

ORDINANCE NO. 041202-Z-25

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT THE 14900 BLOCK OF IH-35 NORTH AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) 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 single family residence standard lot (I-SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-04-0148, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.2694 acre tract of land, more or less, out of the L. C. Cunningham Survey No. 68, 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 the property located at the 14900 Block of IH-35 North, 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. 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.
2. Adult oriented businesses uses are prohibited uses of the Property.

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 December 13, 2004.

PASSED AND APPROVED

December 2, 2004 §
§
§ Will Wynn
Will Wynn
Mayor

APPROVED: David Allan Smith **ATTEST:** Shirley A. Brown
David Allan Smith Shirley A. Brown
City Attorney City Clerk

CRICHTON AND ASSOCIATES, INC.
LAND SURVEYORS
107 NORTH LAMPASAS
ROUND ROCK, TEXAS 78664
512-244-3395

FIELD NOTES

**FIELD NOTES FOR A 0.2694 ACRE TRACT OF LAND OUT OF
THE L.C. CUNNINGHAM SURVEY NO. 68, ABSTRACT NO.
163, IN TRAVIS COUNTY, TEXAS, ALSO BEING OUT OF A
45.558 ACRE TRACT CONVEYED IN VOL. 12068, PG. 692,
REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS,
AND BEING MORE PARTICULARLY DESCRIBED BY METES
AND BOUNDS AS FOLLOWS**

BRGINNING at a ½" iron rod found on the West R.O.W. line of Interstate Highway 35 being the Northeast corner of a 0.976 acre tract conveyed to 1st Baptist Church Wells Branch in Vol. 11653, Pg. 1073, Real Property Records, Travis County, Texas and the Southeast corner of the said 45.558 acre tract. Said iron rod also being the Southeast corner of this tract and the **POINT OF BEGINNING**.

THENCE N 59° 59' 44" W, with the North line of the said 1st Baptist Church tract and the South line of the said 45.558 acre tract, 84.76 feet to a point being the Southwest corner of this tract.

THENCE through the interior of the said 45.558 acre tract, the following two (2) courses and distances:

- 1) N 10° 30' 23" E, with a line 250 feet West of and parallel to the centerline of Interstater Highway 35, 117.50 feet to a point for the Northwest corner of this tract.
- 2) S 79° 29' 37" E, 96.61 feet to a point on the West R.O.W. line of Interstate Highway 35 being the Northeast corner of this tract.

THENCE S 17° 02' 43" W, with the West R.O.W. line of Interstate Highway 35, 146.75 feet to the **POINT OF BEGINNING** and containing 0.2694 acres of land more or less.

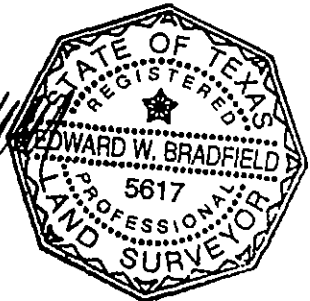
I hereby certify that the foregoing field notes were prepared from a survey on the ground under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal this 15^h day of September, 2004.

