

ORDINANCE NO. 041007-Z-10

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7501 SOUTH IH-35 SERVICE ROAD NORTHBOUND 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.C14-04-0128, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.882 acre tract of land, more or less, out of Lot 1, Block A, The Waters at Bluff Springs Subdivision, 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 7501 South IH-35 Service Road Northbound, 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.

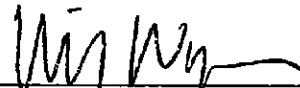
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 18, 2004.

PASSED AND APPROVED

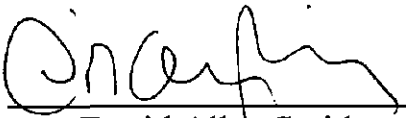
October 7, 2004

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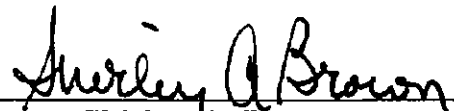
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

EXHIBIT A

C14-04-0128
GR-CO DISTRICT ZONING

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

**THE WATERS AT BLUFF SPRINGS
ZONING DESCRIPTION**

A DESCRIPTION OF 0.882 ACRES, BEING A PART OF LOT 1, BLOCK A, THE WATERS AT BLUFF SPRINGS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT No. 200100047 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.882 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the north line of said Lot 1, Block A, being also the south line of a 2.215 acre tract, being the remainder of a 119.82 acre tract, recorded in Volume 3559, Page 639 of the Deed Records of Travis County, Texas, from which a ½" rebar found bears North 67°44'25" West, a distance of 201.15 feet, being the northwest corner of said Lot 1, being also the southwest corner of said 2.215 acre tract, and being also in the east right-of-way of Interstate Highway No. 35 (right-of-way width varies);

THENCE South 67°44'25" East, along the common line of said Lot 1 and the 2.215 acre tract, a distance of 73.79 feet to a ½" rebar found for the northeast corner of said Lot 1, being also a point in the south line of said 2.215 acre tract, and being also a northwestern corner of Lot 2, Block A of The Waters at Bluff Springs;

THENCE with the common line of Lot 1 and Lot 2, the following two (2) courses:

1. South 22°15'29" West, a distance of 412.90 feet to a ½" rebar found;
2. North 67°50'29" West, a distance of 100.61 feet to a calculated point, from which a ½" rebar found bears North 67°50'29" West, a distance of 0.66 feet;

THENCE over and across said Lot 1, the following two (2) courses:

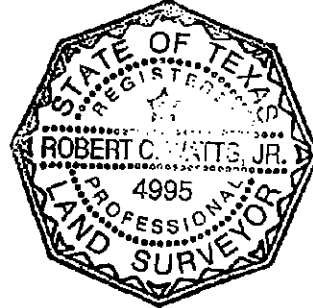
1. North 21°13'14" East, a distance of 140.14 feet to a calculated point;
2. North 28°23'48" East, a distance of 274.53 feet to the **POINT OF BEGINNING**, containing 0.882 acres of land, more or less.

Lot 1, Block "A"
The Waters at Bluff Springs
Page 2 of 2

Surveyed on the ground May, 2004. Bearing basis is Grid Azimuth for Texas Central Zone, 1983/93 HARN Values from the LCRA Control Network. Attachments: Survey Drawing 101-015-ZN.



