

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 13642 RESEARCH BOULEVARD NORTHBOUND  
3 FROM UNZONED (UNZ) LAND AND SINGLE FAMILY RESIDENCE  
4 STANDARD LOT (SF-2) DISTRICT TO COMMUNITY COMMERCIAL-  
5 CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT FOR TRACT  
6 ONE AND GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO)  
7 COMBINING DISTRICT FOR TRACT TWO.

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

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district on the property described in Zoning Case No. C14-2008-0224, on  
13 file at the Planning and Development Review Department, as follows:

14  
15 Tract One: From single family residence standard lot (SF-2) district to community  
16 commercial-conditional overlay (GR-CO) combining district.

17  
18 A 1.813 acre tract of land, more or less, out of the Woodlands at Lake Creek  
19 Subdivision, in Williamson County, the tract of land being more particularly  
20 described by metes and bounds in Exhibit "A" incorporated into this ordinance;  
21 and,

22  
23 Tract Two: From unzoned (UNZ) land to general office-conditional overlay (GO-  
24 CO) combining district.

25  
26 A 2.550 acre tract of land, more or less, out of the Woodlands at Lake Creek  
27 Subdivision, in Williamson County, the tract of land being more particularly  
28 described by metes and bounds in Exhibit "B" incorporated into this ordinance (the  
29 "Property"),

30  
31 locally known as 13642 Research Boulevard Northbound, in the City of Austin,  
32 Williamson County, Texas, and generally identified in the map attached as Exhibit "C".  
33  
34  
35

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

A. 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.

B. All vehicular access to the Property shall be from Highway 183 (Research Boulevard). Vehicular access from the Property to any other public street is prohibited.

C. The following uses are prohibited uses of Tract One:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Communications services	Drop-off recycling collection facility
Exterminating services	Indoor entertainment
Indoor sports & recreation	Outdoor sports & recreation
Pawn shop services	Service station
Theater	Group home, Class I (general)
Group home, Class I (limited)	Group home, Class II
Guidance services	Private primary educational facilities
Private secondary educational facilities	Public primary educational facilities
Residential treatment	Public secondary educational facilities

D. Drive-in services use is prohibited as an accessory use to a commercial use on Tract One.

E. The following uses are prohibited uses of Tract Two:

Communications services	Group home, Class I (general)
Group home, Class I (limited)	Group home, Class II
Guidance services	Private primary educational facilities
Private secondary educational facilities	Public primary educational facilities
	Public secondary educational facilities

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2010.

**PASSED AND APPROVED**

\_\_\_\_\_, 2010

§  
§  
§

\_\_\_\_\_  
Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith Shirley A. Gentry  
City Attorney City Clerk

**3DS**  
THREE DIMENSIONAL SERVICES  
SHIPPING ADDRESS:  
10703 Sierra Oaks  
Austin, Texas 78759

**3DS, Inc.**  
**Land Surveyors**

G.P.S. Services  
Subdivisions • Topographic  
Construction • Commercial • Boundaries

*EXHIBIT A*

MAILING ADDRESS:  
P.O. Box 202816  
Austin, Texas 78720  
(512) 919-4140  
Fax (512) 919-4142  
www.3DSinc.com

**METES AND BOUNDS DESCRIPTION**

**1.813 ACRES OF LAND BEING THE RESIDUAL OF 16.053 ACRES AS  
RECORDED IN VOLUME 870 PAGE 1 OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS, ALSO DESCRIBED AS WOODLANDS  
AT LAKE CREEK AS RECORDED IN CABINET BB SLIDE 96 IN THE  
PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.813  
ACRES BEING MORE PARTICULARLY DESCRIBED AS METES AND  
BOUNDS AS FOLLOWS;**

**BEGINNING** at an iron rod found at the most Northern corner of the said 4.770 acres, point being on the Western right-of-way of Highway 183, point being the most Southeast corner of that certain Lot 1, The Woods of Anderson Mill, a Subdivision in Williamson County, Texas, point being the **POINT-OF-BEGINNING** of the herein described tract of land;

