

1 Tract Three: From commercial liquor sales-conditional overlay (CS-1-CO)
2 combining district to community commercial-conditional overlay (GR-CO)
3 combining district.
4

5 A 3,000 square feet tract of land, more or less, out of Santiago Del Valle Grant, the
6 tract of land being more particularly described by metes and bounds in Exhibit "C"
7 incorporated into this ordinance (the "Property"),
8

9 locally known as 11215 South IH 35 Service Road Northbound, in the City of Austin,
10 Travis County, Texas, and generally identified in the map attached as Exhibit "D".
11

12
13 **PART 2.** The Property within the boundaries of the conditional overlay combining district
14 established by this ordinance is subject to the following conditions:
15

16
17 A. The following uses are prohibited uses on Tract One:
18

19 Agricultural sales and services	Automotive rentals
20 Automotive repair services	Automotive sales
21 Automotive washing (of any type)	Building maintenance services
22 Campground	Club or lodge
23 Commercial off-street parking	Communications services
24 Communication service facilities	Commercial blood plasma center
25 Community recreation (private)	Community recreation (public)
26 Congregate living	Construction sales and services
27 Convenience storage	Counseling services
28 Cultural services	Day care services (commercial)
29 Day care services (limited)	Drop-off recycling collection facility
30 Electronic prototype assembly	Equipment repair services
31 Equipment sales	Exterminating services
32 Family home	Funeral services
33 Group home, class I (general)	Group home, class I (limited)
34 Group home, class II	Guidance services
35 Hospital services (general)	Hotel-motel
36 Indoor entertainment	Indoor sports and recreation
37 Kennels	Laundry services
38 Limited warehousing and distribution	Maintenance and service facilities
39 Off-site accessory parking	Outdoor entertainment
40 Outdoor sports and recreation	Pawn shop services

1 Plant nursery
2 Public primary educational facilities
3 Research services;
4 Service station
5 Transitional housing
6 Vehicle storage
7
8

Private secondary educational facilities
Public secondary educational facilities
Residential treatment
Special use historic
Transportation terminal

9 B. The following uses are prohibited uses on Tracts Two and Three.
10

11 Automotive rentals
12 Automotive sales
13 Commercial off-street parking
14 Exterminating services
15 Hotel-motel
16 Indoor sports and recreation
17 Outdoor entertainment
18 Pawn shop services
19 Research services
20 Special use historic
21 Communication service facilities
22 Community recreation (public)
23 Counseling services
24 Day care services (commercial)
25 Family home
26 Group home, class I (limited)
27 Guidance services
28 Private secondary educational facilities
29 Public secondary educational facilities
30 Transportation terminal
31
32
33

Automotive repair services
Automotive washing (of any type)
Communications services
Funeral services
Indoor entertainment
Off-site accessory parking
Outdoor sports and recreation
Plant nursery
Service station
Club or lodge
Community recreation (private)
Congregate living
Cultural services
Day care services (limited)
Group home, class I (general)
Group home, class II
Hospital services (general)
Public primary educational facilities
Residential treatment

34 Except as specifically provided in this ordinance, the Property may be developed and used
35 in accordance with the regulations established for the respective base districts, and other
36 applicable requirements of the City Code.
37
38
39
40

