29" W, 146.99 feet to the **PLACE OF BEGINNING**, containing 3.40 acres of land, more or less.

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

  
TIMOTHY A. LENZ, R.P.L.S. NO. 4393  
Lenz & Associates, Inc.  
1714 Fort View Road, Suite 101  
Austin, Texas 78704  
(512) 443-1174

11-20-03



# MAP TO ACCOMPANY FIELD NOTES

THE RIDDELL FAMILY LIMITED PARTNERSHIP, A  
TEXAS LIMITED PARTNERSHIP  
VOL. 12246, PG. 0585  
TRACT THREE  
(125.714 AC.)

SCALE:  1"=100'

INTERSTATE  
HIGHWAY No. 35

**3.40 AC.**

OLD SAN ANTONIO ROAD, LP,  
a Texas limited partnership  
DOCUMENT No. 2003211419  
TRACT II

(S19°51'00"W~418.35')  
**N17°41'22"E~418.33'**

(N60°15'00"W~354.49')  
**S62°22'21"E~353.58'**

1/2" SPF W/CAP MARKED  
'CA INC. RPLS 2988'

**S16°02'35"W~273.55'**  
(S18°31'00"W~272.82')

N72°33'39"E~1.25'

N71°32'35"W~2.04'

S73°54'33"E~299.56'

5/8"

1/2" SPF W/CAP MARKED  
'CA INC. RPLS 2988'

**S16°33'29"W~146.99'**  
**A=146.99' R=11309.30'**  
(N18°55'19"E~147.51'  
A=147.51' R=11309.30')

P.O.B.

**F.M. 1626**

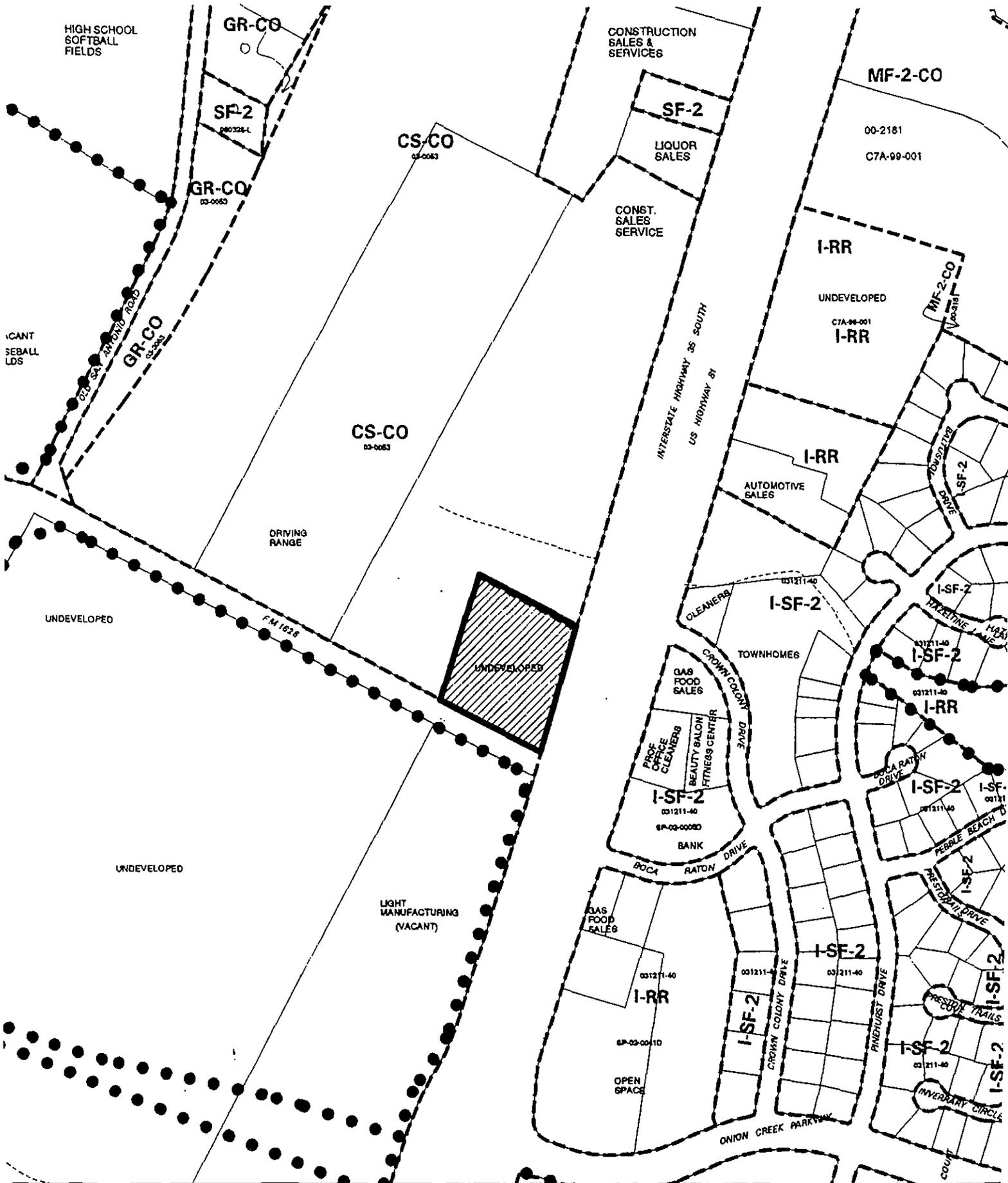
**N62°20'42"W~364.54'**  
(N59°55'00"W~364.60')

**LEGEND**

- TYPE 1--HIGHWAY CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- ⊙ 1/2" PIPE FOUND
- (BRG.~DIST.) RECORD CALL

PREPARED BY:  
**LENZ & ASSOCIATES, INC.**  
1714 FORT VIEW ROAD, SUITE 101  
AUSTIN, TEXAS 78704

BASIS OF BEARINGS:  
TEXAS STATE PLANE COORDINATE  
SYSTEM, NAD 83 (GRID), CENTRAL ZONE  
BASED ON CITY OF AUSTIN MONUMENT  
NUMBER F-11-2001 AND F-14-3002.



SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: W. WALSH

**CASE #: C14-04-0019**  
**ADDRESS: 11000-11100 S I35 SVC**  
**SUBJECT AREA (acres): 3.400**

**ZONING EXHIBIT B**

DATE: 04-03

INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
**F11**