

ORDINANCE NO. 20050623-Z009

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 220 RALPH ABLANEDO DRIVE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT FOR TRACT ONE AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT FOR TRACT TWO.

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 districts on the property described in Zoning Case No. C14-05-0045, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From development reserve (DR) district to limited industrial services-conditional overlay (LI-CO) combining district.

A 3.5443 acre tract of land, more or less, out of the William Cannon League Survey No. 19, Abstract No. 6, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and,

Tract Two: From development reserve (DR) district to general commercial services-conditional overlay (CS-CO) combining district.

A 0.4553 acre tract of land, more or less, out of the William Cannon League Survey No. 19, Abstract No. 6, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (the "Property"),

locally known as 220 Ralph Ablanedo Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

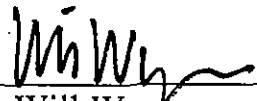
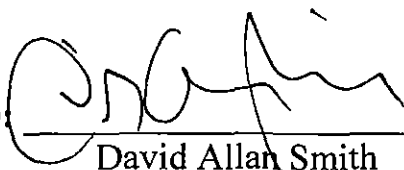
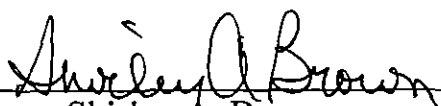
PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. 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 300 trips per day.
2. Basic industry use and resource extraction use are prohibited uses of Tract One.
3. The maximum height of a building or structure is 35 feet from ground level on Tract Two.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on July 4, 2005.

PASSED AND APPROVED

<u>June 23</u> , 2005		§ § §	 Will Wynn Mayor
APPROVED:	 David Allan Smith City Attorney	ATTEST:	 Shirley A. Brown City Clerk

CITY OF AUSTIN
TRACT 1

METCALFE & SANDERS, INC./LAND SURVEYORS

4800 SOUTH CONGRESS
AUSTIN, TEXAS 78745
(512) 442-5363

SURVEYS & RECORDS SINCE 1904

EXHIBIT A
TRACT 1 - LI ZONING

METES AND BOUNDS DESCRIPTION OF A SURVEY OF 3.5443 ACRES OF LAND, A PORTION OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 3.5443 ACRES OF LAND BEING A PORTION OF THAT FOUR (4) ACRE TRACT OF LAND, A PORTION OF THE SAID WILLIAM CANNON LEAGUE SURVEY NO. 19, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS CONVEYED IN A SPECIAL WARRANTY DEED FROM ROY KASTNER TO JAMES M. PALLAS AND BARBARA PALLAS IN VOLUME 8835, PAGE 990, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS SURVEYED FOR JAMES M. PALLAS AND BARBARA PALLAS BY METCALFE & SANDERS, INC., LAND SURVEYORS, 4800 SOUTH CONGRESS AVENUE, AUSTIN, TEXAS, SAID 3.5443 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2" steel pin with plastic cap set at the intersection of the north line of Ralph Ablanado Drive (formerly Slaughter Lane) with the east line of Peaceful Hill Lane for the southwest corner of that Four (4) acre tract of land, a portion of the said William Cannon League Survey No. 19, Abstract No. 6, as conveyed in a Special Warranty Deed from Roy Kastner to James M. Pallas and Barbara Pallas in Volume 8835, Page 990, Real Property Records of Travis County, Texas, said 1/2" steel pin being also set for the northwest corner of that 0.2 of one acre tract of land, a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, as described in a Right of Way Deed from O. E. Schwartz, et ux to Travis County, Texas, in Volume 1317, Page 234, Deed Records of Travis County, Texas, and from which 1/2" steel pin with plastic cap set a 3/4" iron pipe found at the southeast corner of that tract of land dedicated for street widening by the plat of A Resubdivision Of Lot 1 Of A Resubdivision Of A Portion Of R. A. Nowlin's Subdivision, a subdivision of a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, of record in Plat Book 47, Page 35, Plat Records of Travis County, Texas, bears S 89°47'15" W 40.42 feet;

Thence with the north line of Ralph Ablanado Drive and the south line of the said Pallas Four (4) acre tract of land, and being also with the north line of the said Travis County, Texas 0.2 of one acre tract of land, N 89°47'15" E 50.53 feet to a calculated point for the POINT OF BEGINNING and southwest corner of the herein described tract;

(1) THENCE with a line fifty (50) feet east of and parallel with the east line of Peaceful Hill Lane and the west line of the said Pallas Four (4) acre tract of land, N 8°03'55" E 396.46 feet to a calculated point in the north line of the said Pallas Four (4) acre tract of land and the south line of Lot 2, Steel Concepts Park, a subdivision of a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, of record in Plat Book 78, Page 69-70, Plat Records of Travis County, Texas, for the northwest corner of the herein described tract;

(2) THENCE with the north line of the said Pallas Four (4) acre tract of land and the south line of Lot 2 of said Steel Concepts Park, S 89°53'10" E 393.77 feet to a 1/2" steel pin found at the northeast corner of the said Pallas Four (4) acre tract of land and the southeast corner of said Lot 2, Steel Concepts Park, said 1/2" steel pin found being also at an angle point in the west line of that 9.750 acre tract of land, a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, as described in a deed from Robert J. Wilson, Trustee to Slaughter Venture in Document Number 2001053188, Official Public Records of Travis County, Texas, for the northeast corner of the herein described tract;

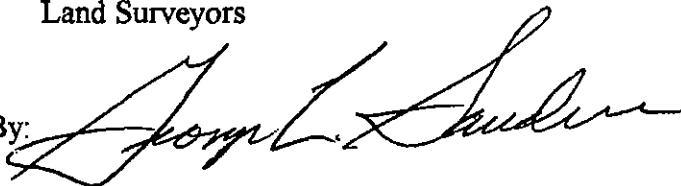
(3) THENCE with the east line of the said Pallas Four (4) acre tract of land and the west line of the said Slaughter Venture 9.750 acre tract of land, S 7°54'15" W 394.03 feet to a 1/2" steel pin with plastic cap found inscribed with RPLS 3963 in the north line of Ralph Ablanado Drive at the southeast corner of the said Pallas Four (4) acre tract of land and the southwest corner of the said Slaughter Venture 9.750 acre tract of land, said 1/2" steel pin with plastic cap found being also the northeast corner of the said Travis County, Texas 0.2 of one acre tract of land and the northwest corner of that 0.22 of one acre tract of land, a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, as described in a Right Of Way Deed from Aubra L. Young, et ux to Travis County, Texas, in Volume 1317, Page 236, Deed Records of Travis County, Texas, for the southeast corner of the herein described tract;

(4) THENCE with the north line of Ralph Ablanado Drive and the south line of the said Pallas Four (4) acre tract of land, and being also with the north line of the said Travis County, Texas 0.2 of one acre tract of land, S 89°47'15" W 395.21 feet to the POINT OF BEGINNING of the herein described tract, containing 3.5443 acres of land.

Note: The plastic caps on the 1/2" steel pins set are inscribed with "M & S 1838".

Metes and Bounds Description Prepared May 19, 2005
From A Survey Completed July 9, 2003

METCALFE & SANDERS, INC.
Land Surveyors

By: 

George L. Sanders
Texas Registered Professional
Land Surveyor No. 1838

Plan 8739B
Ref Plan 8739A
Ref Plan 8739
Ref Plan 9915

FB 887, P 3-10 & DC
FB 827, P 53-57 & DC
FB 789, P 22-29 & DC
FB 764, P 28-45

Job No. 03171.01
Ref Job No. 03143.01
Ref Job No. 95298.01
Ref Job No. 93243.01

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C14-05-0045
TRACT 2

METCALFE & SANDERS, INC./LAND SURVEYORS

4800 SOUTH CONGRESS
AUSTIN, TEXAS 78745
(512) 442-5363

SURVEYS & RECORDS SINCE 1904

EXHIBIT B
TRACT 2 - CS ZONING

METES AND BOUNDS DESCRIPTION OF A SURVEY OF 0.4553 OF ONE ACRE OF LAND, A PORTION OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 0.4553 OF ONE ACRE OF LAND BEING A PORTION OF THAT FOUR (4) ACRE TRACT OF LAND, A PORTION OF THE SAID WILLIAM CANNON LEAGUE SURVEY NO. 19, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS CONVEYED IN A SPECIAL WARRANTY DEED FROM ROY KASTNER TO JAMES M. PALLAS AND BARBARA PALLAS IN VOLUME 8835, PAGE 990, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS SURVEYED FOR JAMES M. PALLAS AND BARBARA PALLAS BY METCALFE & SANDERS, INC., LAND SURVEYORS, 4800 SOUTH CONGRESS AVENUE, AUSTIN, TEXAS, SAID 0.4553 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" steel pin with plastic cap set at the intersection of the north line of Ralph Ablanedo Drive (formerly Slaughter Lane) with the east line of Peaceful Hill Lane for the southwest corner of that Four (4) acre tract of land, a portion of the said William Cannon League Survey No. 19, Abstract No. 6, as conveyed in a Special Warranty Deed from Roy Kastner to James M. Pallas and Barbara Pallas in Volume 8835, Page 990, Real Property Records of Travis County, Texas, said 1/2" steel pin being also set for the northwest corner of that 0.2 of one acre tract of land, a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, as described in a Right of Way Deed from O. E. Schwartz, et ux to Travis County, Texas, in Volume 1317, Page 234, Deed Records of Travis County, Texas, for the POINT OF BEGINNING and southwest corner of the herein described tract, and from which 1/2" steel pin with plastic cap set a 3/4" iron pipe found at the southeast corner of that tract of land dedicated for street widening by the plat of A Resubdivision Of Lot 1 Of A Resubdivision Of A Portion Of R. A. Nowlin's Subdivision, a subdivision of a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, of record in Plat Book 47, Page 35, Plat Records of Travis County, Texas, bears S 89°47'15" W 40.42 feet;

(1) THENCE with the east line of Peaceful Hill Lane and the west line of the said Pallas Four (4) acre tract of land, N 8°03'55" E 396.75 feet to a 1/2" steel pin with plastic cap set at an angle point in the east line of Peaceful Hill Lane for the northwest corner of the said Pallas Four (4) acre tract of land and the southwest corner of that 10' wide strip of land dedicated for street widening by the plat of Steel Concepts Park, a subdivision of a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, of record in Plat Book 78, Page 69-70, Plat Records of Travis County, Texas, for the northwest corner of the herein described tract;

(2) THENCE with a line of Peaceful Hill Lane and the north line of the said Pallas Four (4) acre tract of land, and being also with the south line of the said 10' wide strip of land dedicated for street widening by said plat of Steel Concepts Park and the south line of Lot 2 of

said Steel Concepts Park, S 89°53'10" E at 10.10 feet passing a 1/2" steel pin found at the southeast corner of the said 10' wide strip of land dedicated for street widening by said plat of Steel Concepts Park and the southwest corner of said Lot 2, Steel Concepts Park, in all 50.49 feet to a calculated point, for the northeast corner of the herein described tract;

(3) THENCE crossing the said Pallas Four (4) acre tract of land with a line fifty (50) feet east of and parallel with the east line of Peaceful Hill Lane and the west line of the said Pallas Four (4) acre tract of land, S 8°03'55" W 396.46 feet to a calculated point in the north line of Ralph Ablanado Drive and in the south line of the said Pallas Four (4) acre tract of land and being also in the north line of the said Travis County, Texas 0.2 of one acre tract of land, for the southeast corner of the herein described tract;

(4) THENCE with the north line of Ralph Ablanado Drive and the south line of the said Pallas Four (4) acre tract of land, and being also with the north line of the said Travis County, Texas 0.2 of one acre tract of land, S 89°47'15" W 50.53 feet to the POINT OF BEGINNING of the herein described tract, containing 0.4553 of one acre of land.

Note: The plastic caps on the 1/2" steel pins set are inscribed with "M & S 1838".

Metes and Bounds Description Prepared May 19, 2005
From A Survey Completed July 9, 2003



METCALFE & SANDERS, INC.
Land Surveyors

By:

A handwritten signature in black ink, appearing to read "George L. Sanders", written over a horizontal line.

George L. Sanders
Texas Registered Professional
Land Surveyor No. 1838

Plan 8739B
Ref Plan 8739A
Ref Plan 8739
Ref Plan 9915

FB 887, P 3-10 & DC
FB 827, P 53-57 & DC
FB 789, P 22-29 & DC
FB 764, P 28-45

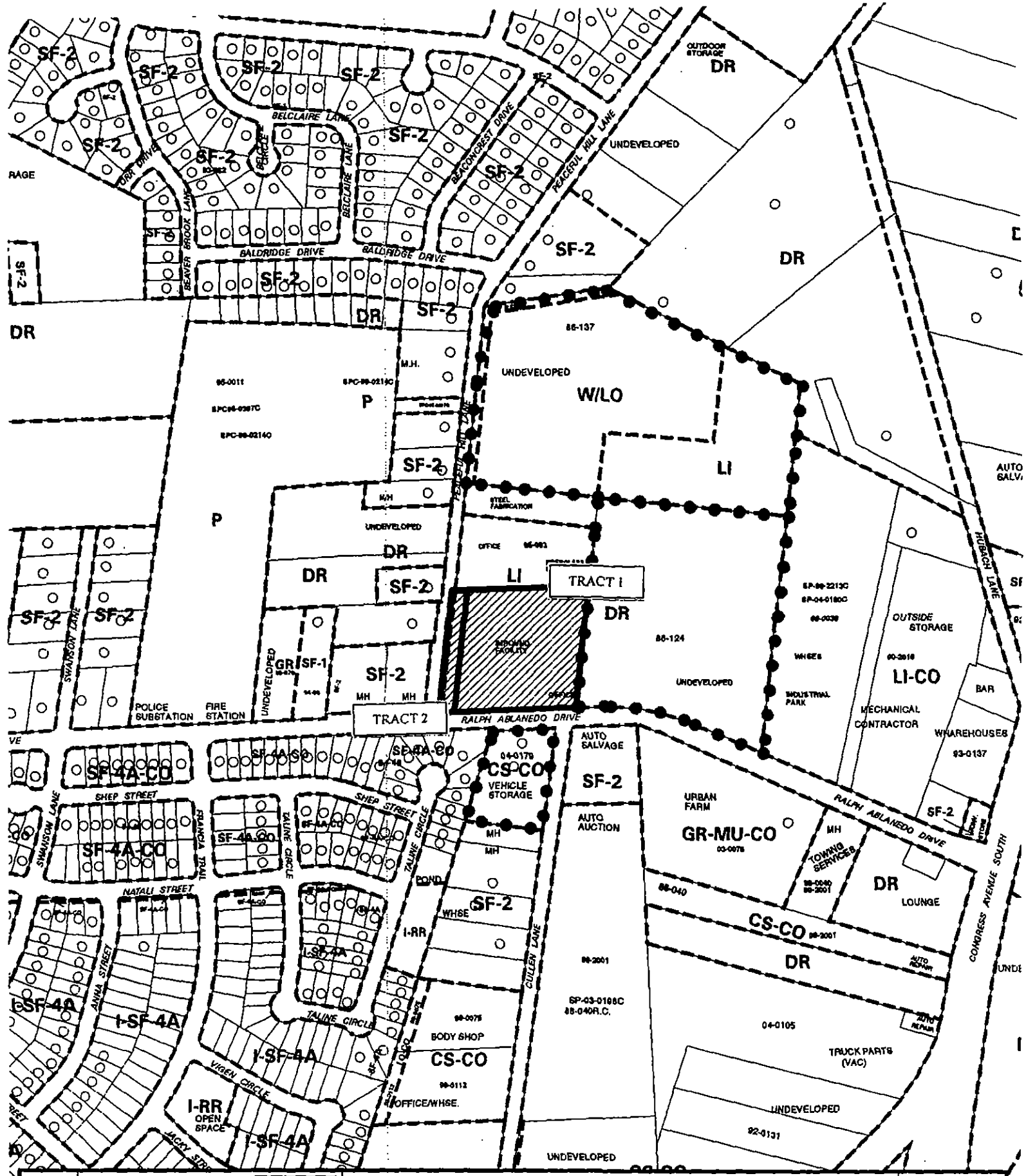
Job No. 03171.01
Ref Job No. 03143.01
Ref Job No. 95298.01
Ref Job No. 93243.01


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MAP OF SURVEY SHOWING MAJOR IMPROVEMENTS - 3,099.6 ACRES
A PORTION OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 8
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
MADE FOR
JAMES M. PALLAS AND BARBARA PALLAS


THIS MAP WAS PREPARED BY THE SURVEYOR OF THE CITY OF AUSTIN, TEXAS, IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF AUSTIN, TEXAS, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, AND IS NOT TO BE CONSIDERED A GUARANTEE OF THE ACCURACY OF THE SURVEY.


LEGEND
1. LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 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422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 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1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 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1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201





 SUBJECT TRACT 

 PENDING CASE 

 ZONING BOUNDARY 

 CASE MGR: W. WALSH

ZONING EXHIBIT C

 CASE #: C14-05-0045

 ADDRESS: 220 RALPH ABLANEDO DR

 SUBJECT AREA (acres): 3.999

 DATE: 05-05

 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 G14