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18

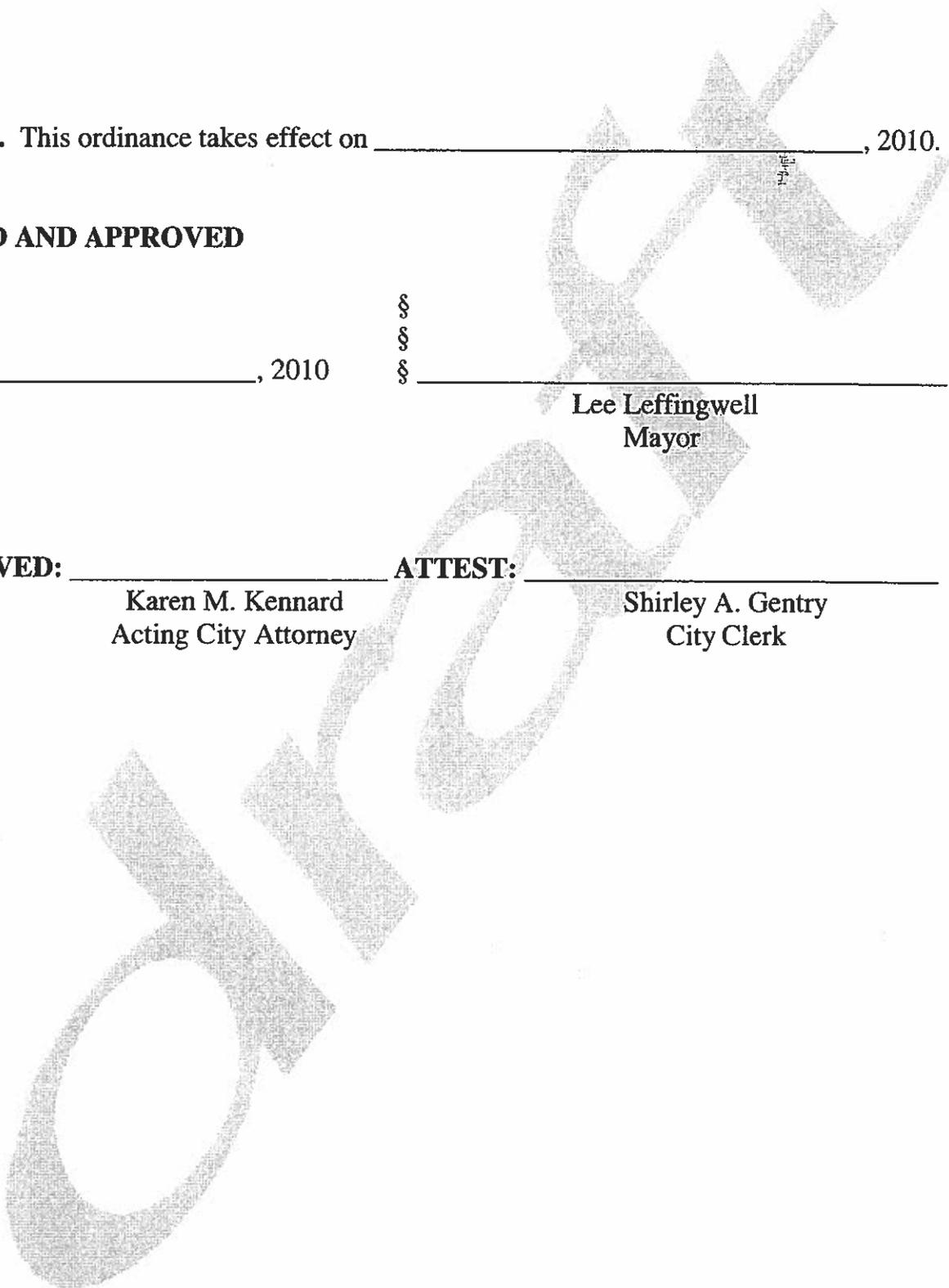
PART 3. This ordinance takes effect on _____, 2010.

PASSED AND APPROVED

_____, 2010 §
 §
 §

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
 Karen M. Kennard Shirley A. Gentry
 Acting City Attorney City Clerk



C14-2010-0076
Tract 1
CS-1-Co zoning

EXHIBIT A
ZONING TRACT
FIELD NOTES

1,925 SQUARE FEET, MORE OR LESS, ZONING TRACT OUT OF AND PART OF AN EXISTING ONE STORY STONE AND STUCCO BUILDING SITUATED ON LOT 1, BLOCK A, UNION CREEK SECTION 100 FINAL PLAT OF A 9.654 ACRE TRACT IN THE CITY OF AUSTIN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 200200221, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING FOR REFERENCE at a "X" found in concrete on the east R.O.W. of South Interstate Highway 35 at the common S.W. corner of Lot 2 and the most westerly, N.W. corner of Lot 1, Block A, UNION CREEK SECTION 100 FINAL PLAT OF A 9.654 ACRE TRACT IN THE CITY OF AUSTIN, from which point a PK nail found at the S.E. corner of Lot 2 bears $S70^{\circ}33'50''E$ at a distance of 209.62 feet;

