

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 9514 ANDERSON MILL ROAD FROM
3 COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)
4 COMBINING DISTRICT TO WAREHOUSE LIMITED OFFICE-CONDITIONAL
5 OVERLAY (W/LO-CO) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from community commercial-conditional overlay (GR-CO)
11 combining district to warehouse limited office-conditional overlay (W/LO-CO) combining
12 district on the property described in Zoning Case No. C14-2010-0028, on file at the
13 Planning and Development Review Department, as follows:
14

15 A 0.992 acre tract of land, more or less, out of the Elisha Allen Survey Abstract
16 No. 18, in Williamson County, the tract of land being more particularly described
17 by metes and bounds in Exhibit "A" incorporated into this ordinance (the
18 "Property"),
19

20 locally known as 9514 Anderson Mill Road, in the City of Austin, Williamson County,
21 Texas, and generally identified in the map attached as Exhibit "B".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

26 A. A site plan or building permit for the Property may not be approved, released, or
27 issued, if the completed development or uses of the Property, considered
28 cumulatively with all existing or previously authorized development and uses,
29 generate traffic that exceeds 2,000 trips per day.
30

31 B. The following uses of the Property are prohibited uses:
32

33 Building and maintenance services
34 Convenience storage
35 Electronic testing
36 Food preparation
37 Convalescent services

Construction sales and services
Electronic prototype assembly
Equipment repair services
Custom manufacturing

THE RIPPY SURVEYING CO., INC.

(512) 288-8976

(512) 288-2001 fax

10600 KIT CARSON DRIVE
AUSTIN, TEXAS 78737

EXHIBIT A

February 8, 2010

FIELD NOTES describing 0.992 acres of land out of the Elisha Allen Survey Abstract No. 18, Williamson County, Texas conveyed to First National Bank in Substitute Trustee's Deed of record in Document Number 2009080228 of the Official Public Records of Williamson County, Texas, said 0.992 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" diameter steel rebar found said point being the Northwest corner of the above said 0.992 acre tract herein described said point being in the East line of that certain Tract conveyed to Pond Springs MiniStorage Tract of record in Document Number 2003065558 of the Official Public Records of Williamson County, Texas;

THENCE with the East line of the above said Pond Springs MiniStorage Tract the following (2) two courses:

1. North 71° 48' 50" East 110.81 feet to a ½" steel rebar found;
2. North 71° 09' 15" East 126.09 feet to a ½" steel rebar found at the Northeast corner of the 0.992 acre tract herein described;

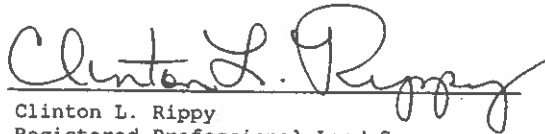
THENCE with the West line of that certain tract of land conveyed to Mailbox and More Tract of record in Document Number 2003122139 of the Official Public Records of Williamson County, Texas South 17° 24' 09" East 186.05 feet to a ½" steel rebar found for the Southeast corner of the above 0.992 acre tract herein described;

THENCE with the North line of that certain 0.078 acre tract conveyed to the City of Austin in Document Number 2003035228 of the Official Public Records of Williamson County, Texas, the following (2) courses:

1. South 70° 47' 47" West 36.50 feet to a ½" steel rebar found;
2. South 72° 34' 57" West 195.86 feet to a ½" steel rebar found at the Southwest corner of the 0.992 acre tract herein described;

THENCE with the East line of that certain tract of land conveyed to Pyramid Associates, LTD in Document Number 2001090284 of the Official Public Records of Williamson County, Texas North 18° 49' 54" West 182.61 feet to the PLACE OF BEGINNING containing 0.992 acres of land.

I hereby certify that the foregoing 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 knowledge, this the 8th day of February, 2010.


