

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0168 Uncle Bob's 2222

Z. P. C. DATE: 02-16-2010

ADDRESS: 10307 Ranch Road 2222

AREA: 4.89 acres

APPLICANT: Sovran Acquisition, L.P.
(Robert McGregor)

AGENT: Stanley Consultants, Inc.
(Andrew Dodson)

NEIGHBORHOOD PLAN AREA: N/A

CAPITOL VIEW: No

T.I.A.: No

HILL COUNTRY ROADWAY: Yes

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: No

ZONING FROM: LO – Limited Office

ZONING TO: CS – Commercial Services

SUMMARY STAFF RECOMMENDATION:

Staff recommends W/LO-CO Warehouse/Limited Office – Conditional Overlay. The Conditional Overlay would limit the vehicle trips to 2000 per day. If the requested zoning is granted for this site, then approximately 16 feet of right-of-way from the existing centerline should be dedicated for FM 2222 according to the Transportation Plan.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

The motion to approve CS-CO zoning with conditions of: Limit to W/LO and NO uses, Height limit of 30-feet, limit of 2,000 vehicle trips per day and subject to Right-of-way dedication of 16-feet; was approved by Commissioner Betty Baker's motion, Commissioner Gregory Bourgeois second the motion on a vote of 5-2; Commissioner Patricia Seeger and Donna Tiemann voted against the motion (nay).

DEPARTMENT COMMENTS:

This tract of land was annexed by the City of Austin for Limited Purposes in 1984 by Ordinance #840503-H (see attached ordinances). The Limited Purpose annexation gave the tract of land the zoning designation of I-SF-2, Interim Single Family Residence, Standard Lot. Under case # C14r-84-471, which had attached as an exhibit a site plan for office buildings, the entire 4.89 acre tract was granted the permanent zoning designation of LO, Limited Office. In 1989, the tract of land was disannexed from the City of Austin's Limited Purpose Jurisdiction by Ordinance #890921-G. In January of 1996, a site plan was granted by the City of Austin for construction of mini-warehouse storage units under the name of AAA-Storage. The mini-warehouses were constructed and are what occupy the land to this day. In 1996, the tract of land was again annexed into the City of Austin, this time into the Full Purpose Jurisdiction by Ordinance #961024-I and was given back its original zoning of LO, Limited Office.

To date the mini-warehouses have existed as a “legal non-conforming use” since Convenience Storage is not a permitted use in LO, Limited Office. The applicant has indicated that they are seeking a zoning category that will allow them to become a “legal use”. The applicant has requested a zone change to CS, Commercial Services in order to bring the current use into compliance with a zoning category that supports that use. The staff has evaluated the request and has determined that granting the requested CS, Commercial Service use in this area along FM 2222 will be to intense. Therefore, staff is recommending an alternate, less intense zoning category that will achieve the applicants desire to become a “legal use”, and that zoning category is W/LO, Warehouse/Limited Office.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LO	Mini Warehouses
North	R&D	Research Campus
South	MF-2-CO	Apartment Complex
East	SF-2	Undeveloped
West	MF-2-CO	Apartment Complex

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-95-0193	From I-SF-2 to GR-CO	Approved staff’s recommendation for GR-CO. (6-0)	Approved staff’s recommendation for GR-CO. (6-0) All 3 readings.
C14-95-0193	From I-SF-2 to MF-2-CO	Approved staff’s recommendation for MF-2-CO. (6-0)	Approved staff’s recommendation for MF-2-CO. (5-0) All 3 readings.

BASIS FOR RECOMMENDATION:

- Zoning changes should promote compatibility with adjacent and nearby uses.*

Granting W/LO-CO zoning for the subject tract will be compatible with adjacent uses and adjacent zoning on the tracts to the North, South, and West.

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assoc.
- Austin Neighborhoods Council
- League of Bicycling Voters
- North Austin Neighborhood Alliance
- 2222 Property Owners Assoc.
- Long Canyon HOA
- Glen Lake Neighborhood Assoc.
- 2222 Coalition of Neighborhoods
- Courtyard HOA
- Middle Bull Creek Neigh. Assoc.

