

ORDINANCE NO. 041202-Z-21

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10184-10224 SOUTH IH-35 SERVICE ROAD SOUTHBOUND AND 10101-10139 OLD SAN ANTONIO ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-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-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-04-0160, on file at the Neighborhood Planning and Zoning Department, as follows:

A 5.162 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, and the Santiago del Valle Grant, 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 10184-10224 South IH-35 Service Road southbound and 10101-10139 Old San Antonio Road, 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:

Adult oriented businesses
Bail bond services
Commercial blood plasma center
Equipment sales
Kennels
Monument retail sales
Residential treatment
Transportation terminal

Agricultural sales and services
Campground
Drop-off recycling collection facility
Exterminating services
Laundry Services
Pawn shop services
Transitional housing

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) 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
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

11/27/05 - CS-MUG CO
C14-C4-0160

DESCRIPTION

DESCRIPTION OF 5.162 ACRES OF LAND SITUATED IN THE S. F. SLAUGHTER LEAGUE SURVEY NO. 1, AND THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO EDWIN TABB HARRELL OF RECORD IN VOLUME 13125, PAGE 203 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.162 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with cap set in the west right of way line of Interstate Highway No. 35 (400' R.O.W.) for the northwest corner of that certain tract of land described in Right-Of-Way Deed to the State of Texas of record in Volume 1636, Page 374 of the Deed Records of Travis County, Texas;

THENCE with the west right of way line of said Interstate Highway No. 35, the east line of said Right-Of-Way tract, and with the east line of the herein described tract S12°57'25"W at a distance of 20.30 feet passing a 5/8 inch iron rod found (TxDOT Station 1315+00, 200' Rt.), in all a total distance of 320.46 feet to a point in the centerline of Slaughter Creek for the southeast corner of the herein described tract;

THENCE with the meanders of the centerline of said Slaughter Creek and with the south and west line of the herein described tract, the following nine (9) courses:

1. S86°36'09"W a distance of 36.60 feet;
2. N86°49'00"W a distance of 101.81 feet;
3. S87°57'39"W a distance of 151.81 feet;
4. S85°11'25"W a distance of 332.60 feet;
5. N86°04'57"W a distance of 191.63 feet;
6. N61°11'51"W a distance of 100.53 feet;
7. N39°22'29"W a distance of 48.76 feet;
8. N04°27'15"W a distance of 126.03 feet;
9. N05°39'35"E a distance of 53.96 feet to a point for the northwest corner of the herein described tract;

THENCE with a line 28 feet south and parallel with the centerline of pavement of Old San Antonio Road, and with the north line of the herein described tract the following four (4) courses:

1. S77°22'55"E a distance of 234.47 feet to a point at the beginning of a curve to the left;
2. With the arc of said curve to the left a distance of 406.98 feet, having a radius of 778.00 feet, a central angle of 29°58'19", and a chord which bears N87°37'56"E a distance of 402.35 feet to a point;
3. N72°38'46"E a distance of 256.19 feet to a point at the beginning of a curve to the right;
4. With the arc of said curve to the right a distance of 136.74 feet, having a radius of 547.00 feet, a central angle of 14°19'21", and a chord which bears N79°48'27"E a distance of

136.38 feet to a point for the northeast corner of the herein described tract, from which a 1/2 inch iron rod set in the west right-of-way line of said Interstate Highway 35 (300' R.O.W.), for the southwest corner of that certain tract of land described in Condemnation No. 145 to the State of Texas, of record in Volume 1, Page 212 of the Commissioners Court Records of Travis County, Texas, bears N35°19'42"E a distance of 128.05 feet;


THENCE S35°19'42"W a distance of 2.96 feet to the POINT OF BEGINNING, containing 5.162 acres of land within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description

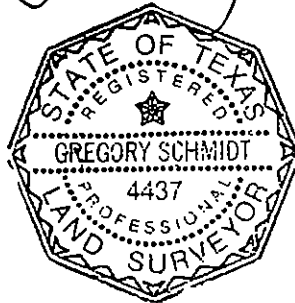
Bearing basis: Grid North, Texas State Plane Coordinate System NAD83 (CORS) Central Zone.

I hereby certify that this description was prepared from a survey made on the ground under my supervision.

CUNNINGHAM-ALLEN, INC.



