

ORDINANCE NO. 20060727-140

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 12301 ROXIE DRIVE AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-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 limited industrial services-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-06-0107, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.40 acre tract of land, more or less, out of the Henry Rhodes Survey A-522 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 12301 Roxie Drive, 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:

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. The following uses are prohibited uses of the Property:

Basic industry

Recycling center


Resource extraction

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

PASSED AND APPROVED

www

Will Wynn
Mayor


David Allan Smith
City Attorney

Shirley A. Gentry
Shirley A. Gentry
City Clerk

EXHIBIT A

FIELD NOTES

FIELD NOTES FOR 1.40 ACRES OF LAND OUT OF THE HENRY RHODES SURVEY A-522 IN WILLIAMSON COUNTY, TEXAS, SAID 1.40 ACRES OF LAND BEING OUT OF THOSE CERTAIN TWO TRACTS CONVEYED TO CERTIFIED PLUMBING OF RECORD IN VOLUME 908 AT PAGE 650 AND VOLUME 908 AT PAGE 647 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.40 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found on the east line of Lot 28, Buell Park, a subdivision of record in Cabinet E at Slide 346 and 347 of the plat records of Williamson County, Texas, said point being the southwest corner of said Certified Plumbing tract of record in Volume 908 at Page 647, said point being the southwest corner of the herein described tract and the POINT OF BEGINNING hereof;

THENCE, with the east line of said Buell Park, the following two (2) courses:

(1) N20°06'40"W 104.00 feet to an iron pin found at the northeast corner of Lot 29 of said Buell Park; and

(2) N20°05'17"W 90.11 feet to an iron pin found at the northeast corner of Lot 30 of said Buell Park, said point being the southeast corner of Buell Park Annex, a subdivision of record in Cabinet E at Slide 253 of the plat records of Williamson County, Texas;

THENCE, with the east line of said Buell Park Annex, N20°14'W 112.31 feet to an iron pin found at the northeast corner of said Buell Park Annex, for an exterior corner hereof;

THENCE, N57°48'E 1.21 feet to an iron pin set for an interior corner hereof;

THENCE, N18°57'40"W 132.79 feet to an iron pin set on the north line of said Certified Plumbing tract of record in Volume 908 at Page 650, said point being on the south line of a remaining portion of that certain tract of land conveyed to Buell Supply Co. of record in Volume 566 at Page 200 of the deed records of Williamson County, Texas, said point being the northwest corner hereof;

THENCE, with the north line of said Certified Plumbing tract of record in Volume 908 at Page 650, N57°48'E 140.19 feet to an iron pin found for the northeast corner hereof;

THENCE, S 19°52'33"E 440.40 feet to an iron pin found on the south line of said Certified Plumbing tract of record in Volume 908 at Page 647 for the southeast corner hereof;

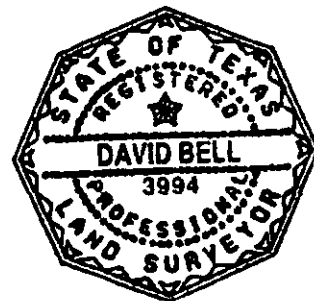
THENCE, with the south line of said Certified Plumbing tract of record in Volume 908 at Page 647, S58°20' W 141.69 feet to the POINT OF BEGINNING and containing 1.40 acres of land.