Edward W. Bradfield, R.P.L.S. 5617

Edward W. Bradfield

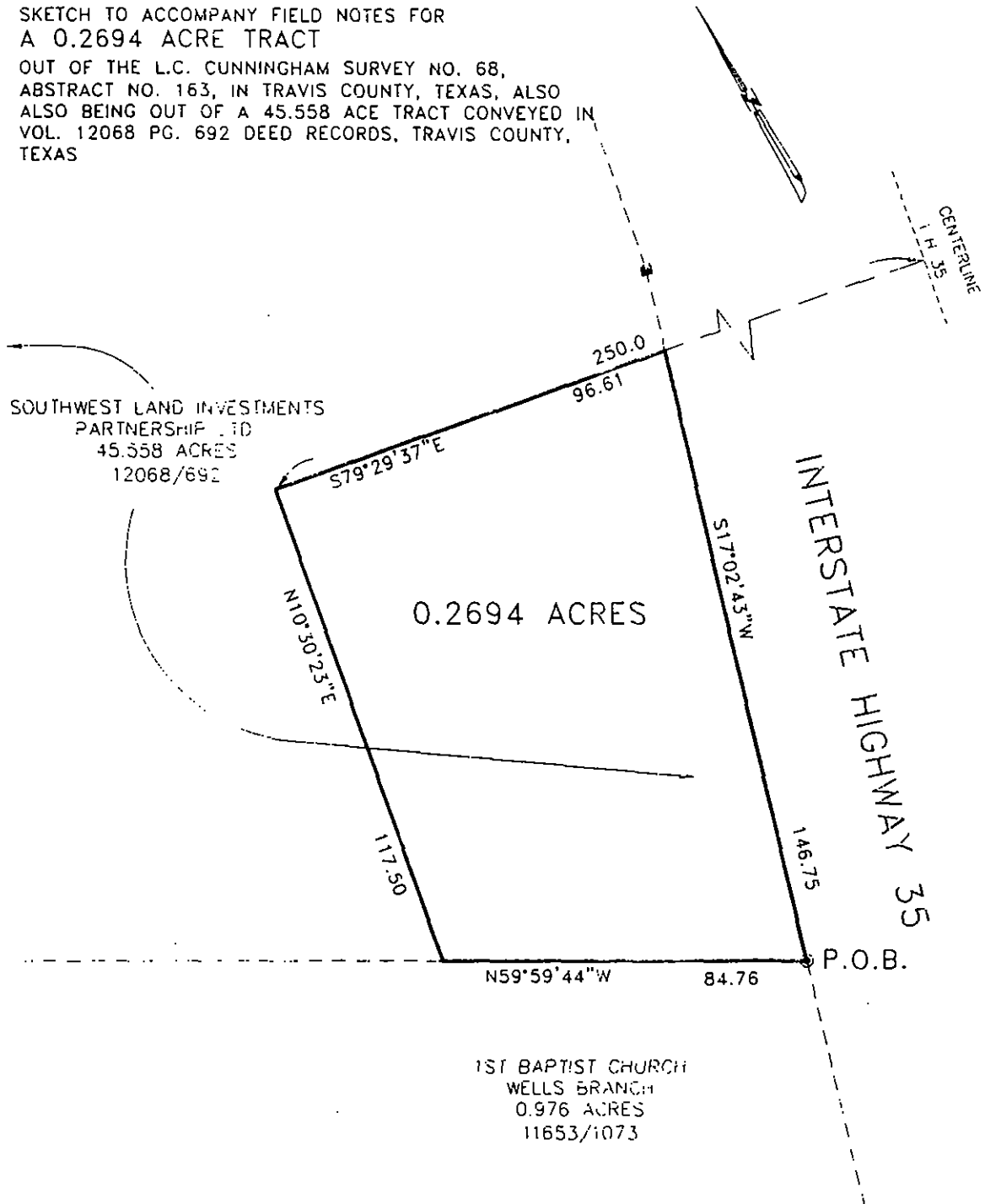
BRIT A



SCALE 1" = 30'

SKETCH TO ACCOMPANY FIELD NOTES FOR
A 0.2694 ACRE TRACT
OUT OF THE L.C. CUNNINGHAM SURVEY NO. 68,
ABSTRACT NO. 163, IN TRAVIS COUNTY, TEXAS, ALSO
ALSO BEING OUT OF A 45.558 ACE TRACT CONVEYED IN
VOL. 12068 PG. 692 DEED RECORDS, TRAVIS COUNTY,
TEXAS