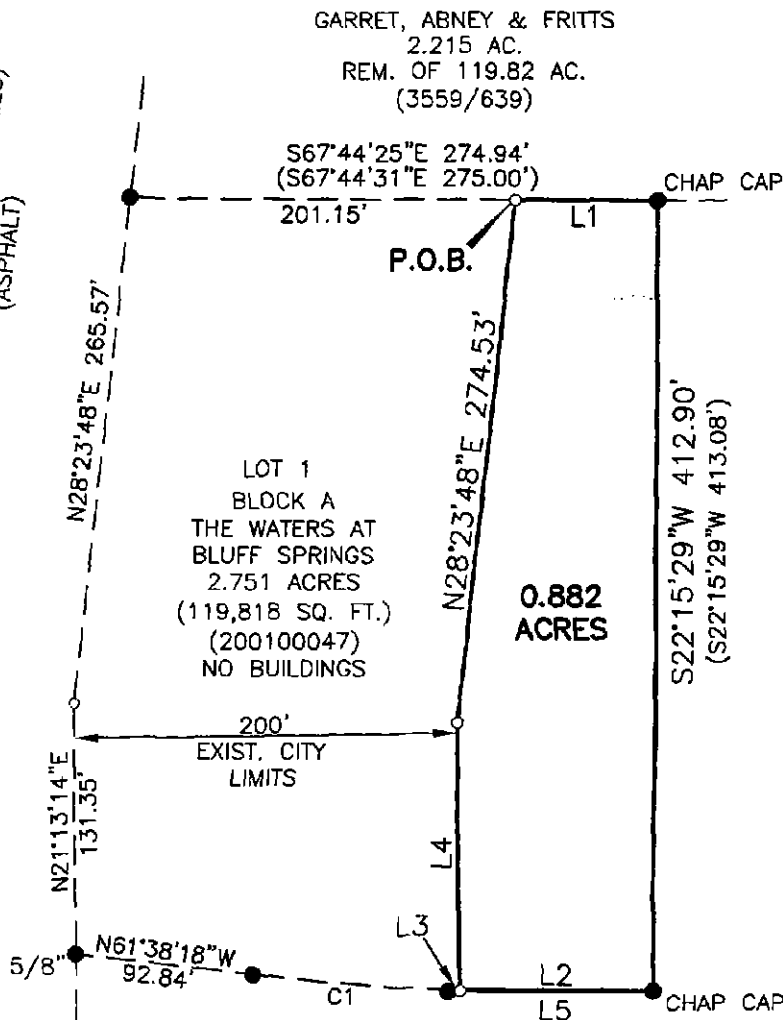
Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



6.3-04

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.882 ACRES, BEING A PART OF LOT 1, BLOCK A, THE WATERS AT BLUFF SPRINGS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT No. 200100047 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

INTERSTATE HIGHWAY NO. 35
(RIGHT-OF-WAY WIDTH VARIES)
(ASPHALT)



LEGEND

- 1/2" REBAR FOUND
- CALCULATED POINT

LOT 2
BLOCK A
THE WATERS AT
BLUFF SPRINGS
(200100047)
(30.036 AC.)

LINE TABLE

No.	BEARING	LENGTH	(RECORD BEARING)
L1	S67°44'25"E	73.79'	
L2	N67°50'29"W	100.61'	
L3	N67°50'29"W	0.66'	
L4	N21°13'14"E	140.14'	
L5	N67°50'29"W	101.27'	(N67°44'31"W 101.30')

CURVE TABLE

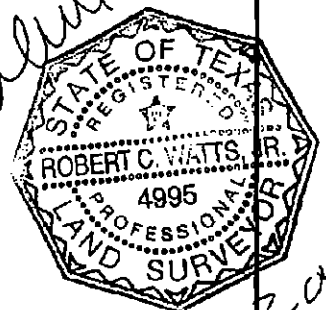
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	(RECORD CHORD)
C1	4°10'07"	1480.07'	53.87'	107.69'	107.66'	N63°34'09"W	(N63°39'07"W 107.57')

