

ORDINANCE NO. 20060126-Z001

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT NORTH IH-35 AND BRATTON LANE AND REZONING AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES (LI) 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 and general commercial services-conditional overlay (CS-CO) combining district to limited industrial services (LI) on the property described in Zoning Case No. C14-05-0169, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: A 20.148 acre tract of land, more or less, out of several lots in Block A of the Scarbrough Subdivision in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: A 46.818 acre tract of land, more or less, out of several lots in Block A of the Scarbrough Subdivision in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,

locally known as the property located at North IH-35 and Bratton Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. This ordinance takes effect on February 6, 2006.

PASSED AND APPROVED

January 26, 2006

§
§
§

Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

20.148 ACRES
SCARBROUGH SUBDIVISION
ING CLARION PARTNERS

FN NO. 05-465 (MJJ)
AUGUST 31, 2005
BPI JOB NO. 1599-01

EXHIBIT A

DESCRIPTION

OF 20.148 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 3, 7, 8 AND 9, BLOCK "A" SCARBROUGH SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000267 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 20.148 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in concrete in the westerly line of Interstate Highway 35 (R.O.W. varies), being the southeasterly corner of Lot 1 Royston Lane Ltd., a subdivision of record in Volume 76, Page 355 of the Plat Records of Travis County, Texas and the northeasterly corner of said Lot 2, Block "A" Scarbrough Subdivision, for the northeasterly corner hereof;

THENCE, S14°10'23"E, along the westerly line of Interstate Highway 35, being the most easterly lines of said Lots 2, 3, 7, 8 and 9, Block "A" Scarbrough Subdivision, for the most easterly line hereof, a distance of 1338.22 feet to a 1/2 inch iron rod with cap found at the intersection of the westerly line of Interstate Highway 35 with the northwesterly line of Three Points Drive (R.O.W. varies), being an angle point in the easterly line of said Lot 9, Block "A" Scarbrough Subdivision, for an angle point hereof;

THENCE, S30°21'29"W, leaving the westerly line of Interstate Highway 35, along the northwesterly line of Three Points Drive, being the southeasterly line of said Lot 9, for the southeasterly line hereof, a distance of 420.64 feet to a 1/2 inch iron rod with cap found in the northerly line of that certain 6.52 acre tract of land conveyed to American Realty Trust, Inc. by deed of record in Volume 13290, Page 1276 of the Real Property Records of Travis County, Texas, being the southeasterly corner of said Lot 9, Block "A" Scarbrough Subdivision, for the southeasterly corner hereof;

THENCE, N59°40'47"W, along a portion of the northerly line of said 6.52 acre tract, being a portion of the southerly line of said Lot 9, Block "A" Scarbrough Subdivision, for the southerly line hereof, a distance of 287.39 feet to the southwest corner hereof, from which a 1/2 inch iron rod with cap found in the easterly line of Bratton Lane, being the southwest corner of Lot 6, Block "A" of said Scarbrough Subdivision bears, N59°40'47"W, a distance of 2159.39 feet;

THENCE, N14°10'23"W, leaving the northerly line of said 6.52 acre tract, over and across said Lots 1, 2, 7, 8 and 9, Block "A" Scarbrough Subdivision, for the westerly line hereof, a distance of 1930.58 feet to a point in the southerly line of Lot 2 of said Royston Lane Ltd., being the northerly line of said Lot 1, Block "A" Scarbrough Subdivision, for the northwesterly corner hereof, from which a 1/2 inch iron rod with cap found in the easterly line of Bratton Lane, being the northwesterly corner of said Lot 1, Block "A" Scarbrough Subdivision bears, N59°31'26"W, a distance of 801.07 feet;

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AUGUST 31, 2005
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THENCE, S59°31'26"E, along the southerly lines of said Lot 1 and 2 Royston Lane Ltd., being the northerly lines of said Lots 1 and 2, Block "A" Scarbrough Subdivision, for the northerly line hereof, a distance of 702.82 feet to the **POINT OF BEGINNING** containing an area of 20.148 acres (877,645 sq. ft.) of land, more or less, within these metes and bounds.

