

**ORDINANCE NO. 20050728-075**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2900 NORTH FM HIGHWAY 973 FROM DEVELOPMENT RESERVE (DR) DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-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 development reserve (DR) district to limited industrial services-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-05-0011, on file at the Neighborhood Planning and Zoning Department, as follows:

A 53.5 acre tract of land, more or less, out of a 790 acre tract in Travis County annexed by the City of Austin under Ordinance No. 850718-E, the tract of land being generally described by a boundary survey in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2900 North FM Highway 973, 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:

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.

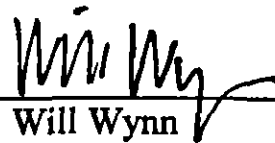
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial services (LI) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 8, 2005.

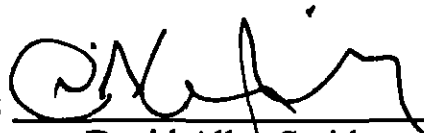
**PASSED AND APPROVED**

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July 28, 2005

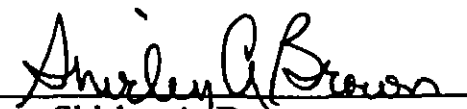
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Will Wynn  
Mayor

**APPROVED:**

\_\_\_\_\_  
  
David Allan Smith  
City Attorney

**ATTEST:**

\_\_\_\_\_  
  
Shirley A. Brown  
City Clerk

## FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART THE RUEBEN HORNSBY SURVEY NO. 17, ABSTRACT 15, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT BEING ALL OF THAT CERTAIN 53.5 ACRE TRACT ANNEXED BY THE CITY OF AUSTIN ON JULY 28<sup>th</sup>, 1985, SAID TRACT MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN 223.009 ACRE TRACT, THAT 62.00 ACRE TRACT, AND THAT 33.359 ACRE TRACT, CONVEYED TO SHUMAKER ENTERPRISES, INC, BY DEEDS OF RECORD IN DOCUMENT NO.2000015026, OFFICIAL PUBLIC RECORDS, VOLUME 13358 PAGE 4309, REAL PROPERTY RECORDS, AND DOCUMENT NO.2003069705, OFFICIAL PUBLIC RECORDS, (RESPECTIVELY), ALL OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT 1 AND LOT 2, PLATT LANE SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 99, PAGE 155, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 53.5 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point in the Westerly line of said 223.009 acre tract, same being the Easterly line of a 48.00 acre tract of land conveyed to William Byrd, for the North corner and the POINT OF BEGINNING of the herein described tract, and from which point, the Northwest corner of said 223.009 acre tract bears N29°51'03"E, 30.00 feet for a Point Of Reference,

THENCE, leaving said line, following a line over upon and across said Shumaker Enterprises, Ltd tracts and Platt Lane Subdivision, the following sixteen (16) courses and distances numbered 1 through 16,

1. S26°46'22"E, 72.95 feet,
2. S22°34'12"E, 66.91 feet,
3. S09°05'49"E, 1282.88 feet,
4. S00°55'56"E, 693.14 feet,
5. S28°26'59"W, 342.31 feet,
6. S12°46'19"W, 291.08 feet,
7. S25°42'06"W, 311.49 feet,
8. S29°18'20"W, 1399.29 feet,
9. S30°53'25"W, 578.16 feet,
10. S31°33'39"W, 365.59 feet,
11. S30°34'13"W, 450.00 feet,
12. S33°39'25"W, 269.68 feet,
13. S37°32'45"W, 433.47 feet,
14. S66°18'34"W, 1528.92 feet,
15. S76°17'16"W, 194.82 feet,
16. S76°33'13"W, 965.81 feet to a point in the South line of said Lot 2, Platt Lane Subdivision, for the Southeasterly corner of the herein described tract,

THENCE, following the Southerly line of said Lot 2, the following three (3) courses and distances numbered 1 through 3,

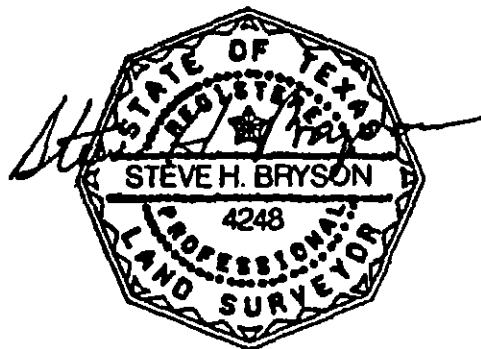
1. N59°44'13"W, 79.15 feet,
2. S67°24'32"W, 119.93 feet,

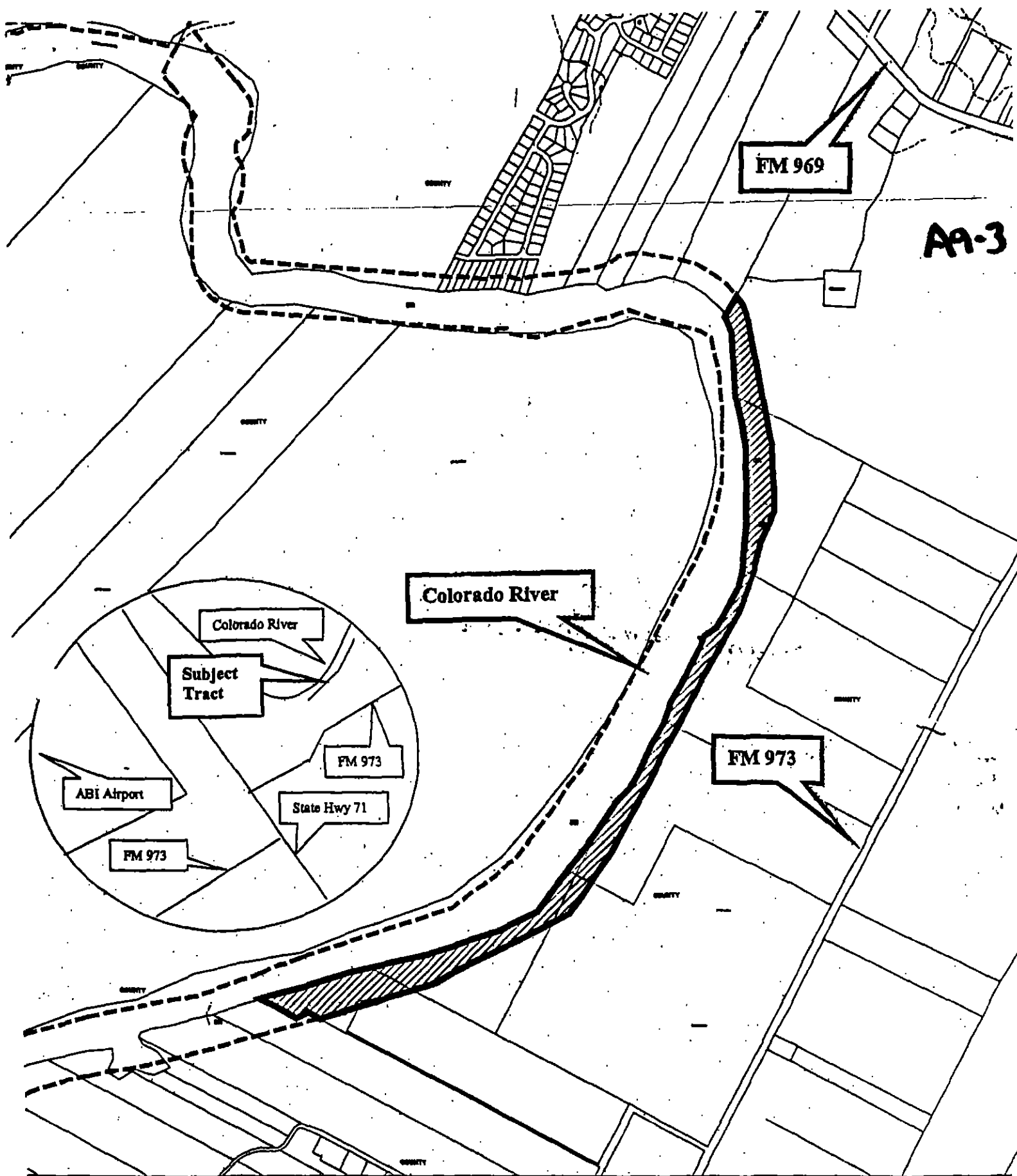
3. N59°43'20"W, 391.46 feet to the most Westerly corner of said Lot 2, said point being on the bank of the Colorado River, for the Southwesterly corner of the herein described tract,

THENCE, following the Westerly line of said Platt Lane Subdivision, and said Shumaker tracts, same being the meanders of the bank of the Colorado River, the following sixty-nine (69) courses and distances numbered 1 through 69,

1. N78°57'22"E, 107.06 feet,
2. N77°12'26"E, 384.74 feet,
3. N74°59'00"E, 369.36 feet,
4. N79°01'35"E, 253.43 feet,
5. S59°44'30"E, 35.11 feet,
6. N72°49'15"E, 548.67 feet,
7. N68°26'38"E, 208.40 feet,
8. N71°10'38"E, 108.01 feet,
9. N76°00'38"E, 109.62 feet,
10. N67°39'38"E, 286.98 feet,
11. N62°59'38"E, 178.80 feet,
12. N55°42'38"E, 159.62 feet,
13. N57°00'38"E, 139.59 feet,
14. N43°39'38"E, 221.69 feet,
15. N43°26'38"E, 113.22 feet,
16. N35°31'38"E, 102.54 feet,
17. S59°46'08"E, 14.01 feet,
18. N31°14'15"E, 441.11 feet,
19. N43°05'33"E, 178.26 feet,
20. N33°03'24"E, 463.12 feet,
21. N42°57'30"E, 100.83 feet,
22. N27°49'59"E, 485.91 feet,
23. S60°04'18"E, 88.50 feet,
24. N29°39'30"E, 137.24 feet,
25. N28°40'39"E, 137.24 feet,
26. N31°37'47"E, 181.65 feet,
27. N27°20'23"E, 208.83 feet,
28. N26°11'37"E, 230.70 feet,
29. N48°06'57"E, 106.42 feet,
30. S81°36'44"E, 43.14 feet,
31. N09°37'53"W, 39.49 feet,
32. N29°39'55"E, 143.46 feet,
33. S13°54'46"E, 39.59 feet,
34. N45°37'24"E, 93.38 feet,
35. N60°28'02"W, 46.22 feet,
36. N21°28'46"E, 112.67 feet,
37. S04°30'48"E, 75.40 feet,
38. N26°52'51"E, 189.97 feet,

39. S70°04'48"W, 69.86 feet,
40. N16°51'12"E, 95.39 feet,
41. N34°15'29"E, 63.77 feet,
42. S14°47'23"E, 47.43 feet,
43. N81°16'16"E, 40.17 feet,
44. N11°00'15"E, 43.66 feet,
45. N14°31'02"W, 79.12 feet,
46. S88°01'55"W, 42.45 feet,
47. N17°41'10"E, 325.56 feet,
48. N11°38'31"E, 293.04 feet,
49. N08°51'06"E, 251.36 feet,
50. N86°17'22"E, 55.26 feet,
51. N62°15'11"W, 51.43 feet,
52. N04°18'03"W, 169.37 feet,
53. N85°11'17"E, 99.71 feet,
54. N06°54'44"W, 72.89 feet,
55. N86°54'31"W, 97.78 feet,
56. N03°52'50"W, 87.59 feet,
57. N05°07'53"W, 224.61 feet,
58. N70°03'09"E, 95.06 feet,
59. N02°21'03"E, 26.00 feet,
60. N83°15'41"W, 92.48 feet,
61. N10°32'35"W, 318.67 feet,
62. N03°29'40"E, 257.48 feet,
63. N86°42'24"E, 41.38 feet,
64. N16°45'30"W, 31.74 feet,
65. N69°18'32"W, 56.09 feet,
66. N12°03'32"E, 215.88 feet,
67. N29°51'03"E, 104.50 feet,
68. N60°08'57"W, 20.00 feet,
69. N29°51'03"E, 138.22 feet to the Point Of Beginning containing 53.5 Acres Of Land.





AA-3

Colorado River

FM 969

FM 973

FM 973





State Hwy 71

Subject Tract

Colorado River

ABI Airport

FM 973

 1" = 1200'	SUBJECT TRACT 	<b>ZONING EXHIBIT B</b>		CITY GRID REFERENCE NUMBER P19
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-05-0011	DATE: 05-01	
	CASE MGR: R.HEIL	ADDRESS: 2900 N FM 973 SUBJECT AREA (acres): 53.500	INTLS: TRC	