DATE OF SURVEY: May, 2004
PLOT DATE: 06/03/04
DRAWING NO.: 101-015-ZN
PROJECT NO.: 101-015

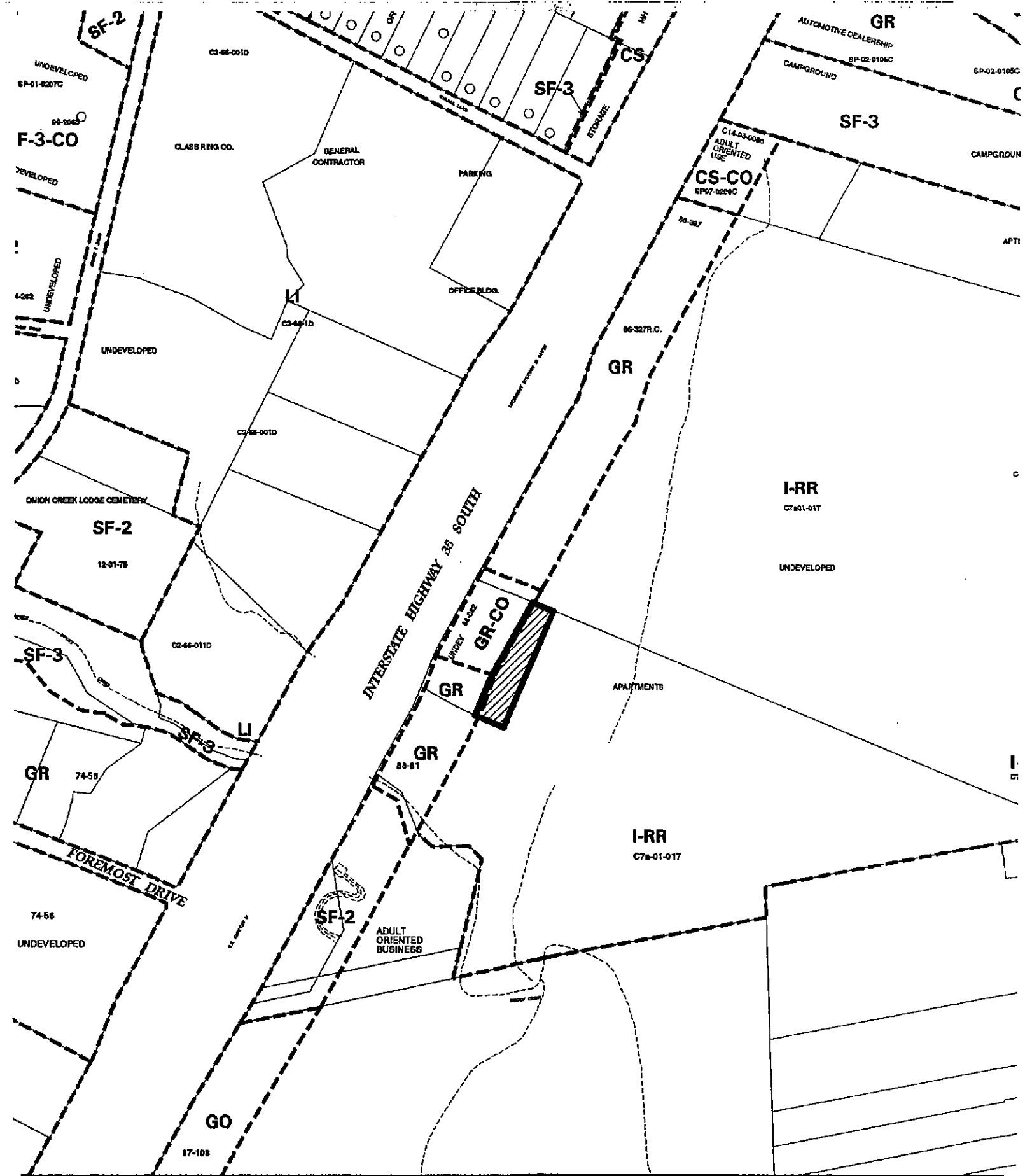
BEARING BASIS: GRID AZIMUTH FOR TEXAS
CENTRAL ZONE, 1983/93 HARN VALUES
FROM LCRA CONTROL NETWORK.




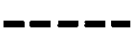
ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 101-015-ZN

Chaparral



6.3.04



 1" = 400'	SUBJECT TRACT		ZONING <i>EXHIBIT B</i>		CITY GRID REFERENCE NUMBER G15
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-04-0128	DATE: 04-08	
	CASE MGR: W. WALSH		ADDRESS: 7501 S IH 35 SERVICE RD	INTLS: SM	
			SUBJECT AREA (acres): 0.882		