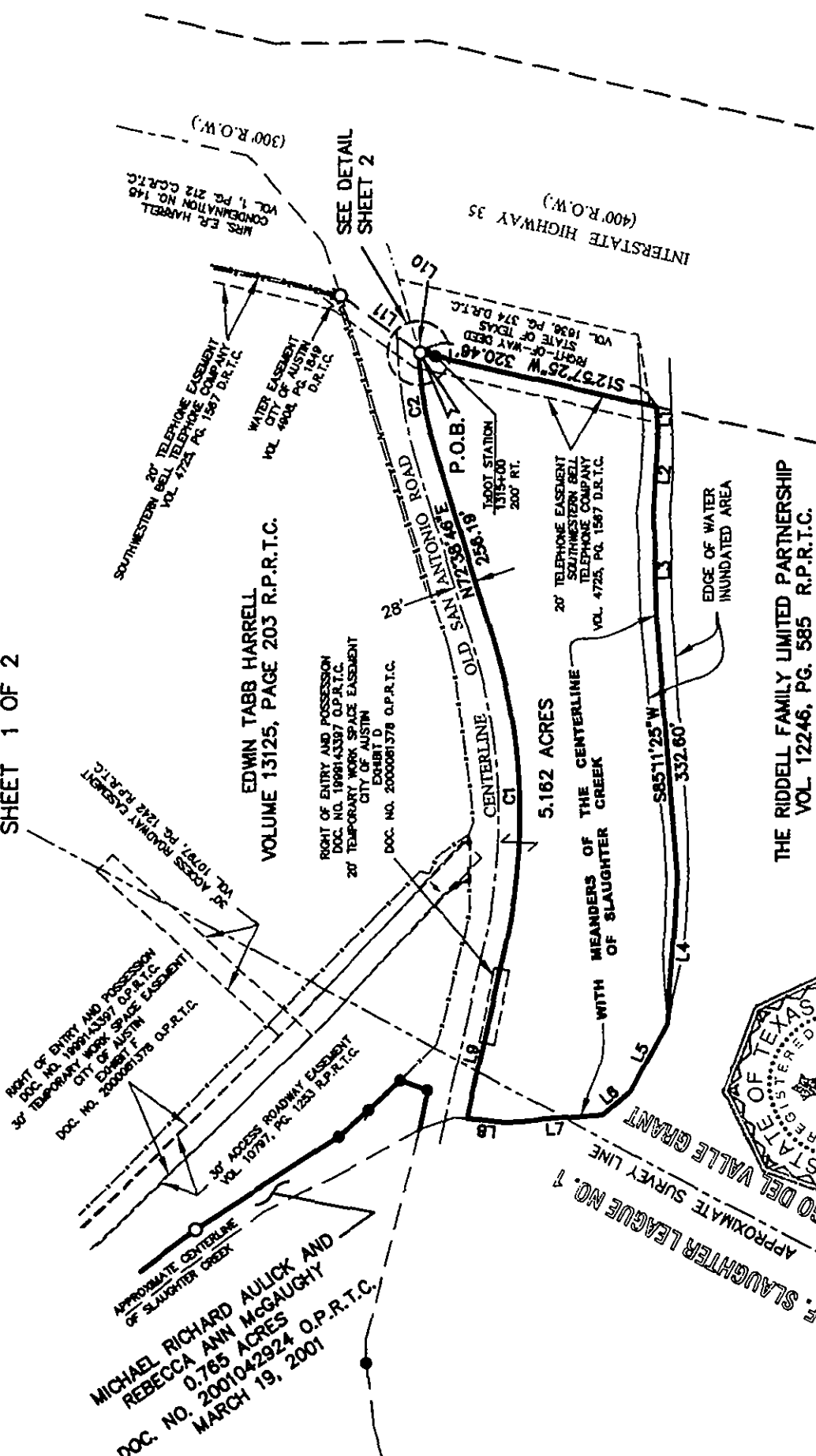
Gregory Schmidt
Registered Professional
Land Surveyor No. 4437
Date: 9/17/04



SCALE 1" = 200'

SKETCH TO ACCORD WITH ANY FIELD NOTES

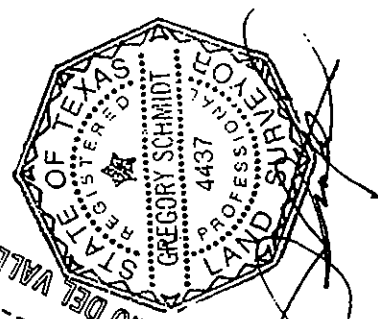
SHEET 1 OF 2



CA
Cunningham | Allen
 Engineers • Surveyors
 3103 Bee Cave Road, Suite 202
 Austin, Texas 78746-6819
 Tel.: (512) 327-2946
 Fax: (512) 327-2973

LEGEND

- 1/2" IRON ROD FOUND (UNLESS STATED)
- 1/2" IRON ROD W/CAP SET (UNLESS STATED)
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING



SURVEYED BY:

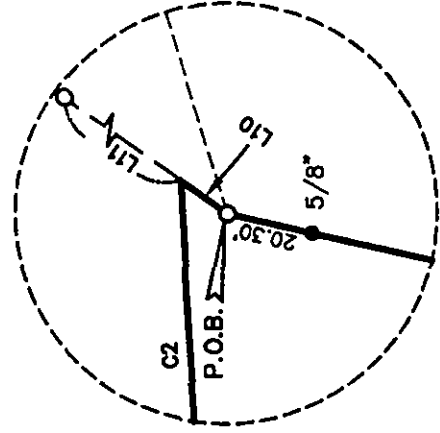
GREGORY SCHMIDT
 REG. PROF. LAND SURVEYOR
 NO. 4437
 DATE: 9/17/04

