

ORDINANCE NO. 050310-Z-1

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE 9800-9920 BLOCK OF SOUTH IH-35 SOUTHBOUND SERVICE ROAD, FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) 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 interim rural residence (I-RR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-04-0059, on file at the Neighborhood Planning and Zoning Department, as follows:

A 14.674 acre tract of land, more or less, out of the S.F. Slaughter Survey No. 1, and 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 the 9800-9920 block of south IH-35, southbound service road, in the City of Austin, Travis County, Texas, and 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:

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

Adult oriented businesses	Agricultural sales and services
Bail bond services	Campground
Commercial blood plasma center	Drop-off recycling collection facility
Equipment sales	Exterminating services
Laundry services	Kennels
Monument retail sales	Pawn shop services
Residential treatment	Transitional housing
Transportation terminal	

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

Automotive rentals
Automotive sales
Vehicle storage

Automotive repair services
Automotive washing (of any type)

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

PART 3. This ordinance takes effect on March 21, 2005.

PASSED AND APPROVED

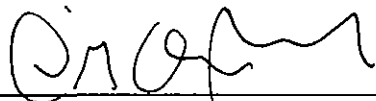
March 10, 2005

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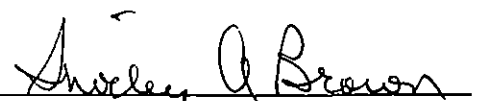
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

C14-04-0059

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

**14.674 ACRES
EDWIN TABB HARRELL**

A DESCRIPTION OF A 14.674 ACRE (639,216 S.F.) TRACT OF LAND OUT OF THE S.F. SLAUGHTER SURVEY NO. 1, AND THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 285.4 ACRE TRACT OF LAND AS CONVEYED TO EDWIN TABB HARRELL BY QUITCLAIM DEED DATED FEBRUARY 13, 1998, AND RECORDED IN VOLUME 13125, PAGE 503 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 14.674 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap set in the east line of the 285.4 acre Harrell tract, being also in the west line of Interstate Highway 35 (IH35) (right-of-way width varies) and being the southeast corner of the herein described tract, from which a 1/2" rebar found bears South 12°57'42" West, a distance of 647.36 feet;

THENCE leaving the west line of Interstate Highway 35, over and across the 285.4 acre Harrell tract, the following two (2) courses:

1. North 65°06'06" West, a distance of 1000.00 feet to a 1/2" rebar with cap set for the southwest corner of the herein described tract;
2. North 12°57'42" East, a distance of 653.00 feet to a 1/2" rebar with cap set in the north line of the 285.4 acre Harrell tract, being also in the south line of a 22.91 acre tract recorded in Volume 12125, Page 101, of the Real Property Records of Travis County, Texas, from which a 1/2" rebar found bears North 65°12'08" West, a distance of 560.11 feet;


THENCE South 65°12'08" East, with the north line of the 285.4 acre Harrell tract, and the south line of the 22.91 acre tract, a distance of 383.45 feet, to a 1/2" rebar found in the north line of the 285.4 acre Harrell tract, being also the southeast corner of the 22.91 acre tract, and the southwest corner of a 5.59 acre tract recorded in Volume 12702, Page 1549, of the Real Property Records of Travis County, Texas;

THENCE South 65°02'21" East, along the north line of the 285.4 acre Harrell tract, and the south line of the 5.59 acre tract, a distance of 616.55 feet to a 1/2" rebar with cap set for the northeast corner of the 285.4 acre Harrell tract, being also the southeast corner of the 5.59 acre tract and in the west line of Interstate Highway 35 (IH35), from which a PK nail found in the center of a Texas Department of Transportation (TxDOT) type I concrete monument (destroyed) bears North 12°57'42" East, 334.20 feet, and South 77°02'21" East, 0.75 feet;

THENCE South 12°57'42" West, along the east line of the 285.4 acre Harrell tract, and the west line of Interstate Highway 35 (IH35), a distance of 300.34 feet to a 1/2" rebar found at TxDOT Station 1300+00, from which a 1/2" rebar found in the east right-of-way line of IH35 bears South 77°03'12" East, a distance of 299.86 feet;

THENCE continuing South 12°57'42" West, along the east line of the 285.4 acre Harrell tract, and the west line of Interstate Highway 35 (IH35), a distance of 352.66 feet to the **POINT OF BEGINNING**, containing 14.674 acres of land, more or less.

Prepared from a survey made on the ground February, 2004. Attachments: Survey Drawing 040-028-BD1. Bearing basis: Grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network


David Klotz
Registered Professional Land Surveyor
State of Texas No. 5428

03/23/04