THENCE $S19^{\circ}07'38''E$, crossing into Lot 1 for a distance of 189.58 feet to a point on the west face of an existing one story stone and stucco building for the N.W. corner of this 1,925 square feet zoning tract and **POINT OF BEGINNING** hereof, from which point the N.W. corner of said building bears $N19^{\circ}04'11''E$ at a distance of 100.68 feet;

THENCE $S69^{\circ}53'22''E$, crossing said building along the center of a party wall for a distance of 70.12 feet to a point on the east face of said building for the N.E. corner hereof;

THENCE $S19^{\circ}04'11''W$ along the east face of said building for a distance of 27.46 feet to the S.E. corner hereof;

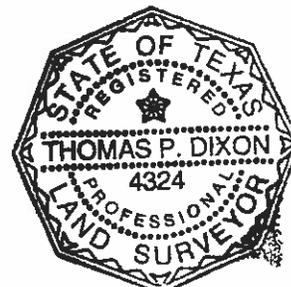
THENCE $N69^{\circ}53'22''W$, crossing said building along the center of a party wall for a distance of 70.12 feet to a point on the west face of said building for the S.W. corner hereof;

THENCE $N19^{\circ}04'11''E$ along the west face of said building for a distance of 27.46 feet to the **POINT OF BEGINNING** of this 1,925 square feet zoning tract.

BEARING BASE: UNION CREEK SECTION 100 FINAL PLAT OF A 9.654 ACRE TRACT IN THE CITY OF AUSTIN

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.

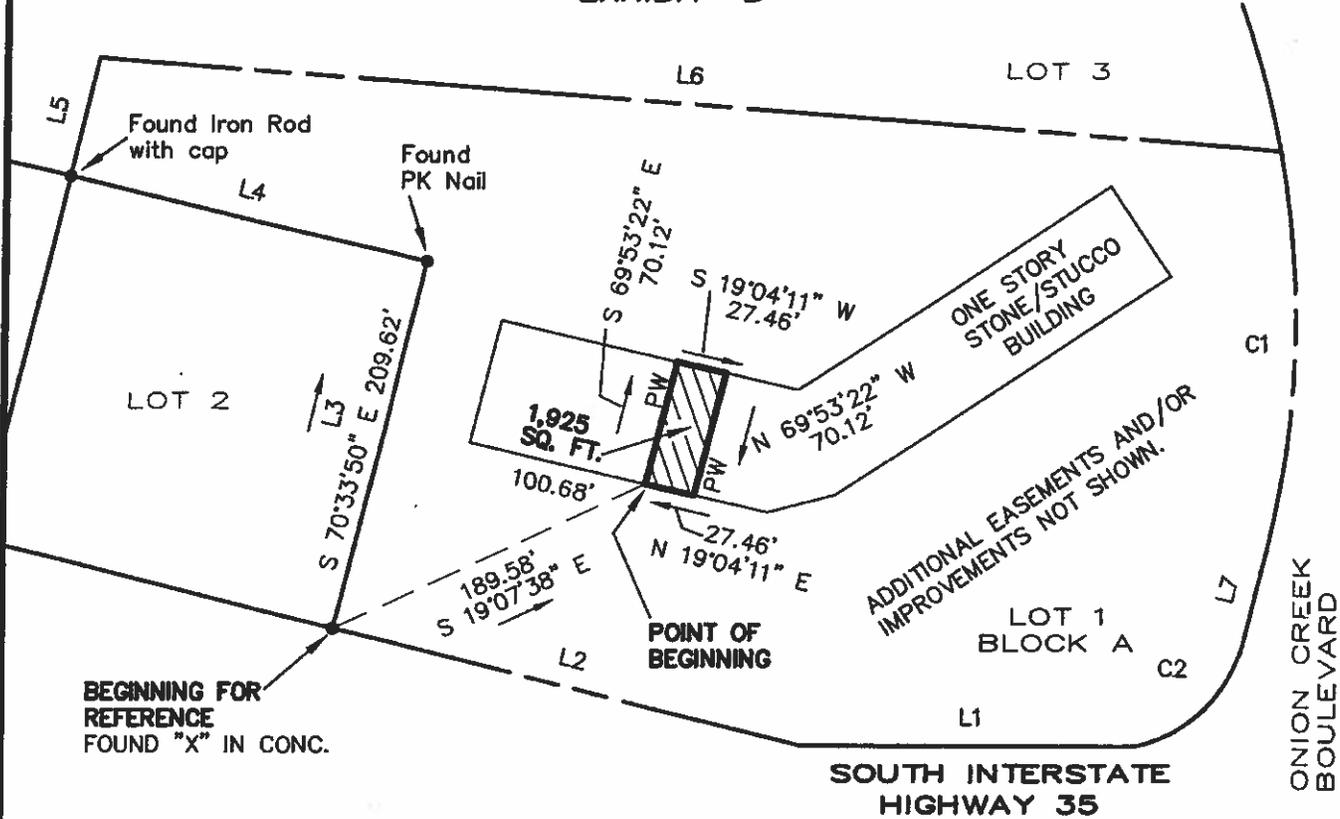
Thomas P. Dixon R.P.L.S. 4324
Waterloo Surveyors, Inc.
512-481-9602
J12594