SOUTHWEST LAND INVESTMENTS
PARTNERSHIP, LTD.
45.558 ACRES
12068/692

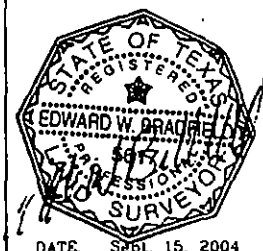


1ST BAPTIST CHURCH
WELLS BRANCH
0.976 ACRES
11653/1073

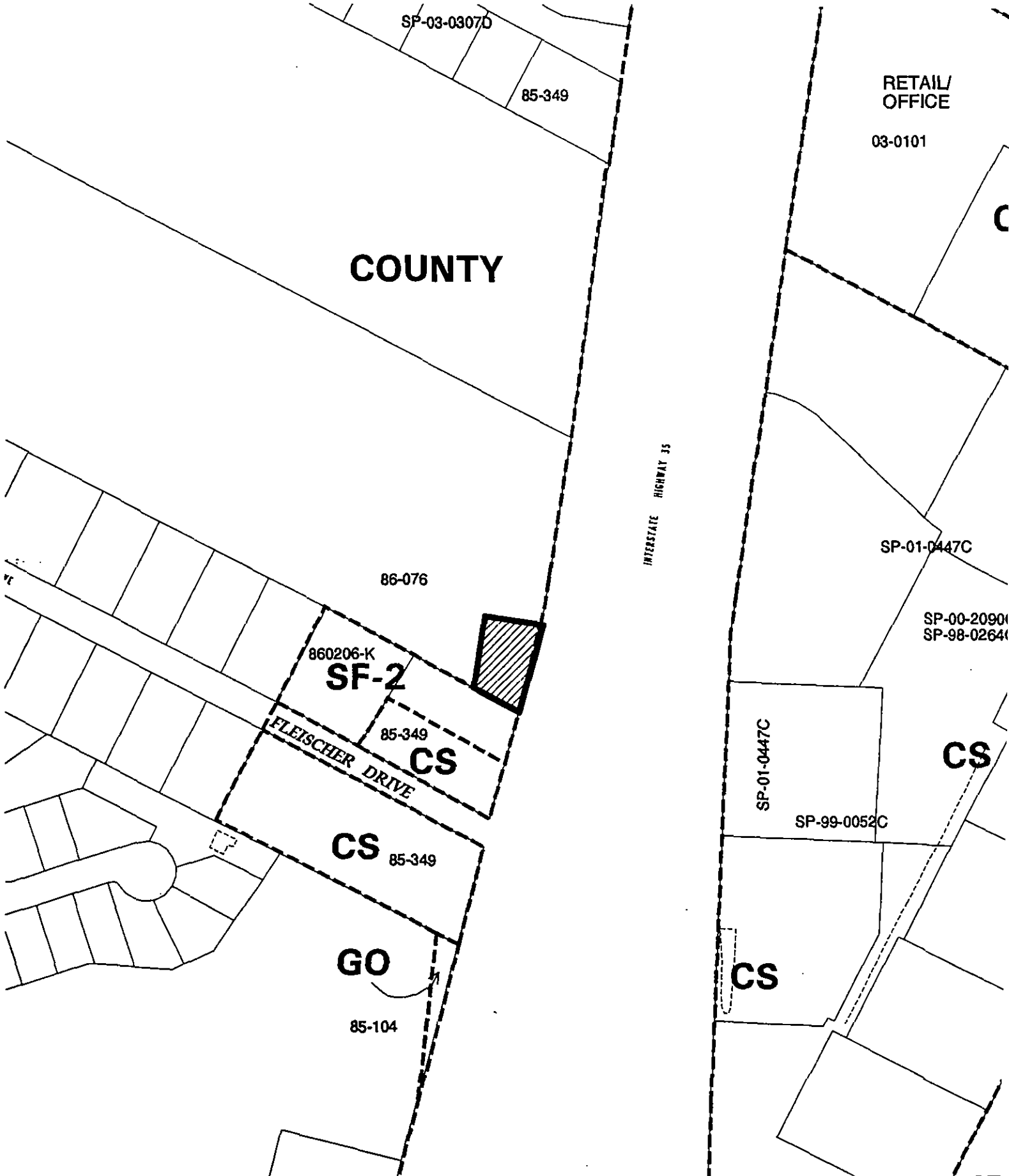
CRICHTON
AND ASSOCIATES INC
LAND SURVEYORS





107 N. LAMPASAS STREET
ROUND ROCK, TEXAS 78664
(512) 244-3395
FAX (512) 244-9508

92_229



DATE Sept. 15, 2004



 1" = 200'	SUBJECT TRACT		ZONING <i>EXHIBIT 13</i>	CITY GRID REFERENCE NUMBER M37
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: S.GAGER			
CASE #: C14-04-0148				
ADDRESS: 14900 N. IH 35		DATE: 04-10		
SUBJECT AREA (acres): 0.269		INTLS: TRC		