

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

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**  
2 **PROPERTY LOCATED AT 1834 FERGUSON LANE AND CHANGING THE**  
3 **ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO**  
4 **LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-CO)**  
5 **COMBINING DISTRICT.**

6  
7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9  
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from interim-rural residence (I-RR) district to limited industrial  
12 service-conditional overlay (LI-CO) combining district on the property described in  
13 Zoning Case No. C14-2010-0068, on file at the Planning and Development Review  
14 Department, as follows:

15  
16 A 8.96 acre tract of land, more or less, out of the John Applegate Headright League  
17 Survey #58, in Travis County, Texas, the tract of land being more particularly  
18 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the  
19 "Property"),

20  
21 locally known as 1834 Ferguson Lane, in the City of Austin, Travis County, Texas, and  
22 generally identified in the map attached as Exhibit "B".

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

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

31  
32 B. The following uses are prohibited uses:

33  
34 Convenience storage  
35 Service station

Scrap and salvage  
vehicle storage

1 Except as specifically provided in Part 3 of this ordinance, the Property may be developed  
2 and used in accordance with the regulations established for the limited industrial service  
3 (LI) base district, and other applicable requirements of the City Code.  
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5  
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7 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2010.  
8  
9

10 **PASSED AND APPROVED**  
11

12 §  
13 §  
14 \_\_\_\_\_, 2010 § \_\_\_\_\_  
15 Lee Leffingwell  
16 Mayor  
17  
18

19 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
20 Karen M. Kennard Shirley A. Gentry  
21 Acting City Attorney City Clerk

FIELD NOTES  
FOR  
PHOTO RECORD ABSTRACT & TITLE

Exhibit H

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE JOHN APPLIGATE HEADRIGHT LEAGUE SURVEY #53, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TEN ACRE TRACT OF LAND AS CONVEYED TO AUGUST SCHNEIDER AND WIFE, HULDA SCHNEIDER BY DEED RECORDED IN VOLUME 1093, PAGE 447, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found at a fence corner at the most Northerly corner of the said ten acre tract for the most Northerly corner hereof, said corner being also the Northeast corner of the Joe C. Aldridge Subdivision as recorded in Plat Book 12, Page 24, of the Plat Records of Travis County, Texas;

THENCE with said fence S 61° 19' E for a distance of 270.00 feet to the most Northeast corner hereof;

THENCE S 27° 25' E for a distance of 475.00 feet to an iron pin found approximately 23.00 feet North of a small lake for a corner hereof;

THENCE across the aforementioned lake, S 42° 25' W for a distance of 156.07 feet to an iron pin found for a corner hereof;

THENCE S 29° 29' W for a distance of 245.93 feet to an iron pin set for an inside corner hereof;

THENCE S 28° 35' E for a distance of 233.67 feet to an iron pin found in a fence line in the Northwest r.o.w. line of Cameron Road for a corner hereof;

THENCE following the Northwest r.o.w. line of Cameron Road, S 56° 36' W for a distance of 80.60 feet to an iron pin and S 41° 47' W for a distance of 78.20 feet to an iron pin, and S 30° 13' W for a distance of 177.80 feet to an iron pin for the Southeast corner hereof;

THENCE with the North line of that certain tract of land as conveyed to W. E. Schneider by Deed recorded in Volume 1275, Page 3, of the Deed Records of Travis County, Texas, N 59° 53' W for a distance of 376.90 feet to an iron pin in a fence for the Southwest corner hereof;

THENCE along the Northwest line of the said ten acre tract, N 29° 30' E for a distance of 437.63 feet to an iron pin, and N 29° 26' E for a distance of 876.00 feet to THE PLACE OF BEGINNING and containing 8.96 acres of land, more or less.

AS SURVEYED BY:

W. HARVEY SMITH  
REGISTERED PUBLIC SURVEYOR NO. 720

1214 WEST 5TH

AUSTIN, TEXAS

JUNE 9, 1969