SURVEYED BY: DAVID BELL, REGISTERED PUBLIC SURVEYOR NO. 3994

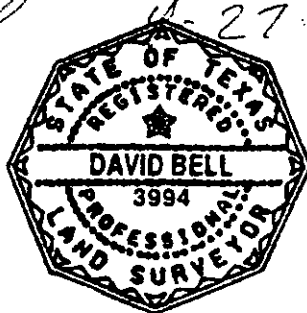
David Bell

DATE: 6-1-84

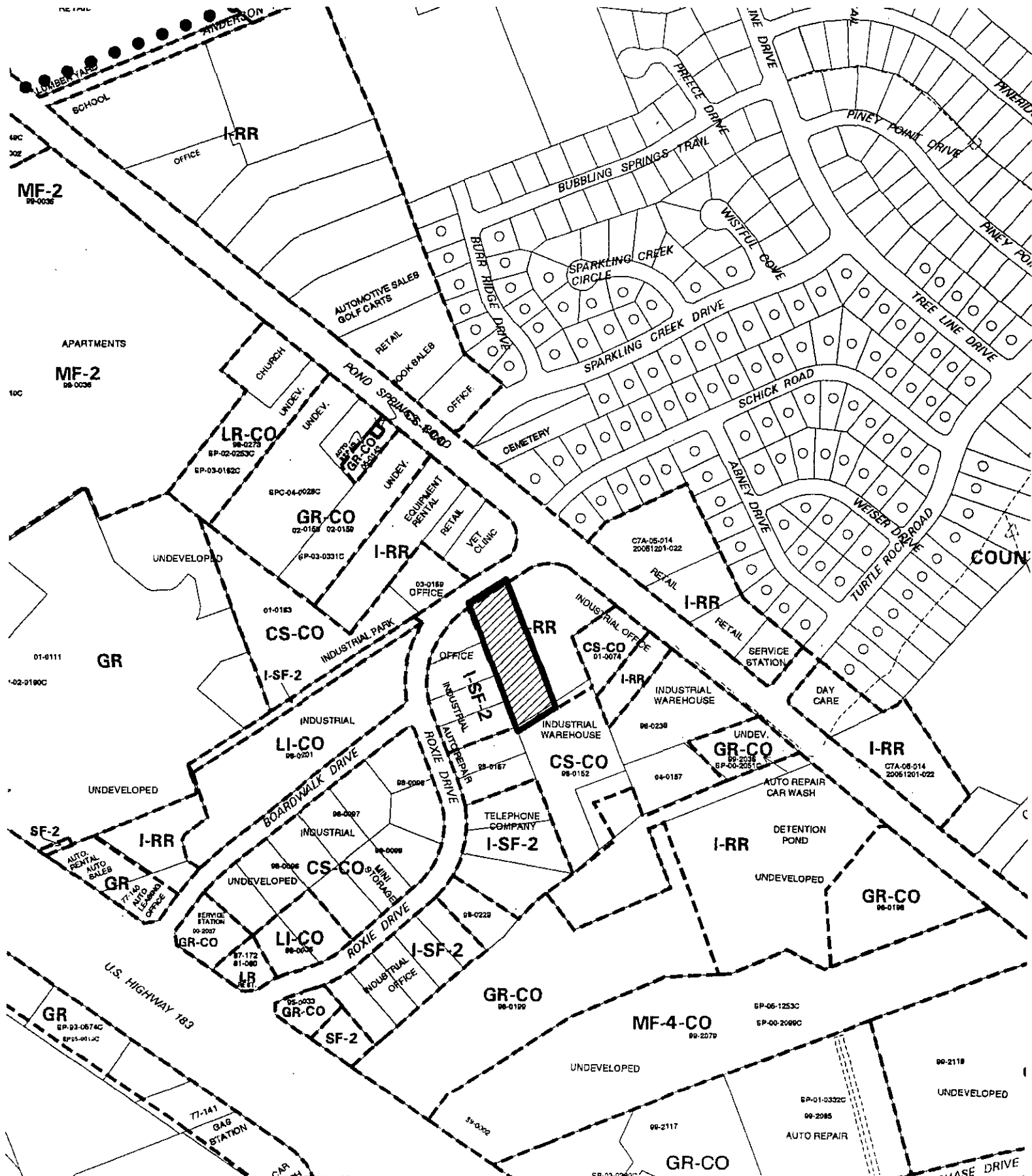
This surveyor's product is not affiliated with any surveying company. David Bell, acting individually, is solely responsible for it's content.



David Bell



DAVID BELL
6203 HONEY DEW COURT
AUSTIN, TEXAS 78749
Home Phone (512) 892-3692
Cell Phone (512) 657-1422



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S.SIRWAITIS	 	CASE #: C14-06-0107 ADDRESS: 12301 ROXIE DR SUBJECT AREA (acres): 1.400	DATE: 06-05 INTLS: SM	CITY GRID REFERENCE NUMBER G37
	ZONING EXHIBIT B				