SKETCH TO ACCOMMODATE ANY FIELD NOTES

SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	S86°36'09"W	36.60'
L2	N86°49'00"W	101.81'
L3	S87°37'39"W	151.81'
L4	N88°04'57"W	191.63'
L5	N61°11'51"W	100.53'
L6	N39°22'29"W	48.76'
L7	N04°27'15"W	126.03'
L8	N05°39'35"E	53.96'
L9	S77°22'55"E	234.47'
L10	S35°18'42"W	2.96'
L11	N35°18'42"E	128.05'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	408.98	778.00	29°58'19"	208.26	402.35
C2	136.74	547.00	14°19'21"	68.73	136.38
					N79°48'27"E



DETAIL
(NOT TO SCALE)



Cunningham | Allen

Engineers • Surveyors

3103 Bee Cave Road, Suite 202

Austin, Texas 78746-6819

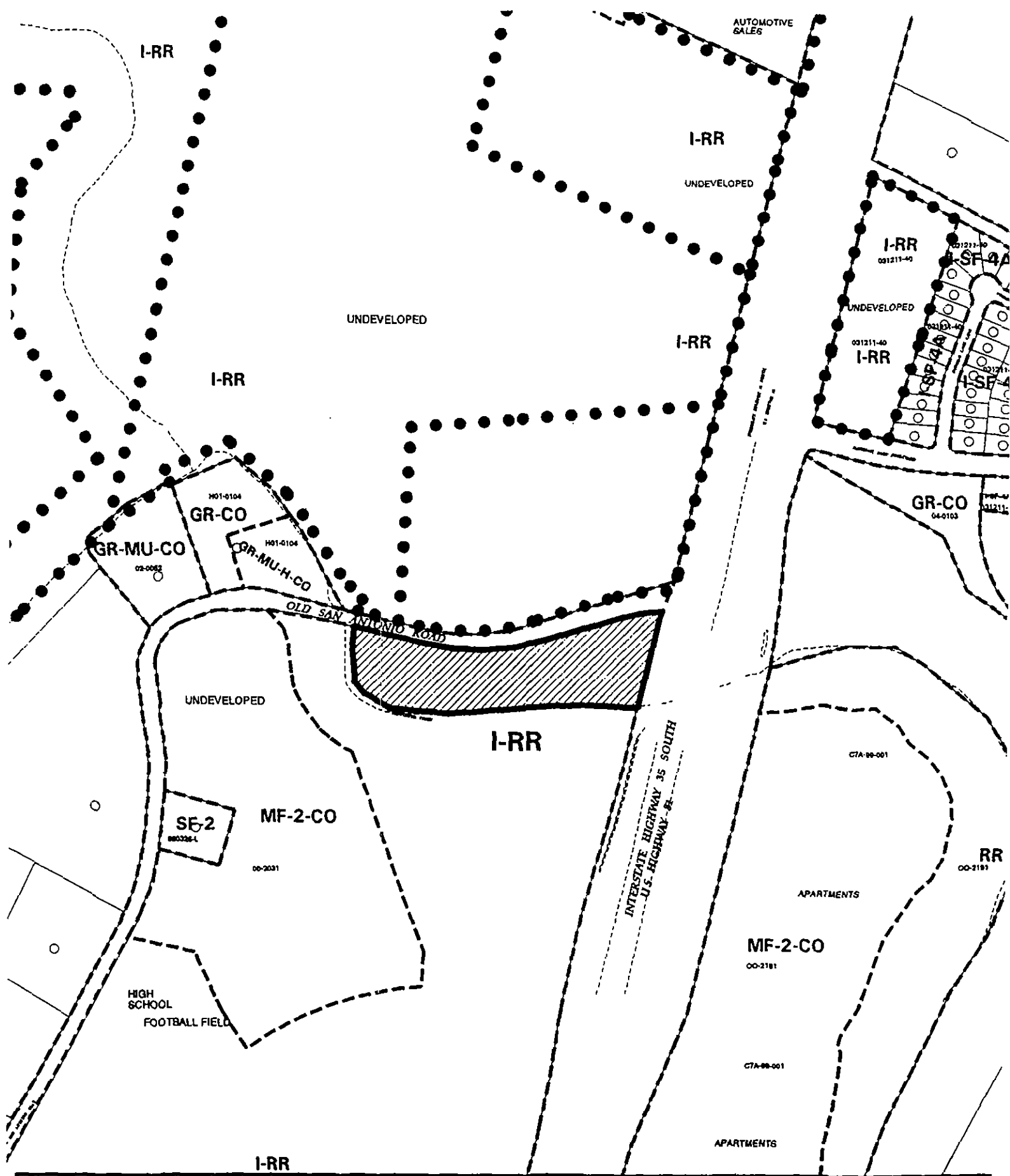
Tel.: (512) 327-2946





Fax: (512) 327-2973

DATE:

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CLIENT - DATE - OFFICE - PROJ # -



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER F12
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-04-0160 ADDRESS: 10184-10224 S IH 35 SVC RD SB & 10101-10139 OLD SAN ANTONIO RD SUBJECT AREA (acres): 5.162	DATE: 04-10 INTLS: SM	
	CASE MGR: W. WALSH				