

ORDINANCE NO. 20050929-071

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 15996 NORTH IH-35 SERVICE ROAD SOUTHBOUND FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single family residence standard lot (SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-05-0048, on file at the Neighborhood Planning and Zoning Department, as follows:

A 3.068 acre tract of land, more or less, out of the S. McMillan Survey No. 110, 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 15996 North IH-35 Service Road Southbound, 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:

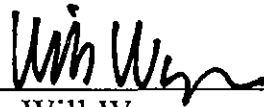


Commercial blood plasma center
Pawn shop services
Adult oriented businesses

2. 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 general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 10, 2005.

PASSED AND APPROVED

_____	§	_____
September 29	§	
, 2005	§	Will Wynn
		Mayor
APPROVED: 	ATTEST: 	
David Allan Smith	Shirley A. Brown	
City Attorney	City Clerk	

3.068 ACRES

These notes describe that certain tract of land located in the S. MCMILLAN SURVEY NO. 110 in Travis County, Texas; subject tract being all of a called "3.0687 Acres" conveyed in a General Warranty Deed from Marvin Krueger, et ux, to Palm Harbor Homes, Inc., dated 5-25-00 and recorded in Document No. 2000089452, of the Official Public Records of Travis County, Texas, (OPRTC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on March 11, 2005; subject tract being more fully described as follows:

BEGINNING at a 1" Iron Pipe found, being the Southeast corner of said "3.0687 Acres", same being in the West Right-of-Way of State Highway No. 35, same being the Northeast corner of a called "5.1142 Acres" conveyed in a General Warranty Deed from Larry Niemann to Coshena III, LTD., dated 12-30-98 and recorded in Volume 13339, Page 187, of the Real Property Records of Travis County, Texas, (RPRTC); same being the Southeast corner of subject tract; "X" Chiseled in Concrete found, bearing South 10°25'11" East, a distance of 246.51 feet, being an exterior corner of said "5.1142 Acres", same being in the West Right-of-Way of State Highway No. 35;

THENCE North 61°34'20" West, with a line for the common line of said "3.0687 Acres" and said "5.1142 Acres", a distance of 457.56 feet, to a ½" Iron Rod found, being the Southwest corner of said "3.0687 Acres", same being the Northwest corner of said "5.1142 Acres", same being in the East Right-of-Way of Three Point Road, same being the Southwest corner of subject tract; "X" Chiseled in Concrete found, bearing South 27°38'39" West, a distance of 477.82 feet, being an exterior corner of said "5.1142 Acres", same being in the East Right-of-Way of Three Point Road;

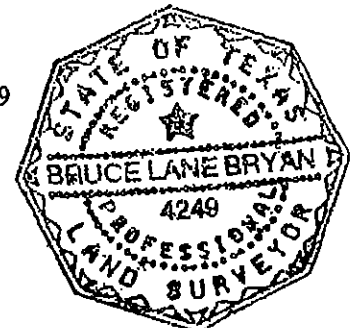
THENCE North 27°39'13" East, with a line for the common line of said "3.0687 Acres" and Three Point Road, a distance of 584.23 feet, to a Concrete Monument found, being in the Northernmost corner of said "3.0687 Acres", same being in the East Right-of-Way of Three Point Road, same being in the West Right-of-Way of State Highway No. 35, same being the Northernmost corner of subject tract;