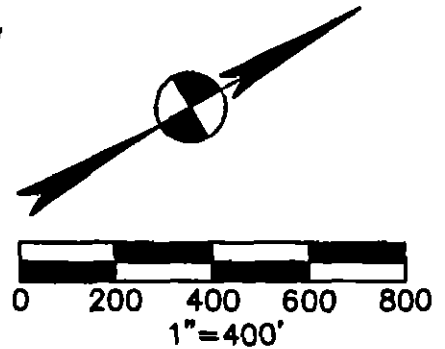
I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD, SUITE 200
AUSTIN, TEXAS 78746

Mark J. Jezisek 8/31/05
MARK J. JEZISEK DATE
R.P.L.S. NO. 5267
STATE OF TEXAS



BRATTON LANE (R.O.W. VARIES)

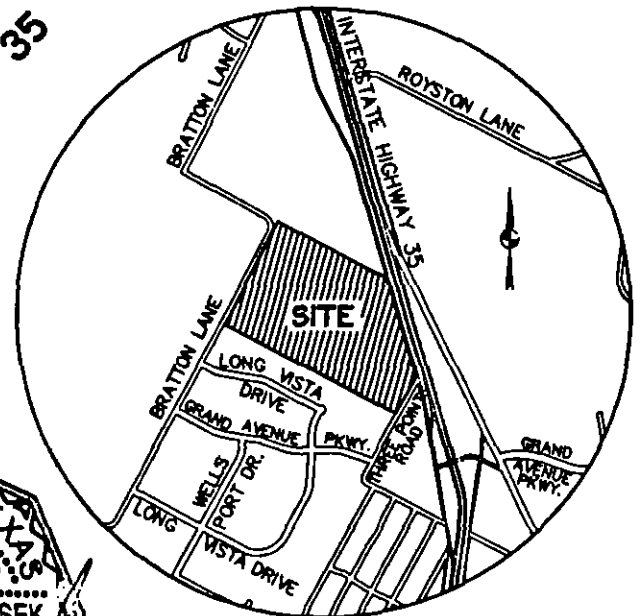
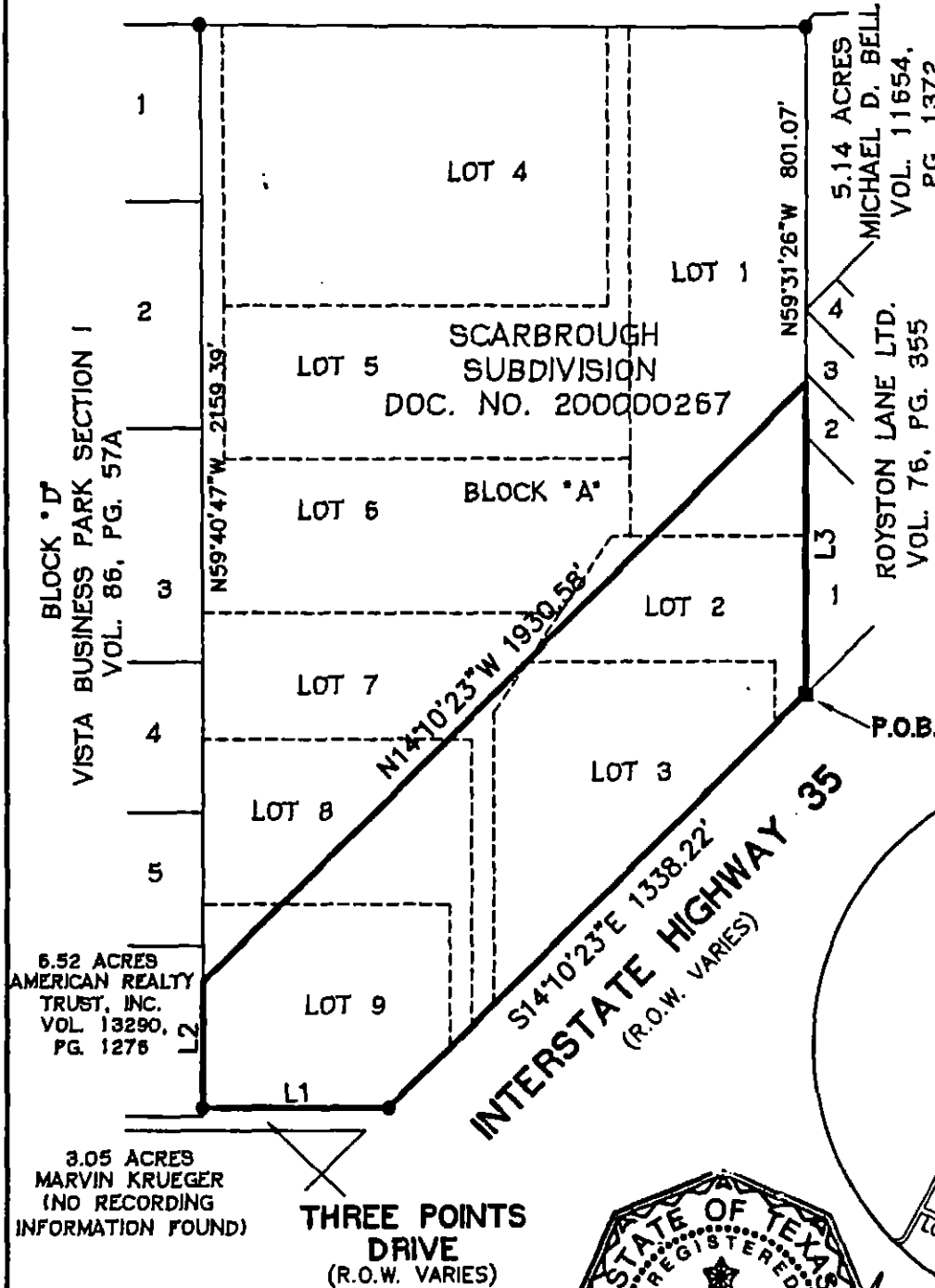