- Steiner Ranch Comm. Assoc.
- Comanche Trail Comm. Assoc.
- River Place Residential Assoc.
- Canyon Creek HOA

SCHOOLS:

- Grand View Hills Elementary School
- Canyon Ridge Middle School
- Leander High School

TRANSPORTATION:

Name	ROW	Pavement	Classification	Sidewalks	Bike Plan	Bus Routes
FM 2222	83'	65'	Arterial	No	Wide Shoulders Exist/ Recommended	None

TR1. The Austin Metropolitan Area Transportation Plan calls for 114 feet of right-of-way for FM 2222 Rd. If the requested zoning is granted for this site, then approximately 16 additional feet of right-of-way from the existing centerline should be dedicated for FM 2222 according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55]

TR2. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

SITE PLAN:

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. This site is in the Scenic Roadway Sign District.

SP 3. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Compatibility Standards

- a. The site is subject to compatibility standards. Along the East property line, the following standards apply:
- b. No structure may be built within 25 feet of the property line.
- c. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- d. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

- e. No parking or driveways are allowed within 25 feet of the property line.
- f. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- g. For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- h. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- i. Additional design regulations will be enforced at the time a site plan is submitted.

SP 4. Hill Country Roadway

- a. The site/ is located within 1,000 feet of RM 2222 within a Hill Country Roadway Corridor. The site is located within the moderate intensity zone of 2222. The site may be developed with the following maximum floor-to-area ratio (FAR) (25-2-1122):

<i>i. Slope</i>	<i>Maximum FAR</i>
ii. 0-15%	0.25
iii. 15-25%	0.10
iv. 25-35%	0.05

- b. Except for clearing necessary to provide utilities or site access, a 100 foot vegetative buffer will be required along 2222 (25-2-1023)
- c. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state (25-2-1025).
- d. The allowable height is as follows: Within 200 feet of 2222 the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet (25-2-1124).
- e. Each building shall be designed to use, to the greatest extent feasible, building materials that are compatible with the environment of the hill country, including rock, stone, brick, and wood. A person may not construct a building that has mirrored glass with a reflectance of more than 20%. (25-2-1126).
- f. Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Planning Commission.

ENVIRONMENTAL:

- 1) The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed and West Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

- 2) According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.
- 3) The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.
- 4) Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
- 5) Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
- 6) Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.
- 7) At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

CITY COUNCIL DATE: March 25th, 2010

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson

PHONE: 974-7691

Clark.patterson@ci.austin.tx.us

86-116
SP-91-35C
RZ88-4

PUD

R&D

MCNEIL DR

PUD

85-23 R&D-PDA

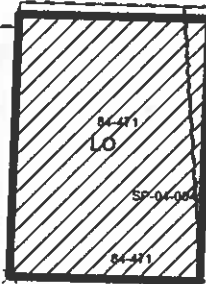
85-23

FM 2222 RD

95-0193
GR
SPC-05-0019C
GO-CO
SITIO DEL RIO BLVD
GR
95-0193
SPC-05-0019C
GO-CO
85-08
GO-CO
SPC-2007-0292C
GO-CO
GO-CO
GO-CO