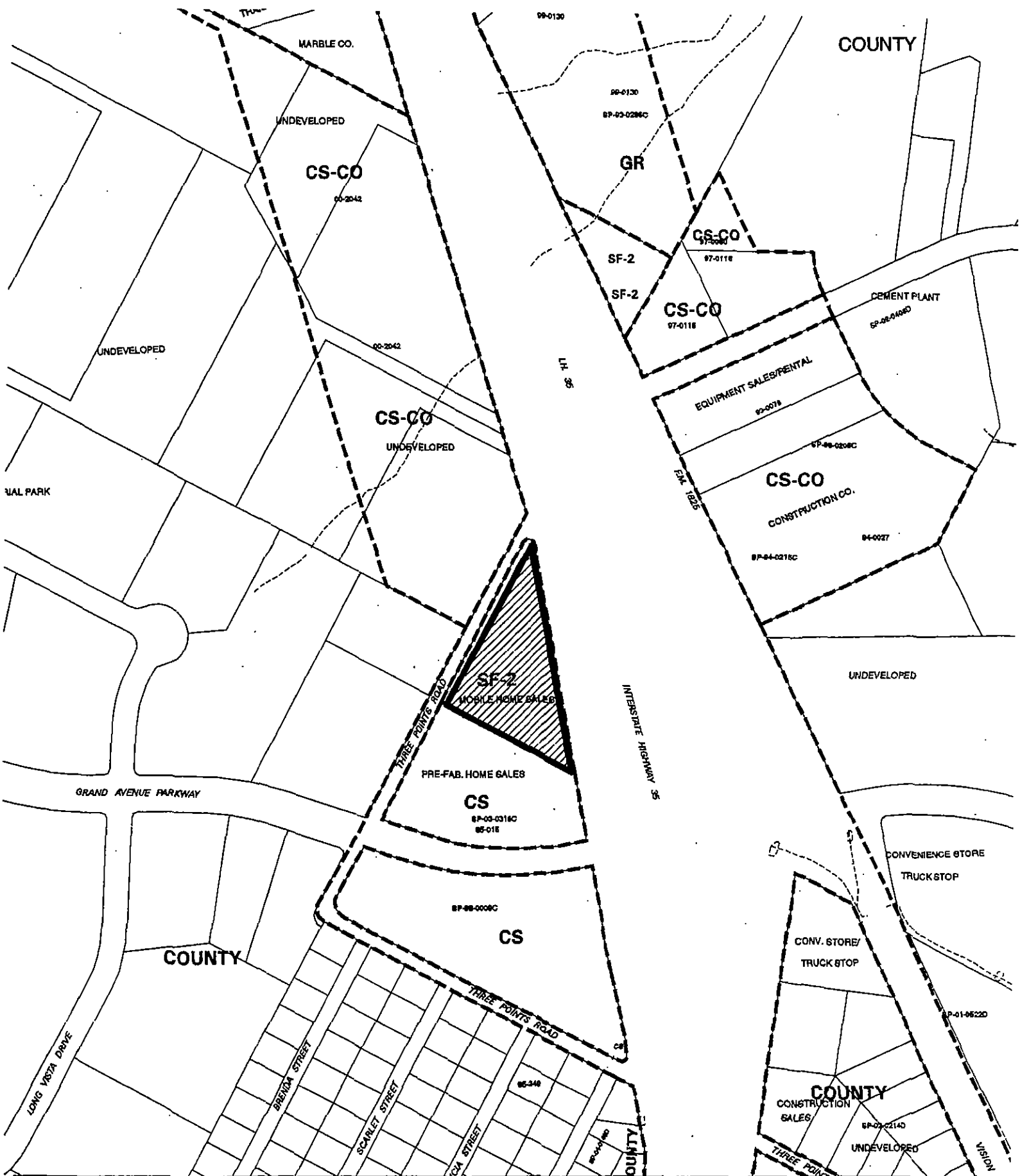
THENCE South 10°07'08" East, with a line for the common line of said "3.0687 Acres" and State Highway No. 35, a distance of 746.93 feet, to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of 3.068 Acres.

Surveyor's Note: Attention is invited to accompanying plat for location of improvements, adjoiners, visible utilities and roadways.


Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249





 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER M38
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-05-0048 ADDRESS: 15996 N I 35 SVC RD SB SUBJECT AREA (acres): 3.068	DATE: 05-04 INTLS: SM	
	CASE MGR: S. GAGER			