

ORDINANCE NO. 20100311-052

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7309 SOUTH IH-35 SERVICE ROAD NORTHBOUND AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT AND COMMUNITY COMMERCIAL (GR) 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 districts from interim-rural residence (I-RR) district and community commercial (GR) district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2008-0123, on file at the Planning and Development Review Department, as follows:

Being 60.597 acres of land consisting of a 54.597 acre tract of land and a 6.0 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24, in Travis County, the tracts of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 7309 South IH-35 Service Road Northbound, 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:

A. The following uses are prohibited uses of the Property:

Adult-oriented businesses	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Convenience storage	Commercial blood plasma center
Pawn shop services	Service station
Vehicle storage	

B. The maximum density is 36 residential units per acre.

C. The maximum density is 2,181 residential units.

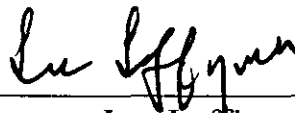
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on March 22, 2010.

PASSED AND APPROVED

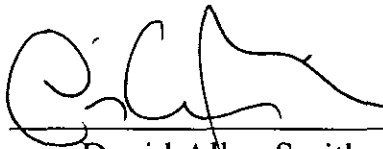
March 11, 2010

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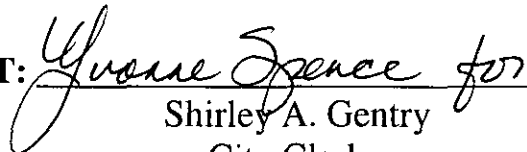
Lee Leffingwell
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

FIELD NOTE DESCRIPTION FOR A 54.597 ACRE TRACT OF LAND:

BEING A TRACT OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, AND BEING A PART OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN A DEED TO SOUTH AUSTIN I-35 ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP FROM 62 LIMITED, A TEXAS LIMITED PARTNERSHIP, DATED AUGUST 15, 1983, AND RECORDED IN VOLUME 8231, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found in the east right-of-way line of Interstate Highway No. 35, for the Southwest corner of that certain tract of land as described in a deed to AVM-AUS, Ltd. From JadeNYX, L.P., dated August 31, 2003, and recorded in Document No. 2003205536, of the Official Public Records of Travis County, Texas, for the Northwest corner of the said South Austin I-35 Associates tract, and for the Northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE with the north line of the said South Austin I-35 Associates tract, North $71^{\circ}28'16''$ East, at a distance of 473.53 pass the Southeast corner of the said AVM-AUS tract, the same being the Southwest corner of Hudson – Hill Addition, a subdivision recorded in Volume 79, Page 331, of the Plat Records of Travis County, Texas, in all a total distance of 1,600.57 feet to an iron rod set in the west right-of-way line of Bluff Springs Road, for the Northwest corner of that certain tract of land as described in a deed to Travis County from South Austin I-35 Associates, dated April 28, 1993, recorded in Volume 11952, Page 522, of the Real Property Records of Travis County, Texas, and for the Northeast corner of this tract;

THENCE with the west line of said Bluff Springs Road and the west line of the said Travis County tract, the following two (2) courses:

1. South $17^{\circ}02'09''$ West, a distance of 299.46 feet to an iron rod found at the beginning of a curve to the left;
2. Along said curve to the left an arc length of 1,306.00 feet, having a radius of 4,045.00 feet, a delta angle of $18^{\circ}29'56''$, a chord bearing of South $07^{\circ}50'39''$ West, and a chord distance of 1,300.34 feet to an iron rod found, for the Northeast corner of the remainder of that certain tract of land as described in a deed to Abney and Fritts Garrett, recorded in Volume 3559, Page 639, of the Deed Records of Travis County, Texas, for the Southwest corner of the said Travis County tract, and for the Southeast corner of this tract;

EXHIBIT A

THENCE with the south line of the said South Austin I-35 Associates tract, North 65°09'08" West, a distance of 1,749.53 feet to an iron rod set, for the southerly most Southwest corner of this tract;

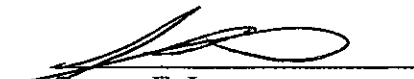
THENCE through the said South Austin I-35 Associates tract, the following three (3) courses:

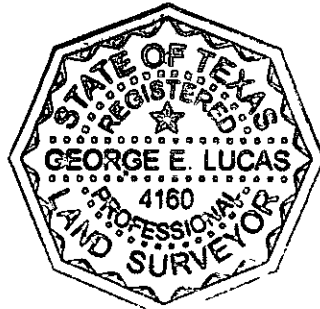
1. North 30°57'30" East, a distance of 572.96 feet to an iron rod set, for an angle corner of this tract;
2. North 24°16'47" East, a distance of 112.20 feet to an iron rod set, for an interior corner of this tract;
3. North 65°09'08" West, a distance of 381.44 feet to an iron rod set in the east right-of-way line of said I-35, for the northerly most Southwest corner of this tract;

THENCE with the east right-of-way line of said I-35 and the west line of the said South Austin I-35 Associates tract, the following two (2) courses:

North 24°16'47" East, a distance of 107.56 feet to an iron rod found, for an angle corner of this tract;

North 30°50'38" East, a distance of 577.71 feet to the POINT OF BEGINNING, containing 54.597 acres of land, more or less.