REFERENCES
TCAD Parcel No. 04-4311
AUSTIN GRID F-11

Sketch to Accompany Field Notes
 1,925 SQ. FT. ZONING TRACT
 EXHIBIT "B"

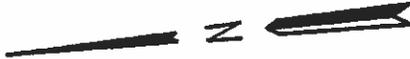
J12594



BEGINNING FOR REFERENCE FOUND "X" IN CONC.

LEGEND
 PARTY WALL PW

1"=100'
 SCALE



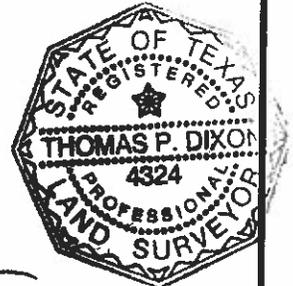
LOT 1 BLOCK A
 RECORD CALLS
 COURSE AND DISTANCE CALLS

LINE	DIRECTION	DISTANCE
L1	N 05°59'38" E	182.22'
L2	N 20°01'48" E	265.78'
L3	S 70°33'50" E	209.62'
L4	N 19°26'10" E	202.49'
L5	S 70°33'50" E	67.53'
L6	S 10°22'59" W	653.07'
L7	N 70°01'46" W	50.87'

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	516.29'	224.51'	222.75'	N 82°29'12" W
C2	80.00'	88.99'	84.47'	N 38°23'02" W

OWNER:
 WSP DEVELOPMENT #10 LTD
 ADDRESS: 11215 S. IH-35, AUSTIN, TEXAS 78747

LEGAL DESCRIPTION:
 1,925 SQUARE FEET OF LAND, MORE OR LESS, BEING OUT OF AND PART OF AN EXISTING BUILDING SITUATED ON LOT 1, BLOCK A, UNION CREEK SECTION 100 FINAL SUBDIVISION PLAT OF A 9.654 ACRE TRACT IN THE CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200200221 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



THOMAS P. DIXON R.P.L.S. 4324
 WATERLOO SURVEYORS INC.
 625 INDUSTRIAL BOULEVARD
 AUSTIN, TEXAS 78745
 Phone: 512-481-9602

C14-2010-0076
TRACT 2
GR-CO zoning

EXHIBIT "B"
ZONING TRACT

FIELD NOTES

1,593 SQUARE FEET, MORE OR LESS, ZONING TRACT OUT OF AND PART OF AN EXISTING ONE STORY STONE AND STUCCO BUILDING SITUATED ON LOT 1, BLOCK A, UNION CREEK SECTION 100 FINAL PLAT OF A 9.654 ACRE TRACT IN THE CITY OF AUSTIN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 200200221, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING FOR REFERENCE at a "X" found in concrete on the east R.O.W. of South Interstate Highway 35 at the common S.W. corner of Lot 2 and the most westerly, N.W. corner of Lot 1, Block A, UNION CREEK SECTION 100 FINAL PLAT OF A 9.654 ACRE TRACT IN THE CITY OF AUSTIN, from which point a PK nail found at the S.E. corner of Lot 2 bears $S70^{\circ}33'50''E$ at a distance of 209.62 feet;