95-0193

SPC97-0075A



C814-84-32 SF-2

C814-84-32

MF-2-CO

SP-98-0128C

95-0193

85-18

01-0121

NO-CO

DR

N



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

OPERATOR: S. MEEKS

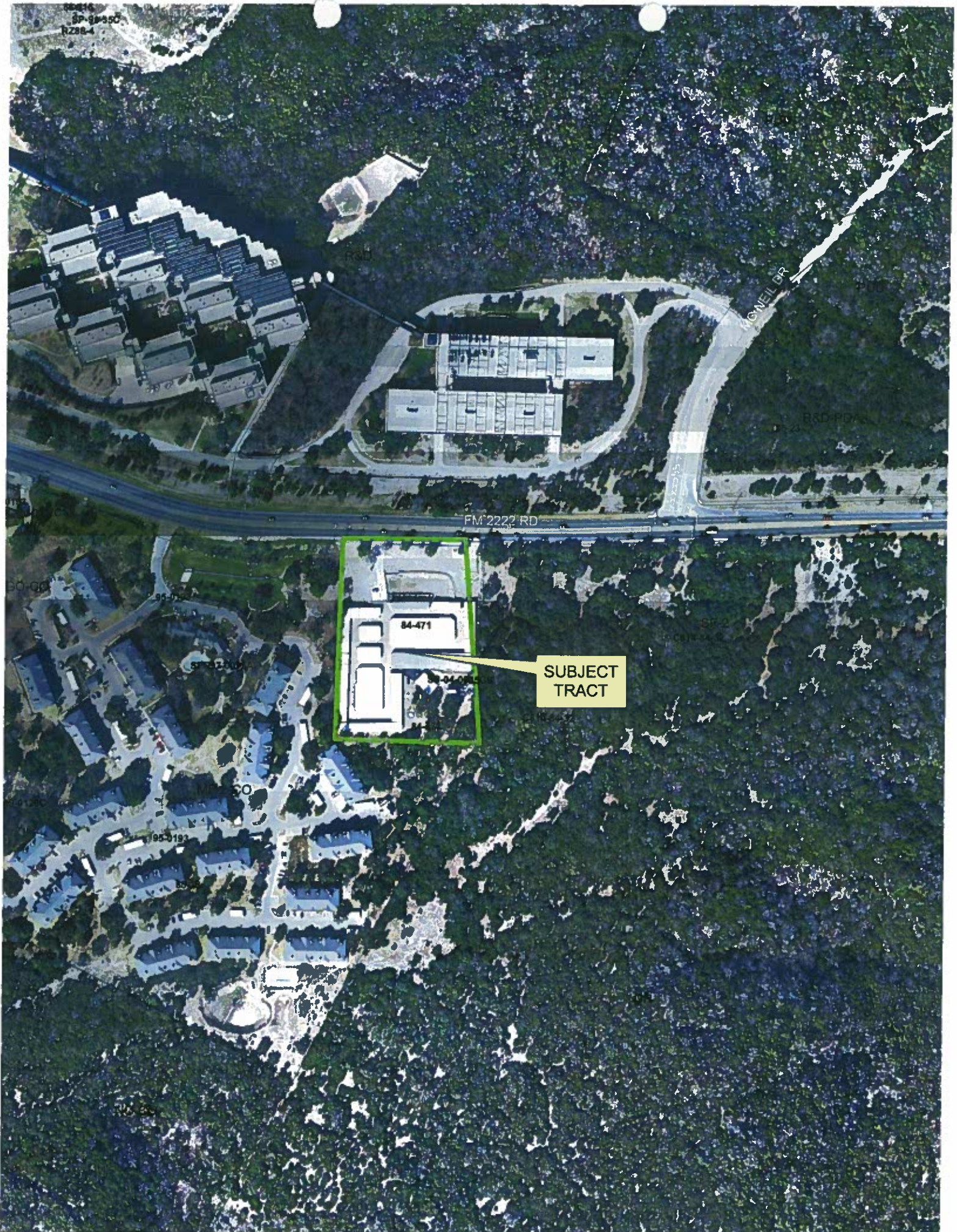
ZONING

ZONING CASE#: C14-2009-0168
ADDRESS: 10307 FM 2222 RD
SUBJECT AREA: 4.89 ACRES
GRID: D32-33
MANAGER: C. PATTERSON



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.



ORDINANCE NO. 840503-H

AN ORDINANCE PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF AUSTIN AND THE ANNEXATION OF CERTAIN ADDITIONAL TERRITORY FOR THE LIMITED PURPOSES OF "PLANNING AND ZONING" AND "SANITATION AND HEALTH PROTECTION", SUCH TERRITORY CONSISTING OF APPROXIMATELY 500 ACRES OF LAND IN TRAVIS COUNTY, TEXAS, WHICH SAID ADDITIONAL TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF AUSTIN; PROVIDING A SERVICE PLAN; PROVIDING FOR SEVERABILITY; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That the land and territory lying adjacent to and adjoining the City of Austin and which is described in Exhibit "A", which is attached hereto and made a part hereof, is hereby added and annexed to the City of Austin only for the limited purposes of (1) "Planning and Zoning" and (2) "Sanitation and Health Protection" pursuant to Article I, Section 7 of the Charter of the City of Austin. The territory described in Exhibit "A" shall be known as "Limited Purpose Territory" and the boundary limits of the limited purpose territory shall be known as the "Limited Purpose Boundary Limits".

