

**ORDINANCE NO. 20060112-Z002**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9514 ANDERSON MILL ROAD 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. C14-05-0192, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.071 acre tract of land, more or less, out of the Elisha Allen Survey Abstract No. 18 in Williamson 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 9514 Anderson Mill Road, in the City of Austin, Williamson 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.

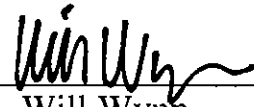
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on January 23, 2006.

**PASSED AND APPROVED**

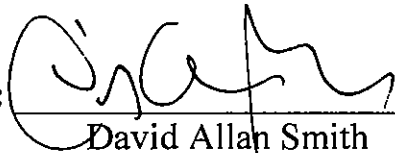
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January 12, 2006

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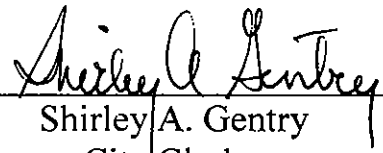
Will Wynn  
Mayor

**APPROVED:**

\_\_\_\_\_  


David Allan Smith  
City Attorney

**ATTEST:**

\_\_\_\_\_  


Shirley A. Gentry  
City Clerk

## THE RIPPY SURVEYING COMPANY

P O BOX 15182

AUSTIN, TEXAS 78761

512/836-9115

EXHIBIT A

Field notes describing 1.071 acres of land out of the Ellsha Allen Survey Abstract No. 18 situated in Williamson County, Texas, said 1.071 acres of land being all of that tract as deeded to Waco Roller Rink Incorporated recorded in Volume 1701, Page 679 of the Williamson County, Texas Deed Records, said 1.071 acres of land being more particularly described by metes and bounds as follows;

Beginning at an iron pin set in the north right-of-way line of Anderson Mill Road, from said point the intersection of the east line of U.S. Highway No. 183 bears S 72° W 517.94± feet, at the southeast corner of a 0.53 acre tract as recorded in Volume 1812, Page 022 of the Williamson County, Texas Deed Records for the southwest corner of this 1.071 acre tract;

Thence with the east line of said 0.53 acre tract and the west line of this 1.071 acre tract N 18° 51' 13" W 196.14 feet to an iron pin found at the northeast corner of said 0.53 acre tract for the northwest corner of this 1.071 acre tract;

Thence with the south line of a 5.00 acre tract as described in Volume 929, Page 729 of the Williamson County, Texas Deed Records and with the north line of this 1.071 acre tract the following two (2) courses;

- 1). N 71° 48' 50" E 110.81 feet to an iron pin found
- 2). N 71° 09' 15" E 126.20 feet to a metal fence post in the south line of said 5.00 acre tract for the northeast corner of this 1.071 acre tract;

Thence with west line of a 0.50 acre tract as described in Document No. 9810914 Official Records of Williamson County, Texas, along a meandering fence with the east line of this 1.071 acre tract, S 17° 24' 35" E 200.02 feet to an iron pin found in the north right-of-way line of Anderson Mill Road at the southwest corner of said 0.50 acre tract for the southeast corner of this 1.071 acre tract;

Thence with north right-of-way line of Anderson Mill Road with the south line of this 1.071 acre tract the following two (2) courses;

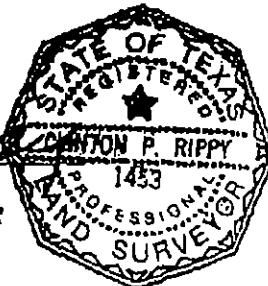
- 1). S 71° 20' 55" W 123.30 feet to a pk nail set;
- 2). S 73° 37' 00" W 108.76 feet to the Place of Beginning containing 1.071 acres of land.

I hereby certify that the foregoing field notes represent the results of a survey made on the ground under my supervision according to law, they are true and correct to the best of my ability, this the 25<sup>th</sup> day of February, 2000.

EXHIBIT "A"

JOB # 79991

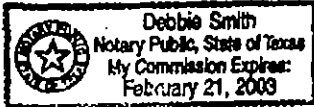
*Clinton P. Rippy*  
CLINTON P. RIPPY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 1453



STATE OF TEXAS  
COUNTY OF BELL

§  
§

This instrument was acknowledged before me on this the 21<sup>st</sup> day of April, 2004, by  
ROBERT D. HUGHES.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS 2004031855