THENCE $S14^{\circ}31'48''E$, crossing into Lot 1 for a distance of 211.83 feet to a point on the west face of an existing one story stone and stucco building for the N.W. corner of this 1,593 square feet zoning tract and **POINT OF BEGINNING** hereof, from which point the N.W. corner of said building bears $N19^{\circ}04'11''E$ at a distance of 128.14 feet;

THENCE $S69^{\circ}53'22''E$, crossing said building for a distance of 70.12 feet to a point on the east face of said building for the N.E. corner hereof;

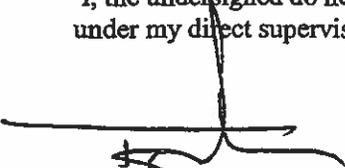
THENCE $S19^{\circ}04'11''W$ along the east face of said building for a distance of 22.72 feet to the S.E. corner hereof;

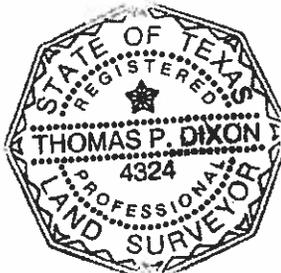
THENCE $N69^{\circ}53'22''W$, crossing said building for a distance of 70.12 feet to a point on the west face of said building for the S.W. corner hereof;

THENCE $N19^{\circ}04'11''E$ along the west face of said building for a distance of 22.72 feet to the **POINT OF BEGINNING** of this 1,593 square feet zoning tract.

BEARING BASE: UNION CREEK SECTION 100 FINAL PLAT OF A 9.654 ACRE TRACT IN THE CITY OF AUSTIN

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.