LEGEND

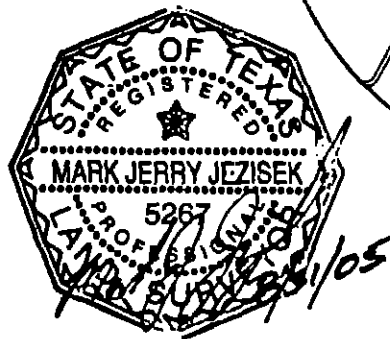
- 1/2" IRON ROD WITH CAP FOUND
- 1/2" IRON ROD FOUND IN CONCRETE
- P.O.B. POINT OF BEGINNING

LINE TABLE

No.	Bearing	Distance
L1	S30°21'29"W	420.64'
L2	N59°40'47"W	287.39'
L3	S59°31'26"E	702.82'



VICINITY MAP
N.T.S.



BEARING BASIS:

THE BASIS OF BEARINGS OF THE SURVEY SHOWN HEREON IS THE NORTHERLY LINE OF VISTA BUSINESS PARK SECTION I (N59°40'47"W), A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 57A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Bury+Partners
ENGINEERING SOLUTIONS
3345 Bee Caves Road, Suite 200
Austin, Texas 78746
Tel. (512)328-0011 Fax (512)328-0325
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SKETCH TO ACCOMPANY DESCRIPTION

OF 20.148 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 3, 7, 8 AND 9, BLOCK "A" SCARBROUGH SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000267 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**ING CLARION
PARTNERS**

46.818 ACRES
SCARBROUGH SUBDIVISION
ING CLARION PARTNERS

FN NO. 05-466 (MJJ)
AUGUST 31, 2005
BPI JOB NO. 1599-01

EXHIBIT B

DESCRIPTION

OF 46.818 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 4, 5, 6, 7, 8 AND 9, BLOCK "A" SCARBROUGH SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000267 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 46.818 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point in the southerly line of Lot 2 Royston Lane Ltd., a subdivision of record in Volume 76, Page 355 of the Plat Records of Travis County, Texas, being the northerly line of said Lot 1, Block "A" Scarbrough Subdivision, for the northeasterly corner hereof, from which a 1/2 inch iron rod found in concrete in the westerly line of Interstate Highway 35 (R.O.W. varies), being the southeasterly corner of Lot 1 of said Royston Lane Ltd. and the northeasterly corner of said Lot 2, Block "A" Scarbrough Subdivision bears, S59°31'26"E, a distance of 702.82 feet;

THENCE, S14°10'23"E, leaving the southerly line of said Lot 2 Royston Lane Ltd., over and across said Lots 1, 2, 7, 8 and 9, Block "A" Scarbrough Subdivision, for the easterly line hereof, a distance of 1930.58 feet to a point in the northerly line of that certain 6.52 acre tract of land conveyed to American Realty Trust, Inc. by deed of record in Volume 13290, Page 1276 of the Real Property Records of Travis County, Texas, being the southerly line of said Lot 9, Block "A" Scarbrough Subdivision, for the southeasterly corner hereof, from which a 1/2 inch iron rod with cap found in the westerly line of Three Points Drive (R.O.W. varies), being the southeasterly corner of said Lot 9, Block "A" Scarbrough Subdivision bears, S59°40'47"E, a distance of 287.39 feet;