*Nancy E. Rister*

04/26/2004 04:26 PM

ALLEN \$20.00

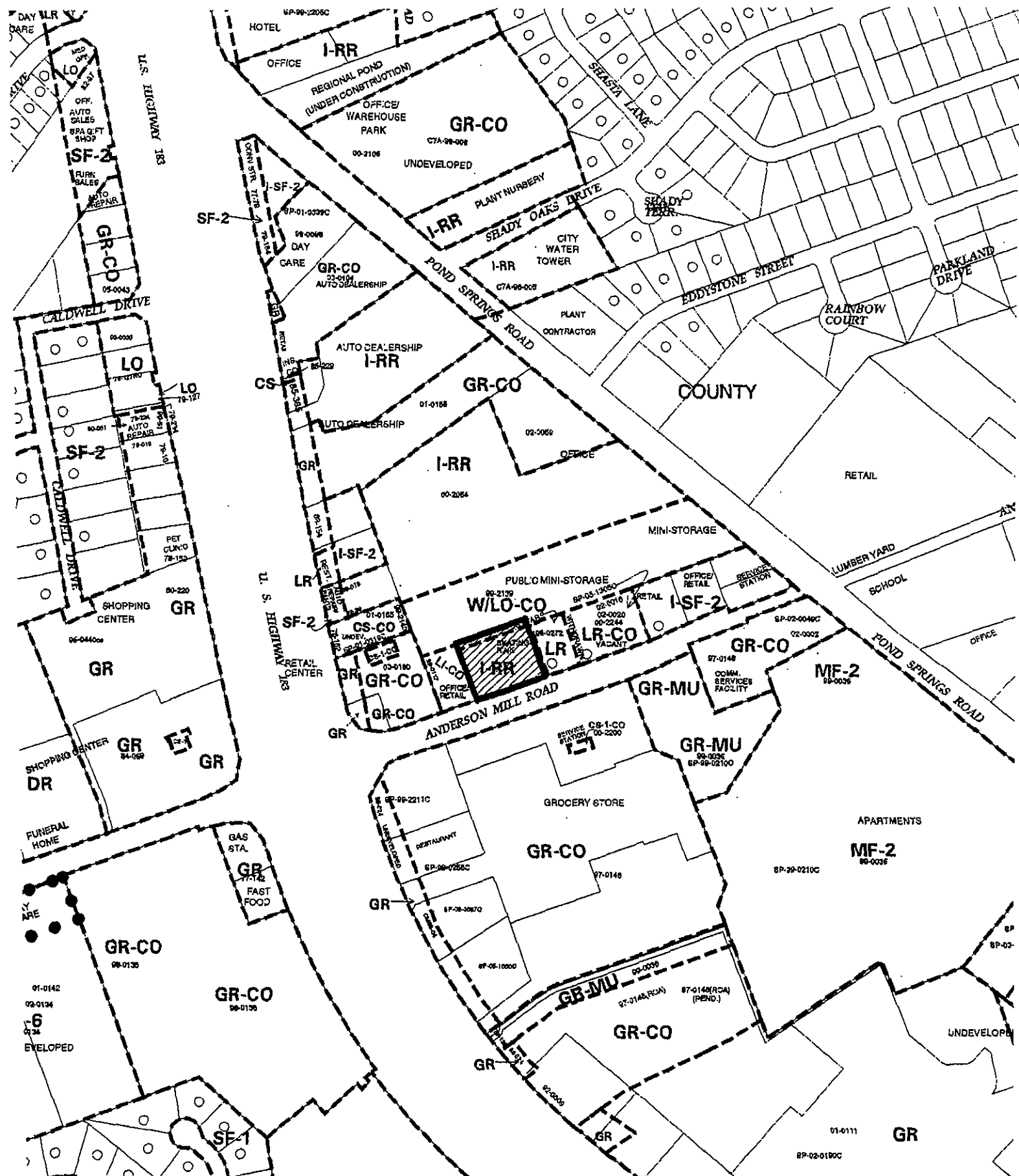
NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

*[Handwritten mark]*  
Jones & Harrell, P.C.  
Attorneys at Law  
2010 Bird Creek Drive, Suite 101  
Post Office Box 3310  
Temple, Texas 76505-3310  
(254) 771-1855

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<p>400'</p> <p>N</p> <p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR: S. SIRWAITIS</p>	<h2 style="margin: 0;">ZONING EXHIBIT B</h2>		<p>CITY GRID REFERENCE NUMBER</p> <p>G36</p>
	<p>CASE #: C14-05-0192</p>		
	<p>ADDRESS: 9514 ANDERSON MILL RD</p>		
	<p>SUBJECT AREA (acres): 1.071</p>		
		<p>DATE: 05-11</p>	
		<p>INTLS: SM</p>	