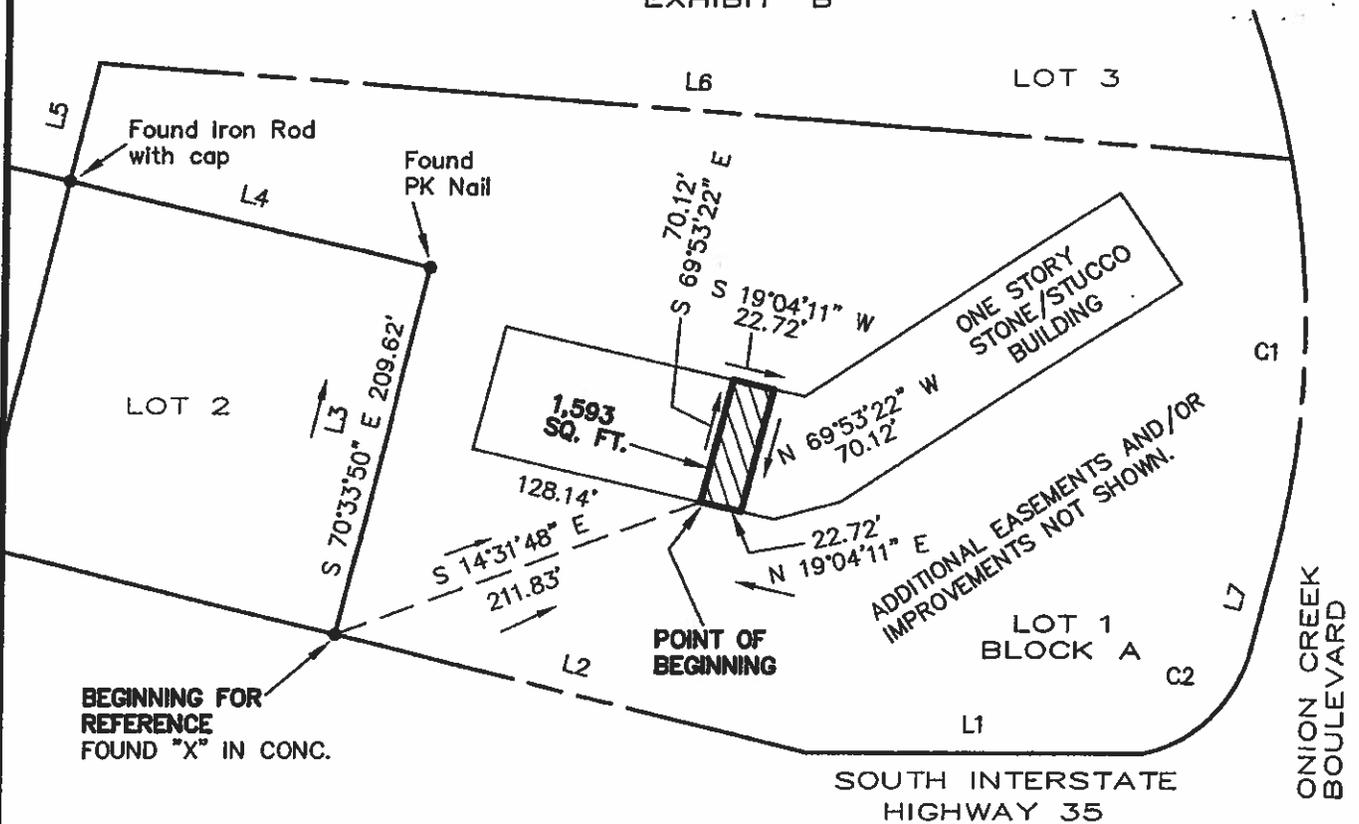

Thomas P. Dixon R.P.L.S. 4324
Waterloo Surveyors, Inc.
512-481-9602
J12594B



REFERENCES
TCAD Parcel No. 04-4311
AUSTIN GRID F-11

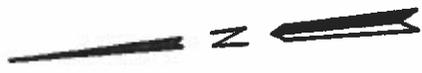
Sketch to Accompany Field Notes
1,593 SQ. FT. ZONING TRACT
 EXHIBIT "B"

J125948



BEGINNING FOR REFERENCE
 FOUND "X" IN CONC.

LEGEND
 PARTY WALL PW
 1"=100'
SCALE



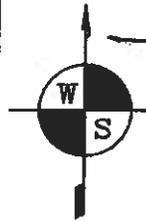
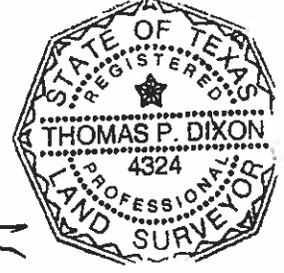
LOT 1 BLOCK A
 RECORD CALLS
 COURSE AND DISTANCE CALLS

LINE	DIRECTION	DISTANCE
L1	N 05°59'38" E	182.22'
L2	N 20°01'48" E	265.78'
L3	S 70°33'50" E	209.62'
L4	N 19°26'10" E	202.49'
L5	S 70°33'50" E	67.53'
L6	S 10°22'59" W	653.07'
L7	N 70°01'46" W	50.87'

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	516.29'	224.51'	222.75'	N 82°29'12" W
C2	80.00'	88.99'	84.47'	N 38°23'02" W

OWNER:
 WSP DEVELOPMENT #10 LTD
ADDRESS: 11215 S. IH-35, AUSTIN, TEXAS 78747

LEGAL DESCRIPTION:
 1,593 SQUARE FEET OF LAND, MORE OR LESS, BEING OUT OF AND PART OF AN EXISTING BUILDING SITUATED ON LOT 1, BLOCK A, ONION CREEK SECTION 100 FINAL SUBDIVISION PLAT OF A 9.654 ACRE TRACT IN THE CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200200221 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



THOMAS P. DIXON R.P.L.S. 4324
 WATERLOO SURVEYORS INC.
 625 INDUSTRIAL BOULEVARD
 AUSTIN, TEXAS 78745
 Phone: 512-481-9602