THENCE, N59°40'47"W, in part along the northerly line of said 6.52 acre tract and in part along the northerly lines of Lots 1, 2, 3, 4 and 5, Block "D" Vista Business Park Section I, a subdivision of record in Volume 86, Page 57A of said Plat Records, being the southerly lines of Lots 4, 5 and 6, Block "A" of said Scarbrough Subdivision and said Lots 7, 8 and 9, Block "A" Scarbrough Subdivision, for the southerly line hereof, a distance of 2159.39 feet to a 1/2 inch iron rod with cap found in the easterly line of Bratton Lane (R.O.W. varies), being the southwesterly corner of said Lot 6, Block "A" Scarbrough Subdivision, for the southwesterly corner hereof;

THENCE, N30°32'28"E, along the easterly line of Bratton Lane, being the westerly lines of said Lots 1, 4, 5 and 6, Block "A" Scarbrough Subdivision, for the westerly line hereof, a distance of 1379.34 feet to a 1/2 inch iron rod with cap found in the southerly line of that certain 5.14 acre tract of land conveyed to Michael Bell by deed of record in Volume 11654, Page 1372 of said Real Property Records, being the northwesterly corner of said Lot 1, Block "A" Scarbrough Subdivision, for the northwesterly corner hereof;

FN 05-466 (MJJ)
AUGUST 31, 2005
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THENCE, S59°31'26"E, leaving the easterly line of Bratton Lane, in part along the southerly line of said 5.14 acre tract, the southerly lines of said Lot 2 Royston Lane Ltd. and the southerly lines of Lots 3 and 4 Royston Lane Ltd., being a portion of the northerly line of said Lot 1, Block "A" Scarbrough Subdivision, for the northerly line hereof, a distance of 801.07 feet to the **POINT OF BEGINNING** containing an area of 46.818 acres (2,039,373 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

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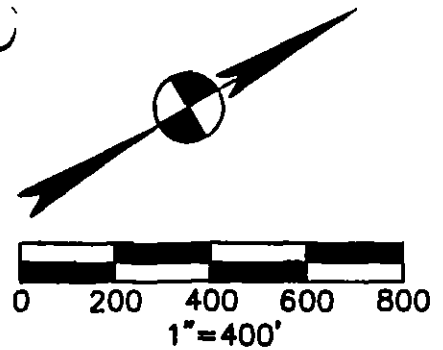
Mark J. Jezisek
MARK J. JEZISEK
R.P.L.S. NO. 5267
STATE OF TEXAS