Clinton L. Rippey
Registered Professional Land Surveyor
No. 1926

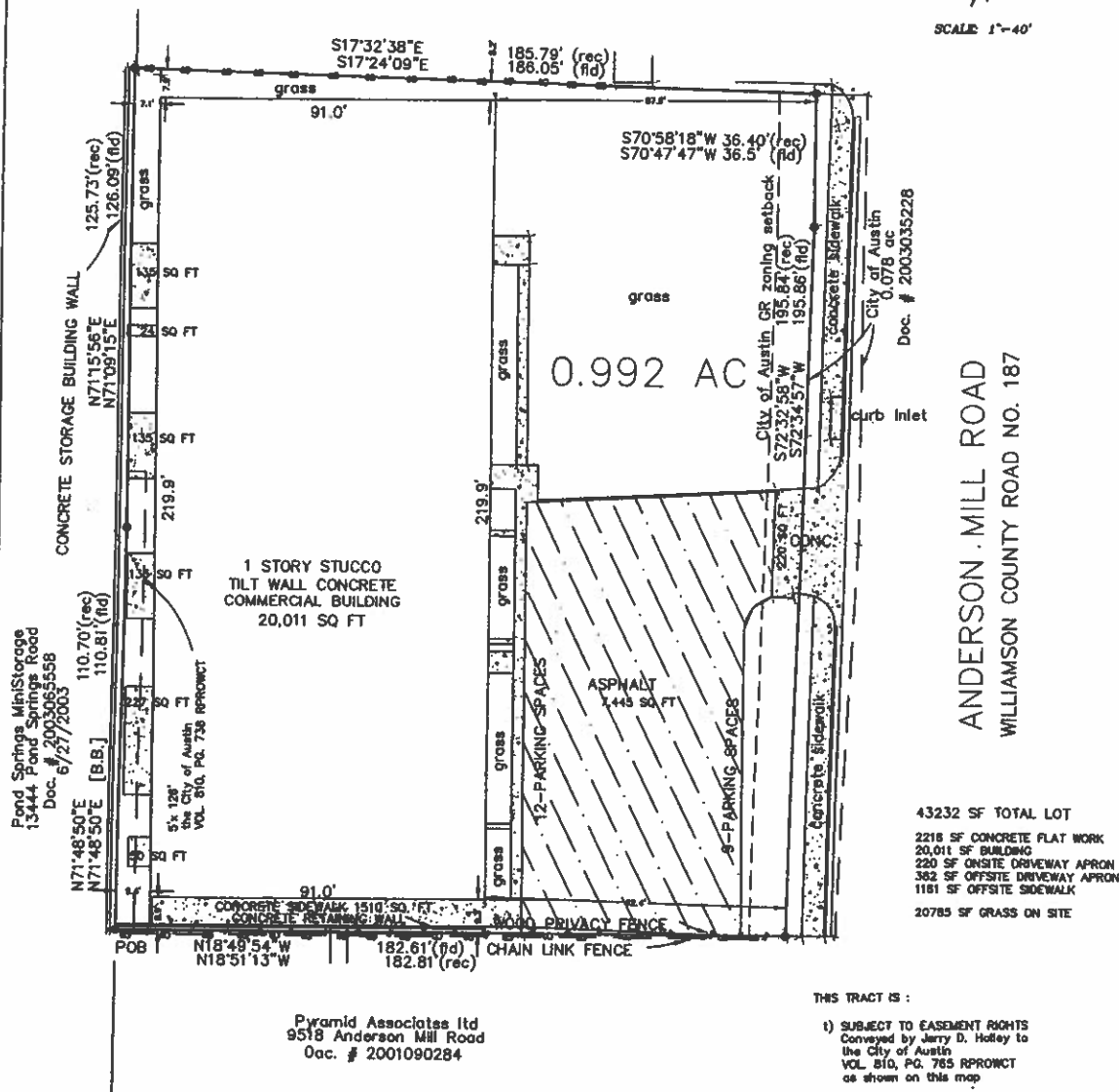
SURVEY MAP OF 0.992 acres of land out of the Elisha Allen Survey Abstract No. 18 conveyed to First National Bank in Substitute Trustee's Deed of record in Doc. #2009080228, Official Public Records in Williamson County, Texas.

* MAP TO ACCOMPANY FIELD NOTES *

Mail Box and More
9422 Anderson Mill Road
Doc. # 2003122139
12/19/2003



SCALE 1"=40'



THIS TRACT IS :

- 1) SUBJECT TO EASEMENT RIGHTS
Conveyed by Jerry D. Holley to
the City of Austin
VOL. 810, PG. 785 RPROWNT
as shown on this map
- 2) SUBJECT TO an agreement between
Jerry D. Holley and Mollyville, Ltd.
June 17, 1983
VOL. 929, PG. 738 RPROWNT
- 3) SUBJECT PROPERTY LIES WITHIN THE
BOUNDARIES OF UPPER BRUSHY CREEK
WATER CONTROL IMPROVEMENT DISTRICT

FEMA NOTE:

This tract is designated as Zone "X"
(areas outside of the 500 year flood plain)

Federal Emergency Management Agency Flood Insurance
Map for Williamson County, Texas and Incorporated Areas,
Community-Panel Number 48491C0810E
Effective Date: September 28, 2006

Address: 9415 Anderson Mill Road
Austin, Texas 78729

REF: MHI Shops LP
GF NO. 093052JR

EFFECTIVE DATE: 11/2/2009
ISSUE DATE: 11/11/2009

PREPARED BY:
THE RIPPY SURVEYING COMPANY, INC.

Office Address:
10800 KIT CARSON
Austin, Texas 78737
(512) 288-8878
(FAX) 288-2001
email: crippy@astutur.com

I HEREBY CERTIFY TO:
MHI Shops LP
First National Bank
Prominent Title LLC

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL
BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS
FOR ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE
GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE. THERE ARE NO VISIBLE DISCREPANCIES,
CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES
OR ROADWAYS, EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS
TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Clinton L. Rippy
Clinton L. Rippy
Registered Professional
Land Surveyor No. 1928

2/8/2010
Date

LEGEND

UNLESS NOTED OTHERWISE

- = 1/2" DIAMETER STEEL REBAR FOUND
- = 1/2" DIAMETER STEEL REBAR SET
- (rec) = RECORD BEARING & DISTANCE
- (fd) = RECORD BEARING & DISTANCE FOUND
- B.B. = BEARING BASIS
- P.O.B. = POINT OF BEGINNING
- P.P. = POWER POLE
- ONE— = OVERHEAD ELECTRIC LINES
- 4.0' = 4.0' BOARD FENCE
- C— = CHAINLINK FENCE
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.L. = BUILDING LINE
- RPROWNT = Real Property Records of
Williamson County, Texas

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