3,000 Sq. Ft.
CS - Zoning Description
Lot 1, Onion Creek, Section 100

PD04-004 (SCO)
May 5, 2004

JOB NO. 050594.001.1.0010

EXHIBIT C
PROPERTY DESCRIPTION

C14-2010-0016
TRACT 3
QR - CO ZONING

BEING 3,000 SQUARE FEET OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS. SAID 3,000 SQUARE FEET BEING A PORTION OF LOT 1, BLOCK A OF ONION CREEK, SECTION 100, A SUBDIVISION, RECORDED IN DOCUMENT NUMBER 200200221, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. SAID 3,000 SQUARE FEET AS SHOWN ON ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point for the northeast corner of the herein described tract, from which an iron rod found for the northeast corner of said Lot 1 bears, N 29°21'28" E, a distance of 411.39 feet and an iron rod found for the southeast corner of said Lot 1 bears, S 21°19'04" E, a distance of 309.59 feet;

THENCE, over and across said Lot 1 the following seven (7) courses:

1. S 16°32'16" W, a distance of 17.48 feet;
2. S 30°18'26" E, a distance of 3.10 feet;
3. S 59°41'34" W, a distance of 60.00 feet;
4. N 30°18'26" W, a distance of 20.46 feet;
5. N 06°51'43" W, a distance of 41.05 feet;
6. N 16°32'16" E, a distance of 11.71 feet;
7. S 73°27'44" E, a distance of 70.00 feet to the **POINT OF BEGINNING** and containing 3,000 Square Feet;

BASIS OF BEARINGS: Bearing Basis based on G.P.S. observations in the Texas State Plane Coordinate System, Texas Central Zone, (N.A.D. 83).

THE STATE OF TEXAS

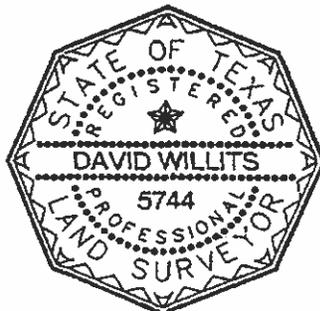
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, David Willits, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein is based upon public record.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 5th day of May, 2004 A.D.

Carter & Burgess, Inc.
2705 Bee Cave Road, Suite 300
Austin, Texas 78746




David Willits
Registered Professional Land Surveyor
No. 5744 - State of Texas

SANTIAGO DEL VALLE GRANT

LOT 2, BLOCK A
0.9696 ACRES

LOT 1, BLOCK A
4.0873 ACRES

ONION CREEK
SECTION 100
DOC. 200200221
O.P.R.T.C.T.

LOT 3, BLOCK A
4.5967 ACRES

INTERSTATE HIGHWAY 35
(R-O-W VARIES)

N16°32'16"E
11.71

N06°51'43"W
41.05

N30°18'26"W
20.46

S73°27'44"E
70.00

3,000
Sq. Ft.

S59°41'34"W
60.00

N29°21'20"E
411.43

P.O.B.
S16°32'16"W
17.48

S30°18'26"E
3.10

S21°19'04"E
309.59

N07°50'42"E
653.12
(N10°22'59"E
653.07)

15' WATERLINE EASEMENT
VOL. 4860, PG. 167
D.R.T.C.T.

ONION CREEK PARKWAY
(120' R-O-W)