PART 2. That as to the limited purpose territory annexed by PART 1, hereof, and in dealing with the property and inhabitants thereof, the City shall have each and every power which it otherwise possesses and which is reasonable and expedient for the accomplishment of the limited purposes for which such territory is annexed, and the power of the City to deal with the property and inhabitants of such limited purpose territory shall include the powers enumerated in the next two succeeding sentences but shall not be limited or restricted thereto. With regard to the limited purpose of "Planning and Zoning", the City shall have the power to control and regulate the use of property and the density of structures, to require compliance with reasonable zoning regulations, to control and regulate the subdivision of property, and to control and regulate the construction of buildings. With regard to the limited purpose of "Sanitation and Health Protection", the City shall have the power to adopt all reasonable regulations pertaining to sanitation and public health and to require compliance with such regulations. Every inhabitant of

territory annexed of said limited purposes, who is otherwise qualified, shall be entitled to vote in City elections on every issue where the question is the election or recall of a City Councilman or the amendment of the City Charter, and every such inhabitant shall be deemed to be a citizen of the City in connection with any City ordinance, regulation, or action which is, or is alleged to be, applicable to him or his property because of such limited purpose annexation, but will not be eligible to run for any office in the City of Austin. The City shall have no power to levy any tax for municipal purposes on either the property or the inhabitants of territory annexed for limited purposes, and no funds of the City shall be spent in such territory except where reasonable and expedient for the accomplishment of the limited purposes for which the territory is annexed; but the City may collect reasonable charges from property owners and inhabitants of such territory for services rendered by the City in the accomplishment of the limited purposes for which the territory is annexed.

PART 3. The municipal services to be provided to the limited purpose territory annexed by PART 1. hereof are set forth on the "Service Plan" attached hereto and made a part hereof as Exhibit "B".

PART 4. If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances if for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this ordinance shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion thereof or provision, or regulations contained herein, shall become inoperative or fail by reason of any unconstitutionality of any other portion hereof and all provisions of this ordinance are declared to be severable for that purpose.

PART 5. Whereas an emergency exists concerning the safe, orderly and healthful growth and development of the City, and such emergency requires the suspension of the rule providing for the reading of an ordinance on three separate days, and requires that this Ordinance become effective immediately upon its passage in order to assure the immediate preservation of the public peace, health, safety and general welfare both of the public residing within the City and the and the public residing adjacent to the City; therefore, the rule requiring the reading of an ordinance on three separate days is hereby suspended and this Ordinance shall become effective

immediately upon its passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED

May 3, 1984

§
§
§
§



Ron Mullen
Mayor

APPROVED:



Paul C. Isham
City Attorney

ATTEST:



James E. Aldridge
City Clerk

WMC:saf

ORDINANCE NO. 86 1211-A

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

4.89 ACRES OF LAND, BEING ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE WILLIAM BELL SURVEY AND THE J.W. PREECE SURVEY NO. 2, LOCALLY KNOWN AS 10307 RM 2222, FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "LO" LIMITED OFFICE; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. CHAPTER 13-2A of the Austin City Code of 1981 is hereby amended to change the base zoning district from Interim "SF-2" Single Family Residence to "LO" Limited Office on the property described in File C14r-84-471, to-wit:

All of that certain parcel or tract of land out of the William Bell Survey and the J.W. Preece Survey No. 2 in Travis County, Texas, being a portion of that certain tract of land as conveyed to William Leet by deed recorded in Volume 1401, Page 2 of the Travis County Deed Records, said tract of land as surveyed by Ralph Harris Surveyor, Inc., being more particularly described by metes and bounds in Exhibit "A", attached hereto and incorporated herein for all purposes,

locally known as 10307 RM 2222 in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the Zoning Map accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. That the development of the property herein described shall be accomplished in accordance with the site plan attached hereto as Exhibit "B", or as such site plan is subsequently adjusted or modified as provided by subsection 13-2A-6100 et seq., of the Austin City Code of 1981. Except to the extent that such site plan is inconsistent therewith, the development and use of the property described herein shall be in accordance with applicable ordinances of the City of Austin. The rule requiring that ordinances shall be read on three separate days

is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

December 11, 1986

S
S
S
S



Frank C. Cooksey
Mayor

APPROVED:



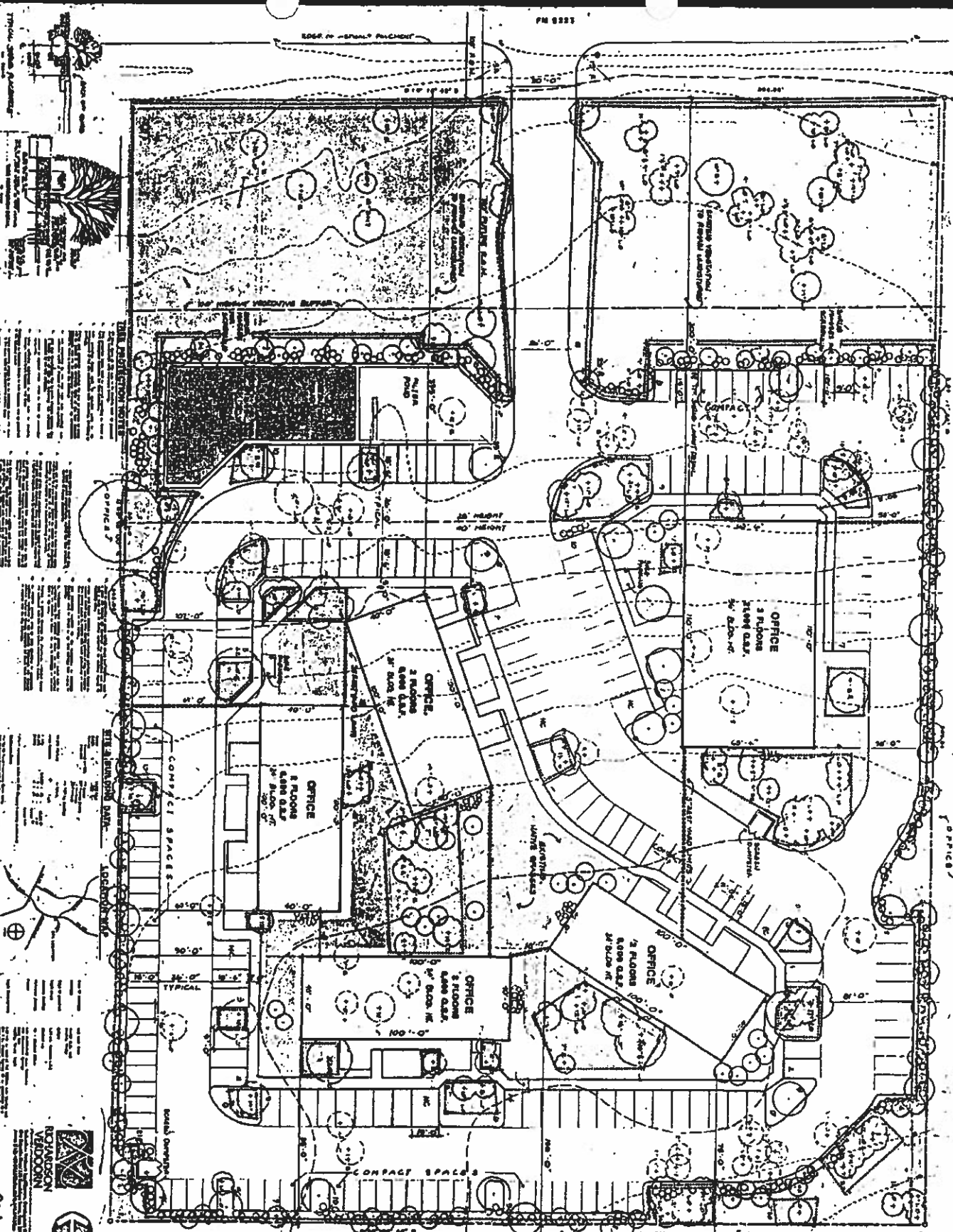
Barney L. Knight
City Attorney

ATTEST:



James E. Aldridge
City Clerk

SJS:saf
18



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE CALIFORNIA BUILDING CODES.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND WASTE MATERIAL.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND BARRIERS AT ALL TIMES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPING.

LEGEND:

- 1. OFFICE BUILDING
- 2. PARKING SPACE
- 3. LANDSCAPE BUFFER
- 4. CONCRETE SPACE
- 5. LANDSCAPE BUFFER
- 6. OFFICE BUILDING
- 7. PARKING SPACE
- 8. LANDSCAPE BUFFER
- 9. CONCRETE SPACE
- 10. LANDSCAPE BUFFER

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	11/15/80
2	REVISED TO SHOW FINAL LAYOUT	11/15/80

RED OAK PLAZA

DEV. SERV. COPY

044-64 471
(11-15-80)