8/31/05
DATE



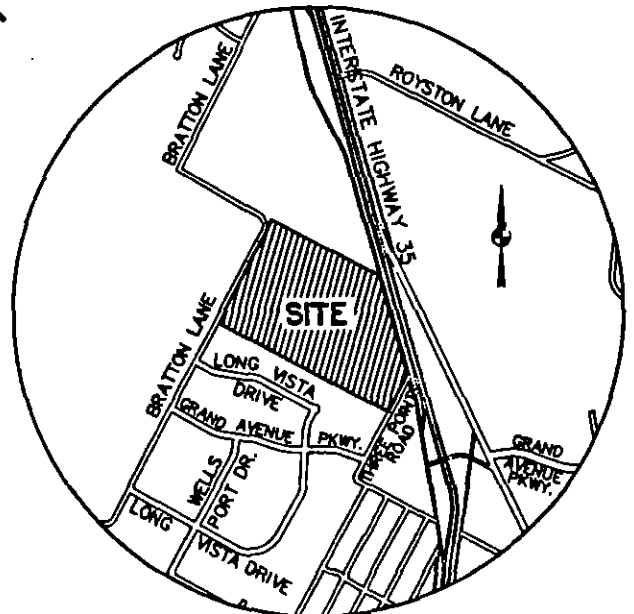
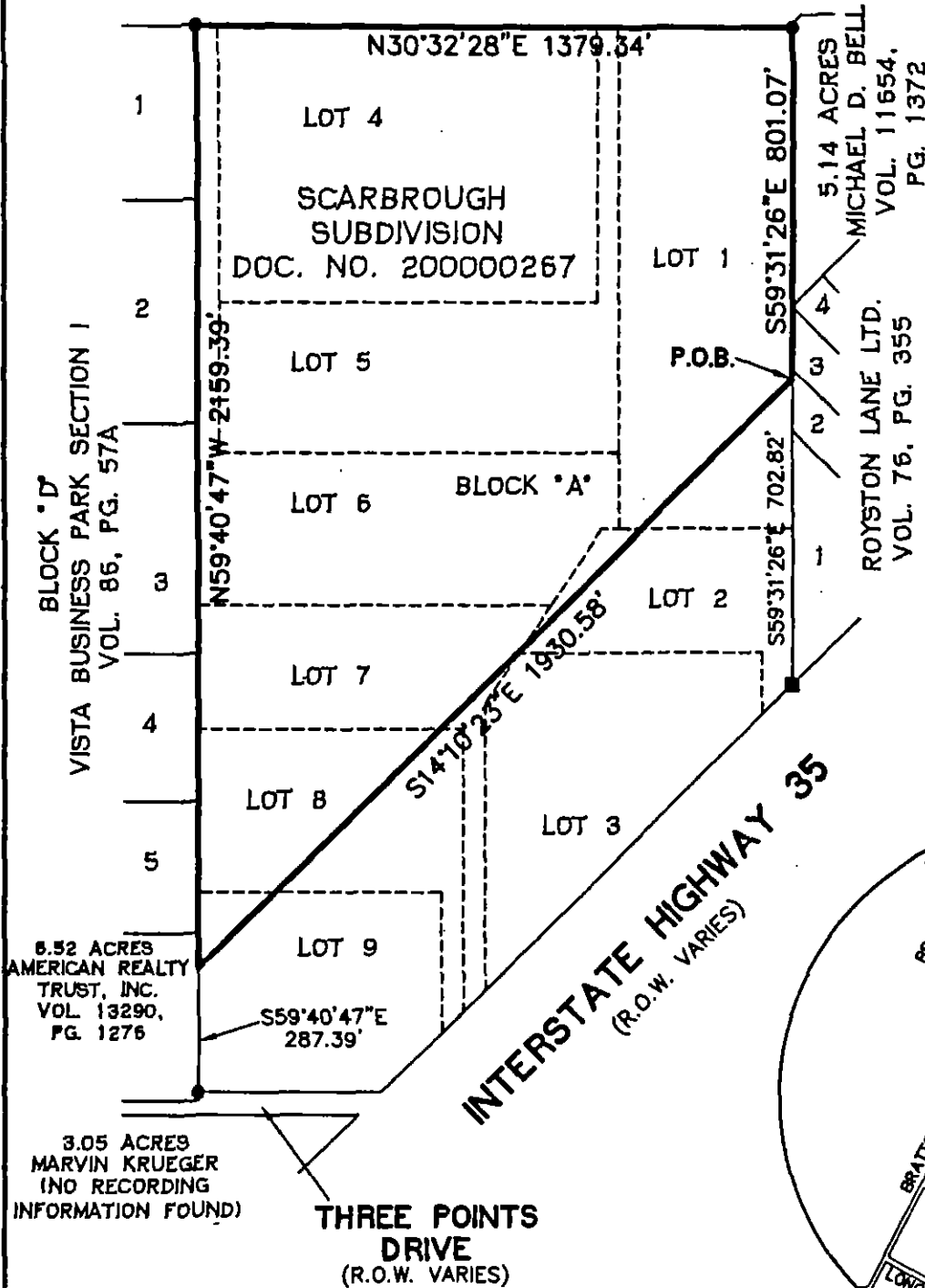
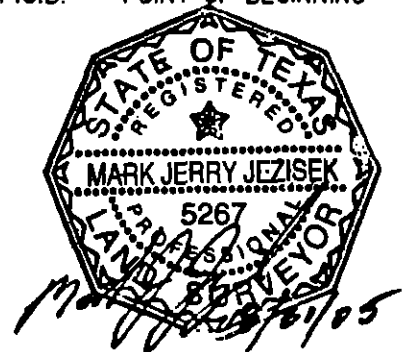
BRATTON LANE

(R.O.W. VARIES)



LEGEND

- 1/2" IRON ROD WITH CAP FOUND
- 1/2" IRON ROD FOUND IN CONCRETE
- P.O.B. POINT OF BEGINNING



VICINITY MAP
N.T.S.