SCALE : 1" = 100'
MAY, 2004
TRAVIS COUNTY, TEXAS

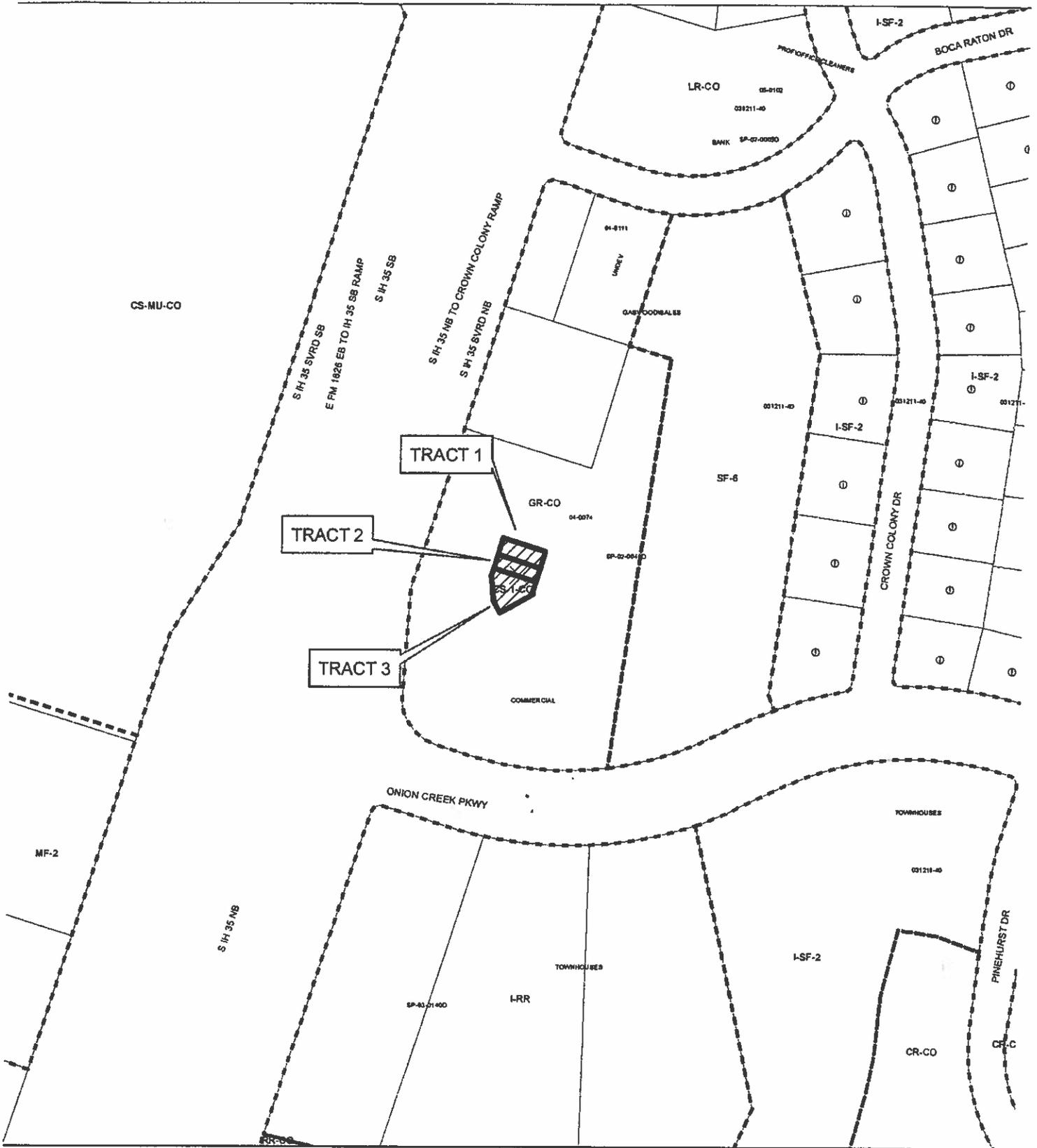
LEGEND

- IRON ROD FOUND
- () RECORD CALL
- P.O.B. POINT OF BEGINNING
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

Bearing Basis based on G.P.S. observations in the Texas State Plane Coordinate System, Texas Central Zone, (N.A.D. 83).

SKETCH to ACCOMPANY DESCRIPTION No. PD04-0

Carter & Burgess Carter & Burgess, Inc.
 2705 Bee Cove Road
 Suite 300
 Austin, Texas 78748
 Phone: 512.314.3100
 Fax: 512.328.6572
www.c-b.com
 Consultants in Surveying,
 Engineering, Architecture,
 Construction Management,
 and Related Services
© Copyright 2004 Carter & Burgess



ZONING Exhibit D

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

ZONING CASE#: C14-2010-0076
 LOCATION: 11215 S IH 35 SVRD NB
 SUBJECT AREA: 0.15 ACRES
 GRID: F11
 MANAGER: WENDY RHOADES



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.