

**ORDINANCE NO. 20160512-035**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1501 AIRPORT COMMERCE DRIVE IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT TO COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-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 commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2015-0162, on file at the Planning and Zoning Department, as follows:

2.766 acres (approximately 120,486 sq. ft.) in Travis County, Texas, being a portion of Lot 1, Block A, Resubdivision of Lot 1, Block A, Airport Commerce Section Two, a subdivision recorded in Document No. 201400276 of the Official Public Records of Travis County, Texas, conveyed to W2 Hill ACP II LP, in a deed recorded in Document No. 2014188001 of the Official Public Records of Travis County, Texas; said 2.766 acre tract being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1501 Airport Commerce Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

**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. The following uses are not permitted uses on the Property:

Agricultural sales and services  
Campground

Automotive washing  
Equipment repair services

Equipment sales  
Kennels  
Scrap and salvage  
Day care services (general)  
Day care services (commercial)  
Hospital services (general)  
Veterinary services  
Vehicle storage  
Private secondary educational facilities

Exterminating services  
Monument retail sales  
Outdoor entertainment  
Day care services (limited)  
Hospital services (limited)  
Private primary educational facilities  
Public primary educational facilities  
Public secondary educational facilities

C. The following uses are conditional uses of the Property:

Commercial off-street parking  
Automotive repair services  
Construction sales and services  
General warehousing and distribution  
Light manufacturing  
Art workshop

Automotive rentals  
Automotive sales  
Convenience storage  
Limited warehousing and distribution  
Customer manufacturing

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

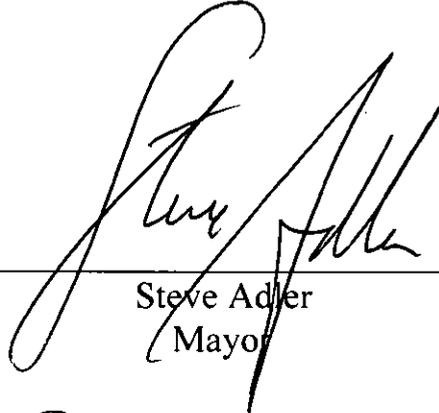
**PART 3.** The Property is subject to Ordinance No. 20010927-005 that established the Montopolis Neighborhood Plan.

**PART 4.** This ordinance takes effect on May 23, 2016.

**PASSED AND APPROVED**

\_\_\_\_\_ May 12 \_\_\_\_\_, 2016

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Steve Adler  
Mayor

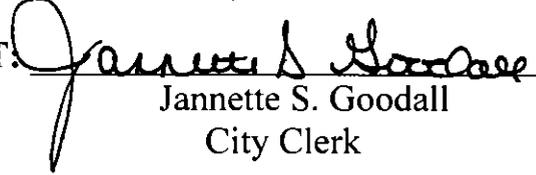
**APPROVED:**



\_\_\_\_\_

Anne L. Morgan  
City Attorney

**ATTEST:**



\_\_\_\_\_

Jannette S. Goodall  
City Clerk



Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943  
3500 McCall Lane  
Austin, Texas 78744

EXHIBIT " \_\_\_\_\_ "

PORTION OF LOT 1, BLOCK A,  
RESUBDIVISION OF LOT 1, BLOCK A,  
AIRPORT COMMERCE SECTION TWO  
(ZONING DESCRIPTION)

**2.766 ACRES**  
**CITY OF AUSTIN, TRAVIS COUNTY**

A DESCRIPTION OF 2.766 ACRES (APPROXIMATELY 120,486 SQ. FT.) IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, RESUBDIVISION OF LOT 1, BLOCK A, AIRPORT COMMERCE SECTION TWO, A SUBDIVISION RECORDED IN DOCUMENT NO. 201400276 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO W2 HILL ACP II LP, IN A DEED RECORDED IN DOCUMENT NO. 2014188001 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.766 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a Mag nail with "Chaparral" washer set in the north right-of-way line of E Ben White Boulevard (right-of-way width varies), recorded in Volume 10563, Page 943 of the Real Property Records of Travis County, Texas, for the southwest corner of said Lot 1, same being the southeast corner of Lot 6, Amended Plat of Lots 5 and 6, Block B, Airport Commerce Park, Section One, a subdivision recorded in Document No. 200200036 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar with "Ward 5811" cap found in said right-of-way line bears South 55°55'17" West, a distance of 446.90 feet;

**THENCE** North 26°26'19" West, with the west line of Lot 1 and the east line of Lot 6, a distance of 252.38 feet to a Mag nail found in the west line of Lot 1, being the northeast corner of Lot 6, same being the southeast corner of Lot 9, Block A, Airport Commerce Park, Section One, a subdivision recorded in Document No. 199900226 of the Official Public Records of Travis County, Texas;

**THENCE** North 26°15'27" West, a distance of 25.26 feet to a Mag Nail with "Chaparral" washer set for the northwest corner of Lot 1, being in the east line of Lot 9, same being the southwest corner of Lot 2, Block A, of said Resubdivision of Lot 1, Block A, Airport Commerce, Section Two, from which a Mag nail found in the west line of said Lot 2, being in the east line of Lot 9, bears North 26°15'27" West, a distance of 65.58 feet;