BEARING BASIS:

THE BASIS OF BEARINGS OF THE SURVEY SHOWN HEREON IS THE NORTHERLY LINE OF VISTA BUSINESS PARK SECTION 1 (N59°40'47"W), A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 57A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

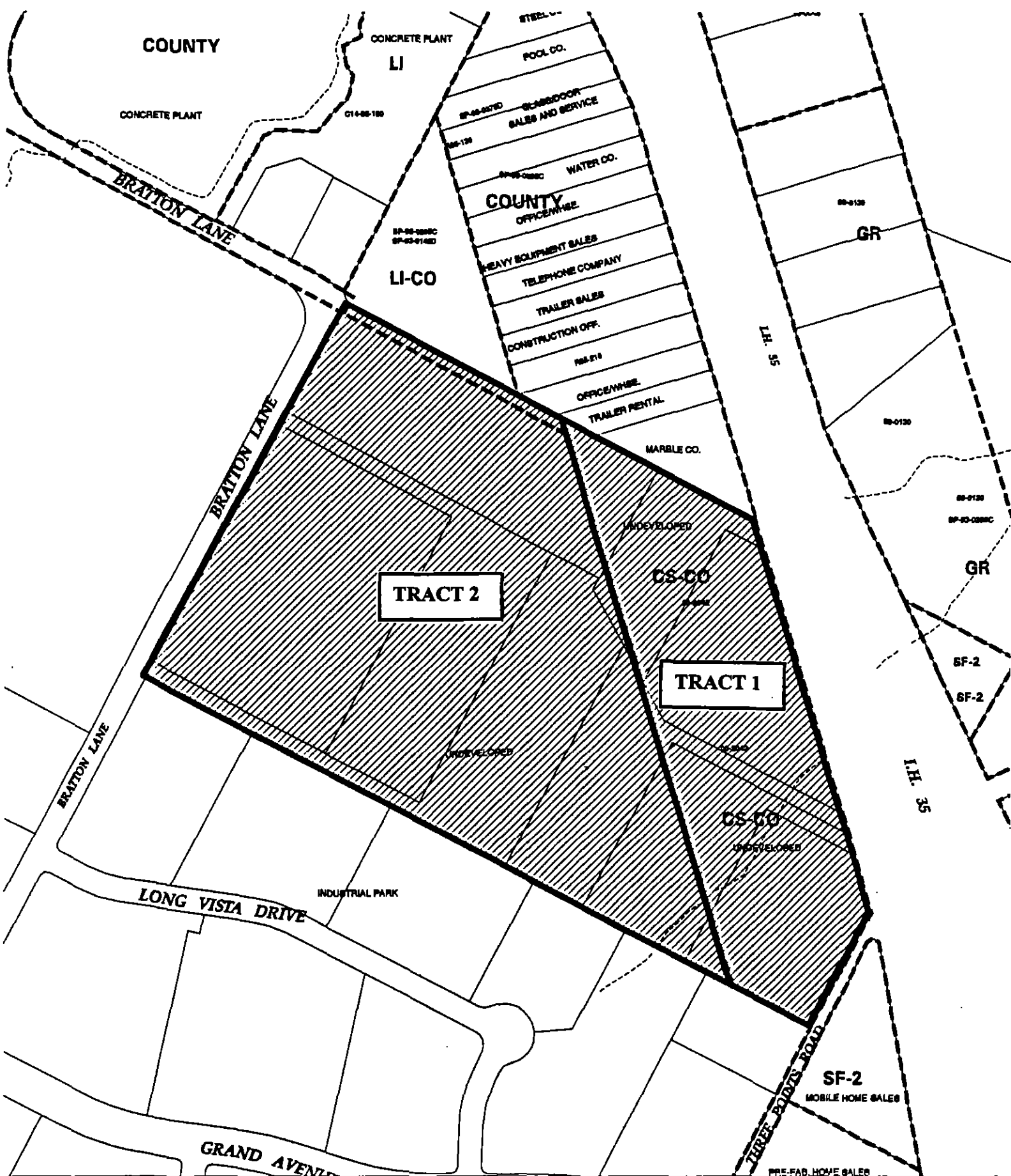
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**ING CLARION
PARTNERS**



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT C		CITY GRID REFERENCE NUMBER M38
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-05-0169	DATE: 05-09	
	CASE MGR: S.SIRWAITIS	ADDRESS: 18034-18200 IH 35 NORTH	INTLS: TRC	
SUBJECT AREA (acres): 66.966				