George E. Lucas
R.P.L.S. No. 4160
State of Texas
October 30, 2007



FIELD NOTE DESCRIPTION FOR A 6.000 ACRE TRACT OF LAND:

BEING A TRACT OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, AND BEING A PART OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN A DEED TO SOUTH AUSTIN I-35 ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP FROM 62 LIMITED, A TEXAS LIMITED PARTNERSHIP, DATED AUGUST 15, 1983, AND RECORDED IN VOLUME 8231, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for a point of reference at an iron rod found in the east right-of-way line of Interstate Highway No. 35, for the Southwest corner of that certain tract of land as described in a deed to AVM-AUS, Ltd. From JadeNYX, L.P., dated August 31, 2003, and recorded in Document No. 2003205536, of the Official Public Records of Travis County, Texas, and for the Northwest corner of the said South Austin I-35 Associates tract;

THENCE with the east right-of-way line of said I-35, and the west line of the said South Austin I-35 Associates tract, the following two (2) courses:

1. South 30°50'38" West, a distance of 577.71 feet to an iron rod found;
2. South 24°16'47" West, a distance of 107.56 feet to an iron rod set, for the Northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE through the said South Austin I-35 Associates tract, the following three (3) courses:


1. South 65°09'08" East, a distance of 381.44 feet to an iron rod set, for the Northeast
2. South 24°16'47" West, a distance of 112.20 feet to an iron rod set, for an angle corner of this tract;
3. South 30°57'30" West, a distance of 572.96 feet to an iron rod set in the north line of the remainder of that certain tract of land as described in a deed to Abney and Fritts Garrett, recorded in Volume 3559, Page 639, of the Deed Records of Travis County, Texas and the south line of the said South Austin I-35 Associates tract, for the Southeast corner of this tract;

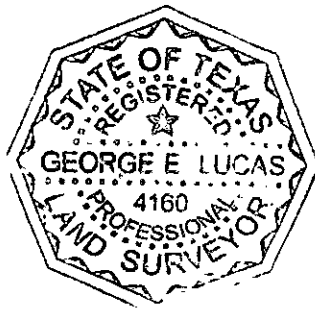
THENCE with the south line of the said South Austin I-35 Associates tract, North 65°09'08" West, a distance of 383.60 feet to an iron rod set in the east right-of-way line of said I-35, for the Southwest corner of the said South Austin I-35 Associates tract, and for the Southwest corner of this tract;

THENCE with the east right-of-way line of said I-35 and the west line of the said South Austin I-35 Associates tract, the following two (2) courses:

North 30°57'30" East, a distance of 591.54 feet to a concrete right-of-way monument found, for an angle corner of this tract;

North 24°16'47" East, a distance of 93.73 feet to the POINT OF BEGINNING, containing 6.000 acres of land, more or less.


George E. Lucas
R.P.L.S. No. 4160
State of Texas
October 30, 2007

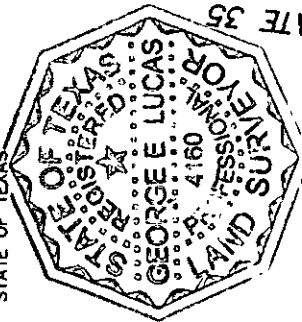


I, GEORGE E. LUCAS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON ON OCTOBER 30, 2007, UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

10/31/2007

DATE:

GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 4160
STATE OF TEXAS



TRACT 1:

A 54.597 ACRES OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, PART OF A TRACT OF LAND RECORDED IN VOLUME 8231, PAGE 932, TRAVIS COUNTY, TEXAS.

TRACT 2:

A 6.000 ACRES OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, PART OF A TRACT OF LAND RECORDED IN VOLUME 8231, PAGE 932, TRAVIS COUNTY, TEXAS.

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N24°16'47"E	201.29	
L2	N24°16'47"E	93.73	
L3	N24°16'47"E	107.56	
L4	S65°09'08"E	381.44	
L5	S24°16'47"W	112.20	

CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT CHORD BEARING DELTA
C1	1306.00	4045.00	658.73 1300.34 S07°50'39"W 18°29'56"

LEGEND
● = IRON ROD FOUND
○ = IRON ROD SET

THE WATERS AT BLUFF SPRINGS
DOC. NO. 200100047 T.C.O.P.R.

CELCO SURVEYING

LAND, ENGINEERING & CONSTRUCTION SURVEYS

435 LITTLE LAKE ROAD HUTTO, TEXAS 78634 (512)635-4857

HUDSON - HILL ADDITION
79/331 T.C.P.R.

AVM-AUS, LTD.
2003205536 T.C.O.P.R.

SCALE
1" = 300'

BLUFF SPRINGS ROAD

54.597 ACRES
TRACT 1

6.000 ACRES
TRACT 2

1749.53' 2133.13'
ABNEY AND FRITTS GARRETT
3559/639 T.C.D.R.

N65°09'08"W

AUSTIN CITY LIMITS
ANX. 5/17/1973
AUSTIN CITY LIMITS
ANX. 12/31/2001

N30°50'38"E 577.71'

S30°57'30"W 572.96'

1749.53'

2133.13'

ABNEY AND FRITTS GARRETT
3559/639 T.C.D.R.

N65°09'08"W

N30°57'30"E 591.54'

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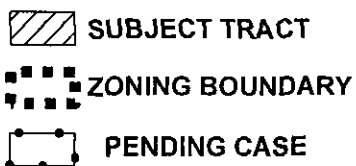
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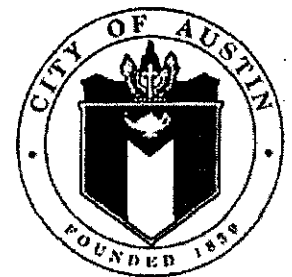
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ZONING CASE#: C14-2008-0123
ADDRESS: 7309 S IH 35 SVRD NB
SUBJECT AREA: 60.597 ACRES
GRID: F14-15 & G14-15
MANAGER: W. RHOADES



OPERATOR: S. MEEKS

1" = 1200'

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.