**RED OAK PLAZA
SITE DRAINAGE
& UTILITIES**

—JOURNAL OF THE



RICHARDSON
 VISION
 SYSTEMS

Turner College of Brander Inc.
 1-800-468-7222
 8000 49th Ave. N. Minneapolis, MN 55431
 763-228-2721

MADE IN U.S.A. J08 30. 01-07149-0

Miles		Lbs	
4-00	4-00	4-00	4-00
4-00	4-00	4-00	4-00
4-00	4-00	4-00	4-00
4-00	4-00	4-00	4-00

5-10-11

2

[illegible]

25th Street, New York, N.Y.
 10010 • 10010 N.Y. 10010 • 10010 N.Y.
 10010 N.Y. 10010 • 10010 N.Y. 10010

06-01-0000

[illegible]

LEGEND

- ⑤
Gibson and Roberts
Searched and indexed
Indexing of files
Records maintained in
records and files
File system
Data base
Case file

(914-844-111-)

ORDINANCE NO. 890921- G

AN ORDINANCE ADJUSTING AND ALTERING THE LIMITED PURPOSE BOUNDARY LIMITS OF THE CITY OF AUSTIN; DISANNEXING FROM AUSTIN'S LIMITED PURPOSES BOUNDARIES APPROXIMATELY 8,041 ACRES OF LAND; WAIVING THE REQUIREMENT OF SEC. 2-2-3 OF THE AUSTIN CITY CODE OF 1981 THAT ORDINANCES BE READ ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

WHEREAS, recent state legislation (Act of May 29, 1989, ch. 822, § 3, 1989 Tex. Sess. Law Serv. 3770, 3772 (Vernon)) requires disannexation not later than September 30, 1989, of land annexed for limited purposes before September 1, 1987, if the owner of the land has filed a written request for disannexation with the City of Austin no later than August 1, 1989; and

WHEREAS, the City of Austin has received written requests for disannexation of the land identified in PART 1 of this ordinance from persons who stated they were the owners or duly authorized representatives of the owners of that land; and

WHEREAS, based on information reasonably available to the City of Austin, the City Council finds that the owner of each tract of land identified in this ordinance (or, in the case of a platted subdivision, the owners of at least 51% of the land within the subdivision) has made a timely request for disannexation pursuant to state law, and that no written withdrawal of that request has been received before the City Council's action on this ordinance from any person submitting a request for disannexation; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The territory located within the limited purpose boundary limits of the City of Austin, totalling approximately 8,041 acres of land in 119 separate tracts as more fully described below in this PART 1, is detached and disannexed from the City of Austin and shall not be included within the limited purpose boundary limits of the City for any purpose. The present limited purpose boundary limits of the City are hereby altered and amended to exclude the following territory from the limited purpose boundary limits of the City of Austin:

TRACT 1: approximately 5.0 acres of land identified as Tax Parcel Number 01-0227-04-09 in the Travis Central Appraisal District Office, owned by Franklin Buie, as referenced in Planning Department file no. C7ad-89-116.

TRACT 2: approximately 0.01 acres of land identified as Tax Parcel Numbers (i) 01-2725-01-06, and (ii) 01-2725-01-07 in the Travis Central Appraisal District Office, owned by David Chan, as referenced in Planning Department file no. C7ad-89-117.

TRACT 3: approximately 32.57 acres of land identified as Tax Parcel Number 04-0757-03-23 in the Travis Central Appraisal District Office, owned by Myra Winfield, as referenced in Planning Department file no. C7ad-89-118.

CITY OF AUSTIN, TEXAS

PART 4. If any part of this ordinance or its application is for any reason held to be unconstitutional, invalid, or unenforceable, the unconstitutionality, invalidity, or unenforceability of such part shall in no way affect, impair, or invalidate the remaining parts of this ordinance. As to such remaining parts, this ordinance shall remain in full effect. If this ordinance is for any reason held to be ineffective in disannexing any part of the limited purpose territory disannexed from the City, the ineffectiveness as to such territory shall not affect, impair, or invalidate the disannexation of the remainder of the disannexed territory, it being the purpose and intent of the City Council to disannex from the City every part of the territory described in this ordinance, regardless of whether any other part of the territory described in this ordinance is effectively disannexed.