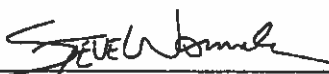
**Thence** S11°46'12"E following the said Western right-of-way of Highway 183 for a distance of 387.94 feet to an iron rod found for the most eastern corner of the said 4.770 acres, point being the Northern corner of Lot 25 of Acres West, a subdivision recorded in cabinet B slide 45 in the official public records of Williamson County, Texas;

**Thence** S78°17'46"W following the common property line of the said Acres West Subdivision for a distance of 29.75 feet to an iron pipe found;

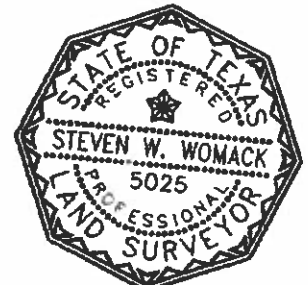
**Thence** S34°53'00"W for a distance of 259.24 feet to a point on the northeast line of Lot 21 of the said Acres West Subdivision;

**Thence** N11°46'12"W traversing across the referenced "residual" tract a distance of 360.03 feet to a point on the southeast line of Lot 4, in the said Woods of Anderson Mill Subdivision, for the northwest corner of the herein described tract;

**Thence** N34°54'44"E for a distance of 300.00 feet to the **POINT OF BEGINNING** containing 1.813 acres of land, more or less.

  
Steven W. Womack  
Registered Professional Surveyor  
No. 5025, State of Texas

01-27-2010  
Date



**SCANNED**

**3DS**  
THREE DIMENSIONAL SERVICES  
SHIPPING ADDRESS:  
10703 Sierra Oaks  
Austin, Texas 78759

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EXHIBIT B

MAILING ADDRESS:  
P.O. Box 202816  
Austin, Texas 78720  
(512) 919-4140  
Fax (512) 919-4142  
www.3DSinc.com

**METES AND BOUNDS DESCRIPTION**

**2.550 ACRES OF LAND BEING THE RESIDUAL OF 16.053 ACRES AS  
RECORDED IN VOLUME 870 PAGE 1 OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS, ALSO DESCRIBED AS WOODLANDS  
AT LAKE CREEK AS RECORDED IN CABINET BB SLIDE 96 IN THE  
PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.550  
ACRES BEING MORE PARTICULARLY DESCRIBED AS METES AND  
BOUNDS AS FOLLOWS;**

**BEGINNING** at a calculated point on a rock fence column at the northeast corner of Lot 1, Woodlands at Lakecreek Subdivision, point being also the southwest corner of the above referenced tract and the **POINT-OF-BEGINNING** of the herein described tract of land;

**Thence** N55°07'49"W for a distance of 262.19 feet to an iron rod found on the southeast line of Lot 13, in the Woods of Anderson Mill Subdivision, for the northwest corner of the herein described tract;

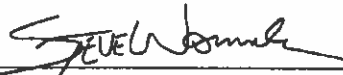
**Thence** N34°51'51"E for a distance of 337.31 feet to an iron pipe found;

**Thence** N34°54'44"E for a distance of 210.26 feet to a calculated point, for the northeast corner of the herein described tract;

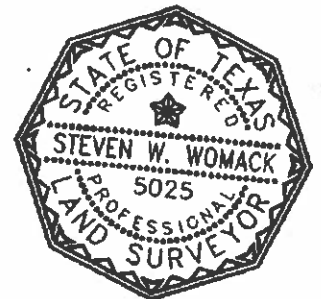
**Thence** S11°46'12"E traversing across the referenced "residual" tract a distance of 360.03 feet to a point on the northeast line of Lot 21 of the said Acres West Subdivision;

**Thence** S34°53'00"W for a distance of 56.46 feet to an iron rod found at the northeast corner of Lot 20 of the said Acres West Subdivision;

**Thence** S34°47'44"W for a distance of 243.92 feet to the **POINT OF BEGINNING** containing 2.550 acres of land, more or less.

  
Steven W. Womack  
Registered Professional Surveyor  
No. 5025, State of Texas

01-27-2010  
Date



**SCANNED**

