

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4720 FREIDRICH LANE IN THE FRANKLIN PARK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) 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 district from family residence-neighborhood plan (SF-3-NP) combining district to limited industrial service-conditional overlay-neighborhood plan (LI-CO-NP) combining district on the property described in Zoning Case No. C14-2010-0123, on file at the Planning and Development Review Department, as follows:

A 5.65 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 4720 Freidrich Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial service (LI) base district, and other applicable requirements of the City Code.

PART 3. 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.

1 B. The following uses are prohibited uses of the Property:

2
3 Basic industry

4 Resource extraction

5 **PART 4.** The Property is subject to Ordinance No. 021010-12a that established the
6 Franklin Park neighborhood plan combining district.

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8 **PART 5.** This ordinance takes effect on _____, 2010.
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11 **PASSED AND APPROVED**

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15 _____, 2010

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16 _____
17 Lee Leffingwell
18 Mayor
19

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21 **APPROVED:** _____

22 Karen M. Kennard
23 Acting City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION

FIELD NOTES DESCRIBING 5.65 ACRES OF LAND, OUT THE SANTIAGO DEL VALLE GRANT, ABSTRACT NUMBER 24, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 4800 FREIDRICH LANE LLC. 8.377 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2007176420, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 5.65 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found in the southerly right-of-way line of Sponberg Drive, at the northeast corner of Lot 1, Block A, Sterling Acura Subdivision recorded in Document Number 200200336, Plat Records, said county, same being the northwest corner of said 8.377 acre tract, for the northwest corner hereof;

THENCE South 60 degrees 41 minutes 00 seconds East, along said right-of-way line and the northerly line of said 8.377 acre tract, 727.00 feet to an iron rod found at the intersection of said right-of-way line and the westerly right-of-way line of Freidrich Lane, same being the northeast corner of said 8.377 acre tract, for the northeast corner hereof;


THENCE South 29 degrees 28 minutes 48 seconds West, along said Freidrich Lane and the easterly line of said 8.377 acre tract, 312.61 feet to an iron rod set in said line, for southeast corner hereof;

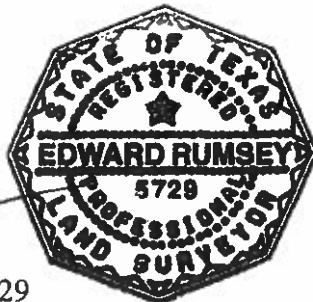
THENCE North 60 degrees 52 minutes 53 seconds West, continuing along said Freidrich Lane, continuing along the easterly line of said 8.377 acre tract, 15.00 feet to an iron rod set at the northeast corner of Lot 2, Block A, Woodway Square Subdivision, recorded in Document Number 200300081, Official Public Records, said county, for a point line hereof;

THENCE North 60 degrees 52 minutes 53 seconds West, along the northerly line of said Lot 2, through said 8.377 acre tract, 756.29 feet to an iron rod found in the easterly line of said Lot 1, in the westerly line of said 8.377 acre tract, for the southwest corner hereof;

THENCE along the easterly line of said Sterling Acura Subdivision and the westerly line of said 8.377 acre tract, the following 3 courses,

1. North 03 degrees 27 minutes 56 seconds East, 53.31 feet to an iron rod found,
2. North 20 degrees 20 minutes 39 seconds East, 115.20 feet to an iron rod found,
3. North 58 degrees 41 minutes 10 seconds East, 176.14 feet to the POINT OF BEGINNING.


Edward Rumsey
TX R.P.L.S. NO.5729
Job No. A0700307-2



6-15-2010

SCANNED