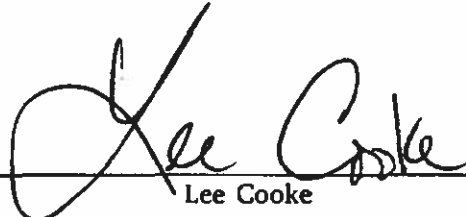
PART 5. The requirement of Sec. 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days is waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 6. Because state law requires disannexation of the territory disannexed by this ordinance no later than September 30, 1989, and because prompt and final action on this disannexation of limited purpose territory is in the public interest, the City Council declares that an emergency exists concerning the safe, orderly, and healthful growth and development of the City. To assure the immediate preservation of the public peace, health, and safety, this ordinance shall be effective immediately upon its passage as required by this emergency and as provided by the City Charter of the City of Austin.

PASSED AND APPROVED:

September 21, 1989

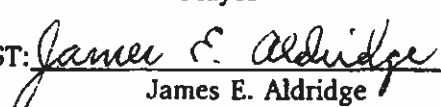
§
§
§
§


Lee Cooke
Mayor

APPROVED:


Barney L. Knight
City Attorney

ATTEST:


James E. Aldridge
City Clerk

AFM/jj

CITY OF AUSTIN, TEXAS

TRACT 95: approximately 4.0 acres of land identified as Tax Parcel Number 01-7537-03-28 in the Travis Central Appraisal District Office, owned by G. F. England, as referenced in Planning Department file no. C7ad-89-210.

TRACT 96: approximately 540 acres of land identified as Tax Parcel Numbers (i) 01-5147-01-06, (ii) 01-5137-01-01, (iii) 01-5947-01-16, (iv) 01-5947-01-18, (v) 01-5947-01-19, (vi) 01-5947-01-20, (vii) 01-5947-01-21, (viii) 01-5947-01-22, (ix) 01-5947-01-23, (x) 01-5947-01-24, (xi) 01-5947-01-25, (xii) 01-5947-01-27, (xiii) 01-5947-01-29, (xiv) 01-5937-03-01, and (xv) 01-5937-03-02 in the Travis Central Appraisal District Office, owned by Robert Theriot, et al, as referenced in Planning Department file no. C7ad-89-211.

TRACT 97: approximately 5.0 acres of land identified as Tax Parcel Number 01-5118-01-15 in the Travis Central Appraisal District Office, owned by Elbert A. King, as referenced in Planning Department file no. C7ad-89-212.

TRACT 98: approximately 5.0 acres of land identified as Tax Parcel Numbers (i) 01-5137-04-10, and (ii) 01-5137-04-11 in the Travis Central Appraisal District Office, owned by Don Reynolds, as referenced in Planning Department file no. C7ad-89-213.

TRACT 99: approximately 9.95 acres of land identified as Tax Parcel Number 01-6737-04-04, in the Travis Central Appraisal District Office, owned by Mary Jane Carvel, as referenced in Planning Department file no. C7ad-89-214.

TRACT 100: approximately 116 acres of land identified as Tax Parcel Numbers (i) 01-3427-02-06, and (ii) 01-3427-02-13 in the Travis Central Appraisal District Office, owned by Diane Finch, as referenced in Planning Department file no. C7ad-89-215.

TRACT 101: approximately 30.26 acres of land identified as Tax Parcel Numbers (i) 01-3427-02-16, (ii) 01-3427-02-17, and (iii) 01-3427-02-20 in the Travis Central Appraisal District Office, owned by Vernon Lemens, Jr., as referenced in Planning Department file no. C7ad-89-216.

TRACT 102: approximately 14 acres of land identified as the Marshal Ford Vista Subdivision, as referenced in Planning Department file no. C7ad-89-217.

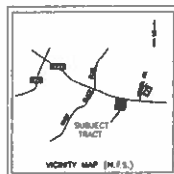
TRACT 103: approximately 17.84 acres of land identified as Tax Parcel Numbers (i) 01-6737-02-31, (ii) 01-6737-02-14, and (iii) 01-6747-03-08 in the Travis Central Appraisal District Office, owned by Derrell Moore, as referenced in Planning Department file no. C7ad-89-218.

TRACT 104: approximately 17.427 acres of land identified as Tax Parcel Numbers (i) 01-6737-02-43, (ii) 01-6737-02-44, (iii) 01-6737-02-45, (iv) 01-6737-02-46, (v) 01-6737-02-48, 01-6737-02-49 in the Travis Central Appraisal District Office, owned by Marcus Lonnie Moore, as referenced in Planning Department file no. C7ad-89-219.

