ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2900, 3000 AND 3024 U.S. HIGHWAY 183 SOUTH AND 3120 MCCALL LANE IN THE SOUTHEAST NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT FOR TRACT 1 AND FROM LIMITED INDUSTRIAL SERVICES-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT FOR TRACT 2.

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 limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district for Tract 1 and from limited industrial services-neighborhood plan (LI-NP) combining district to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district for Tract 2.
on the property described in Zoning Case No. C14-2015-0062, on file at the Planning and Zoning Department, as follows:

Tract 1:
Lots 1, 2 and 3, Block A, Buratti Pecora II subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 200100190 of the Official Public Records of Travis County, Texas,

Tract 2:
3.004 acres (approximately 130,843 sq. ft.), in the Santiago Del Valle grant, Travis County, Texas, conveyed to Met Center NYCTEX Phase II by general warranty deed dated February 29, 2012 and recorded in Document No. 2012031800 of the Official Public Records of Travis County, Texas; said 3.004 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (cumulatively referred to as the "Property"),

locally known as 2900, 3000 and 3024 U.S. Highway 183 South and 3120 McCall 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 of this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial services (LI) base district and other applicable requirements of the City Code.

PART 3. Development of the Property within the boundaries of the planned development area (PDA) combining district established by this ordinance is subject to the use and site development regulations set forth in this part:

A. The following uses are additional permitted uses of the Property:

Administrative services
Convalescent services
Postal facilities
Recreation equipment sales
Recreation equipment maintenance and storage
Consumer repair services
Pet services
Research and assembly services
Research testing services
Research warehousing uses

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

Basic industry
Resource extraction
Scrap and salvage
Monument retail sales
Recycling center

C. Subchapter E *(Design Standards and Mixed Use)* of City Code Chapter 25-2 does not apply to the Property if it does not contain a general retail sales (convenience) use, a general retail sales (general) use, a restaurant (general) use or a restaurant (limited) use.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial services (LI) base district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 021010-12c that established zoning for the Southeast Neighborhood Plan.

PART 5. This ordinance takes effect on _____, 2016.

PASSED AND APPROVED

_____, 2016 § _____
§
§

Steve Adler
Mayor

APPROVED: _____
Anne L. Morgan
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk

DRAFT

C14-2015-0062

Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

3.004 AC.
McCALL LANE TRACT
ZONING DESCRIPTION

A DESCRIPTION OF 3.004 ACRES (APPROXIMATELY 130,843 SQ. FT.), IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, CONVEYED TO MET CENTER NYCTEX PHASE II BY GENERAL WARRANTY DEED DATED FEBRUARY 29, 2012 AND RECORDED IN DOCUMENT NO. 2012031800 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.004 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" iron pipe found for the east corner of the 3.004 acre tract, and being in the northwest right-of-way line of McCall Lane (right-of-way width varies);

THENCE South 42°25'39" West, with the southeast line of the 3.004 acre tract, being also the northwest line of McCall Lane, a distance of 400.65 feet to a 1/2" rebar found for the south corner of the 3.004 acre tract;

THENCE North 47°22'59" West, with the southwest line of the 3.004 acre tract, at 18.07 feet passing a Lockheed disk found for the east corner of Lot 2, Block F, Met Center II, Section 5, a subdivision of record in Document No. 200700136 of the Official Public Records of Travis County, Texas, and continuing with the southwest line of the 3.004 acre tract, being also the northeast line of said Lot 2, Block F, for a total distance of 326.46 feet to a Lockheed disk found for the west corner of the 3.004 acre tract, being an angle point in the east line of Lot 2;

THENCE North 42°24'17" East, with the common line of the 3.004 acre tract and Lot 2, a distance of 400.74 feet to a Lockheed disk found for the north corner of the 3.004 acre tract, being also in the southwest line of Lot 1, Buratti Pecora II, a subdivision of record in Document No. 200100190 of the Official Public Records of Travis County, Texas;

THENCE South 47°21'58" East, with the northeast line of the 3.00 acre tract and the southwest line of said Lot 1, at a distance of 311.79 feet passing a 1/2" rebar with Cunningham Allen cap found for the south corner of Lot 1, and continuing with the northeast line of the 3.004 acre tract, a distance of 326.62 feet to the **POINT OF BEGINNING,** containing 3.004 acres of land, more or less.

Exhibit A

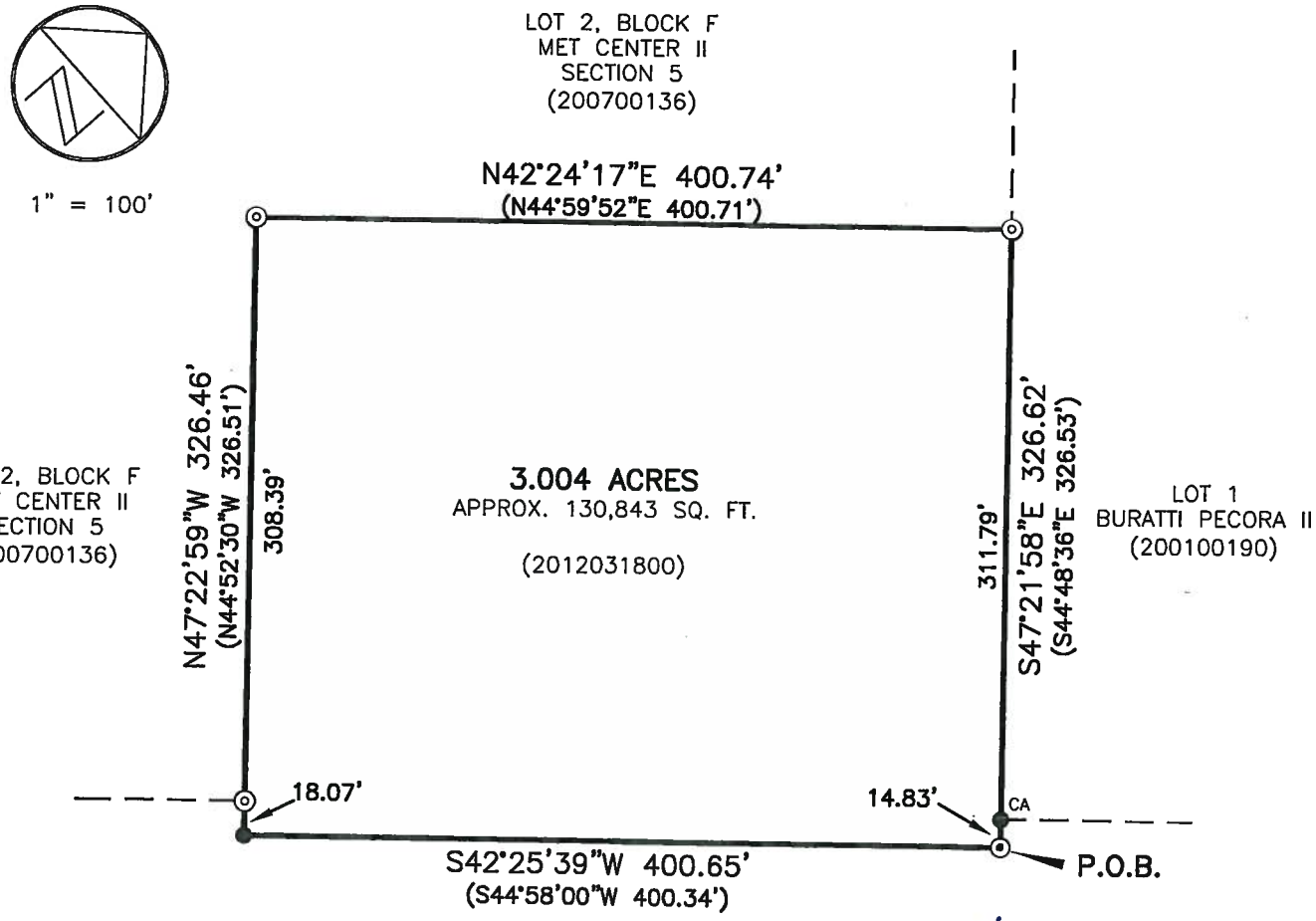
Surveyed on the ground January 27, 2012. Bearing Basis: Grid Azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Survey Drawing No. 035-009-Z1.

5-7-14

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995
TBPLS Firm No. 10124500

STATE OF TEXAS
REGISTERED
ROBERT C. WATTS, JR.
4995
PROFESSIONAL
LAND SURVEYOR

SKETCH TO ACCOMPANY A DESCRIPTION OF 3.004 ACRES (APPROXIMATELY 130,843 SQ. FT.), IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, CONVEYED TO MET CENTER NYCTEX PHASE II BY GENERAL WARRANTY DEED DATED FEBRUARY 29, 2012 AND RECORDED IN DOCUMENT NO. 2012031800 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LEGEND

- ⊙ LOCKHEED DISK FOUND
- ● 1/2" REBAR FOUND
- CA ● 1/2" REBAR WITH "CUNNINGHAM ALLEN" CAP FOUND
- ⊙ 1" IRON PIPE FOUND

STATE OF TEXAS
REGISTERED
ROBERT C. WATTS, JR.
4995
PROFESSIONAL
LAND SURVEYOR

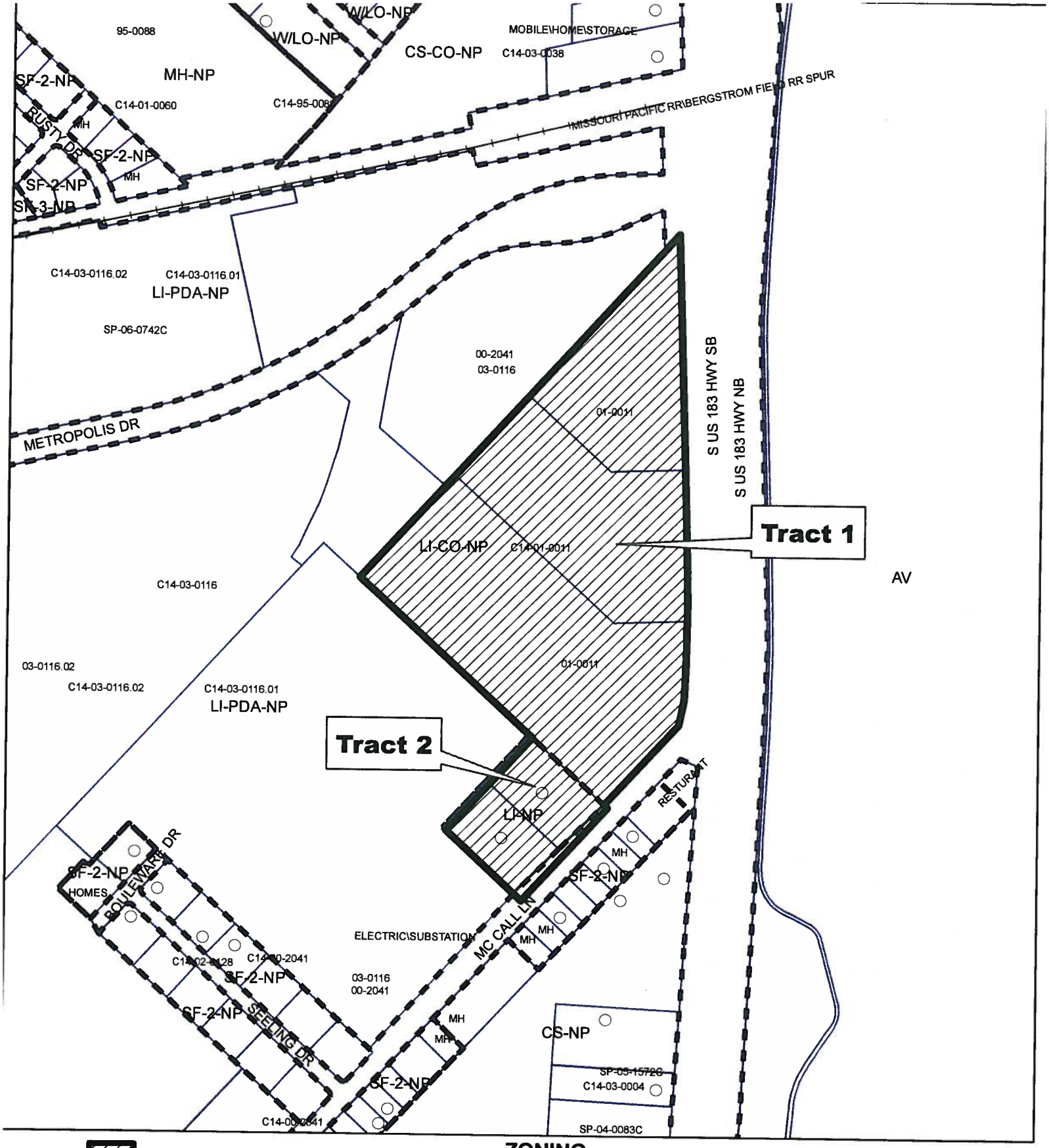
5-7-14

DATE OF SURVEY: 1/27/2012
PLOT DATE: 05/07/2014
DRAWING NO.: 035-009-Z1
PROJECT NO.: 305-009
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: RCW
SHEET 1 OF 1

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 035-009-Z1

Chaparral



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

ZONING CASE#: C14-2015-0062

Exhibit B

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839