**THENCE** North 55°51'45" East, with the common line of said Lots 1 and 2, a distance of

379.32 feet to a 1/2" rebar with "Chaparral" cap set in the north line of Lot 1, being the southwest corner of Lot 2;

**THENCE** crossing Lot 1, the following two (2) courses and distances:

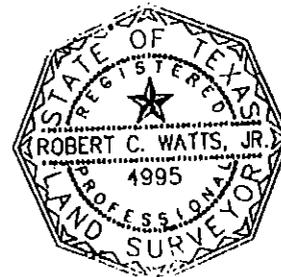
1. North 55°51'45" East, a distance of 39.57 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 34°08'15" East, a distance of 275.59 feet to a 1/2" rebar with "Chaparral" cap set in the north right-of-way line of E Ben White Boulevard, being also the south line of Lot 1, from which a 1/2" rebar with "SA Garza" cap found in said right-of-way line bears North 55°55'17" East, a distance of 245.69 feet;

**THENCE** South 55°55'17" West, with the north line of E Ben White Boulevard, being also the south line of Lot 1, a distance of 456.16 feet to the **POINT OF BEGINNING**, containing 2.766 acres of land, more or less.

Surveyed on the ground April 24, 2014. Bearing Basis: The Texas Coordinate System of 1983, Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 702-002-ZN1.

*Robert C. Watts Jr. 2-17-16*

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



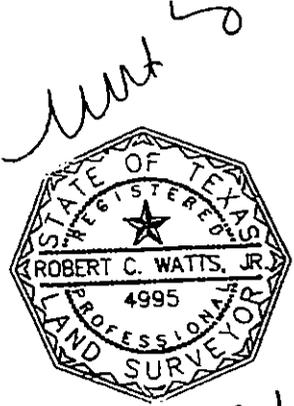
REFERENCES  
TCAD Property ID# 850610  
Grid Map L-18 and M-18

SKETCH TO ACCOMPANY A DESCRIPTION OF 2.766 ACRES (APPROXIMATELY 120,489 SQ. FT.) IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, RESUBDIVISION OF LOT 1, BLOCK A, AIRPORT COMMERCE SECTION TWO, A SUBDIVISION RECORDED IN DOCUMENT NO. 201400276 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO W2 HILL ACP II LP, IN A DEED RECORDED IN DOCUMENT NO. 2014188001 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- ▲ MAG NAIL FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N26°15'27"W	25.26'
L2	N26°15'27"W	65.58'
L3	N55°51'45"E	39.57'



2-17-16

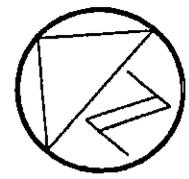
DATE OF SURVEY: 4/24/2014  
 PLOT DATE: 2/17/2016  
 DRAWING NO.: 702-002-ZN1  
 PROJECT NO.: 702-002  
 T.B.P.L.S. FIRM NO. 10124500  
 DRAWN BY: DWC  
 SHEET 1 OF 2

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  
 702-002-ZN1

*Chaparral*

SAGARZA CAP



1" = 100'

LOT 1  
BLOCK A  
RESUBDIVISION OF  
LOT 1, BLOCK A,  
AIRPORT COMMERCE,  
SECTION TWO  
(201400276)

PROPOSED LOT 1A

LOT 2  
BLOCK A  
RESUBDIVISION OF  
LOT 1, BLOCK A,  
AIRPORT COMMERCE,  
SECTION TWO  
(201400276)

2.766 ACRES  
APPROX. 120,489 SQ. FT.  
PROPOSED LOT 1B

LOT 1  
BLOCK A  
RESUBDIVISION OF  
LOT 1, BLOCK A,  
AIRPORT COMMERCE,  
SECTION TWO  
(201400276)

AIRPORT COMMERCE DRIVE  
(90' R.O.W. WIDTH) (199900226)

E BEN WHITE BOULEVARD (S.H. HIGHWAY 71)  
(R.O.W. WIDTH VARIES)  
(10563/943)

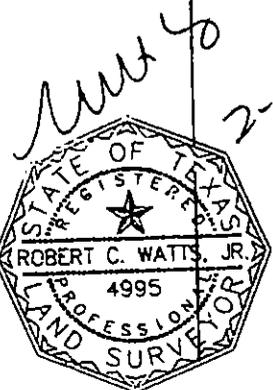
JOHN GLENN WAY  
(R.O.W. WIDTH VARIES)  
(2000144898)

DISCOVERY LANE  
(R.O.W. WIDTH VARIES)  
(2000144898)

LOT 9  
BLOCK A  
AIRPORT COMMERCE PARK,  
SECTION ONE  
(199900226)

LOT 6  
AMENDED PLAT OF  
LOTS 5 AND 6, BLOCK B  
AIRPORT COMMERCE PARK,  
SECTION ONE  
(200200036)

DATE OF SURVEY: 4/24/2014  
PLOT DATE: 2/17/2016  
DRAWING NO.: 702-002-ZN1  
PROJECT NO.: 702-002  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: DWC  
SHEET 2 OF 2



*Mut 5*  
*2-17-16*

**Chaparral**

WARD  
5811