TRACT 105: approximately 8.77 acres of land identified as Tax Parcel Numbers (i) 04-0211-07-09, (ii) 04-0211-07-03, (iii) 04-0211-07-10 in the Travis Central Appraisal

10307 FM 2222
AUSTIN, TEXAS

APPROVED BY: M. R. P. [Signature] 4-29-96
FOR THE DEPARTMENT OF TRANSPORTATION (Date)



1 OF 6 COVER SHEET
2 OF 6 SITE LAYOUT & DIMENSION
CONTROL PLAN
3 OF 6 DRAINAGE AND GRADING PLAN
4 OF 6 LANDSCAPING AND TEMPORARY
EROSION/SEDIMENTATION CONTROL
PLAN/TREE PROTECTION PLAN
5 OF 6 DETAIL SHEET
6 OF 6 INTERIM DETENTION FACILITY

1. THIS TRACT HAS BEEN DETERMINED BY THE CITY OF LOS ANGELES TO BE A LEGAL LOT LAND STATUS. (CPL-88-0080)
2. THIS TRACT HAS OBTAINED A PERMIT TO DEVELOP FROM THE FIRE MARSHAL AND CALIFORNIA DEPARTMENT.
3. A ZONER FROM SECTION 13-9-14 OF THE CITY LAND DEVELOPMENT

NO	DESCRIPTION	REVENUE (\$)	TOTAL (\$)	NET	USE AND	3.9%	CITY OF MOUNTAIN	DATE ISSUED
		AND	PER	DISCOUNT	CONTR	CONTR	APPROVAL	
		SALES TAX	SET					
1	3.9% SALES TAX	1.18	6	None	100.00%	4.8		4-1-76
2	3.9% SALES TAX	2.6	6	4,662	100.00%	50.0		12-2-76
3	3.9% SALES TAX	2.2	6	363	100.639	50.0		1-21-77
4	3.9% SALES TAX	2.1	6	140	100.79	50.0		1-21-77
5	3.9% SALES TAX	2.1	6	104	100.999	50.0		1-21-77
6	3.9% SALES TAX	2.1	6					1-21-77

CORRIDOR ENGINEERING COMPANY
4601 TIFFANY DR. ROUND ROCK, TEXAS 78664
512 244- 4279



APPROVED AND RELEASED
DEC 1 8 1981
CITY OF AUSTIN 3448 12-19-01

OWNER: THE FM 2222 BUSINESS TRUST
5547 McNEIL RD.
AUSTIN, TEXAS.
(512) 219-5996

ORDINANCE NO. 961024-I

AN ORDINANCE ANNEXING, FOR FULL PURPOSES, TERRITORY WITHIN THE LIMITED PURPOSE BOUNDARY LIMITS OF THE CITY OF AUSTIN, CONSISTING OF APPROXIMATELY 564 ACRES OF LAND OUT OF THE WILLIAM BELL SURVEY NO. 2, THE J.W. PREECE SURVEYS NOS. 2 & 4, LOCATED IN TRAVIS COUNTY, TEXAS; AND APPROVING A SERVICE PLAN FOR THE ANNEXED TERRITORY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Notice of two public hearings concerning annexation of the territory described in Exhibit A was published in a newspaper of general circulation in the City of Austin, Texas and in the area to be annexed. The public hearings were held on September 26, 1996 and October 3, 1996 at 6:30 p.m. in Council Chambers. The public hearings were concluded after providing an opportunity for all persons present to be heard with respect to the proposed annexation.

The annexation, for full purposes, of the territory described in Exhibit A serves the interests of the current and future residents of the City of Austin. The Service Plan attached to this ordinance as Exhibit B was made available and explained at the public hearings as required by state law.

PART 2. The present boundary limits of the City are amended to include the following described territory which is within the limited purpose boundary limits of the City of Austin in Travis County, Texas, and which is annexed into the City for full purposes:

Approximately 564 acres of land out of the William Bell Survey No. 2, the J. W. Preece Surveys Nos. 2 and 4 in the City of Austin, Travis County, Texas, unplatted land-Engling Tract and Park West, as that land is more particularly described in the legal description attached to this ordinance as Exhibit A.

PART 3. The Service Plan attached as Exhibit B is approved as the Service Plan for the annexed area.

PART 4. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 5. This ordinance takes effect on December 31, 1996.

PASSED AND APPROVED

October 24, 1996.

§
§
§



Bruce Todd
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk