

ORDINANCE NO. 20051215-Z018

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10938 RESEARCH BOULEVARD (U.S. HIGHWAY 183) 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. C14-05-0182, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.5003 acre tract of land, more or less, out of the James Rogers Survey in 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 10938 Research Boulevard (U.S. Highway 183) 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:

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 December 26, 2005.

PASSED AND APPROVED

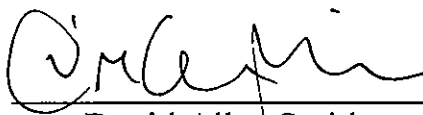
December 15, 2005

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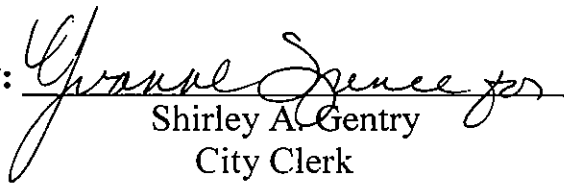
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

CRICHTON AND ASSOCIATES, INC.
LAND SURVEYORS
107 NORTH LAMPASAS
ROUND ROCK, TEXAS
512-244-3395
EXHIBIT A
FIELD NOTES

FIELD NOTES FOR A 0.5003 ACRE TRACT OF LAND OUT OF THE JAMES ROGERS SURVEY IN TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED IN VOL. 5477, PG. 1735, SAVE AND EXCEPT A 0.155 ACRE TRACT CONVEYED TO THE STATE OF TEXAS FOR ADDITIONAL RIGHT-OF-WAY IN VOL. 11795, PG. 837, OFFICIAL RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a ½" iron rod set on the West R.O.W. line of U.S. Highway 183, being the Southeast corner of Lot 2, Stratum Executive Center as recorded in Vol. 89, pg. 150, Plat Records, Travis County, Texas, also being the Northwest corner of the said 0.155 acre tract, the Northeast corner of this tract, and the **POINT OF BEGINNING**.

THENCE S 03° 41' 27" W, with the West R.O.W. line of U.S. Highway 183, 114.10 feet to a ½" iron rod set on the North line of Lot 1, of Taylor & Williams Subdivision, as recorded in Vol. 18, Pg. 47, Plat Records, Travis County, Texas, being the Southwest corner of the said 0.155 acre tract and the Southeast corner of this tract.

THENCE N 62° 36' 16" W, with the North line of the said Taylor & Williams Subdivision, 215.99 feet to a ½" iron rod found being the Southeast corner of Lot 1, Stratum Executive Center II, as recorded in Vol. 91, Pg. 3, Plat Records, Travis County, Texas, also being the Southwest corner of this tract.

THENCE with the East line of said Lot 1, of said Stratum Executive Center II, and the West line of this tract, the following three (3) courses and distances:

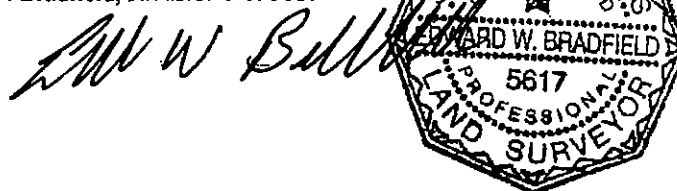
- 1) N 27° 08' 18" E, 23.83 feet to a point.
- 2) N 34° 39' 13" E, 77.59 feet to a ½" iron rod set.
- 3) N 37° 05' 13" E, 29.48 feet to a ½" iron rod found on the South line of said Lot 2 of Stratum Executive Center, being the Northeast corner of said Lot 1, Stratum Executive Center II and the Northwest corner of this tract.

THENCE S 53° 19' 55" E, with the South line of said Lot 2, Stratum Executive Center, and the North line of this tract, 157.52 feet to the **POINT OF BEGINNING** and containing 0.5003 acres of land more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal Sept. 28, 2005.

Edward W. Bradfield, R.P.L.S. No. 5617



Volume/Book/Cabinet _____ at Page(s)/Slide(s) _____ of the Travis _____
County, Texas Plat Records. G.F. # _____ Dated: _____
Ref: _____

LOT 1
(N29°45'E 24.30)
N27°08'18"E
123.83

STRATUM EXECUTIVE CENTER II
VOL. 91 PG. 3

(N39°43'E 29.48)
N37°05'13"E 29.48

LOT 4
0.61

2.3' (N37°13'E 77.59)
N34°39'13"E 77.59

0.5' 0.4'

22.3 58.9 20.3 8.1 25.0 157.52
0.2' 157.52]

1 STORY
WOOD & TIN

16.2 16.7 33.2 57.5

ASPHALT
PAVING

WOOD
STEPS

39.3 19.9 12.2 20.0 48.0 24.3 20.2 1.7

66.0 24.0 59.4 10.4 37.9 13.0 2.0' 11.6' 20.3 114.10 114.10]

N62°36'16"W
(N62°02'W)

215.99
216.31)

LOT 3

TAYLOR & WILLIAMS SUBDIVISION
VOL. 18 PG. 47

LOT 2

10938
RESEARCH
BLVD

48.9

ASPHALT
PAVING

OVALVE

CONC
STEPS

CONC
APRON

WOOD
RAMP

ALUM BLDG
ON BLOCKS

BEARING BASIS

P.O.B.

LOT 1

1.7'

U.S. HIGHWAY 183

RESEARCH BOULEVARD

LOT 2
STRATUM EXECUTIVE CENTER
VOL. 89 PG. 150

NOTE:
NO TITLE COMMITMENT
FURNISHED

SURVEY OF
0.5003 ACRES
OUT OF THE JAMES ROGERS
SURVEY IN TRAVIS COUNTY, TE
BEING THE SAME TRACT CONVE
IN VOL. 5477, PG. 1735, SAVE
AND EXCEPT A 0.155 ACRE TR
CONVEYED FOR ADDITIONAL
RIGHT-OF-WAY IN VOL. 11795
PG. 837, OFFICIAL RECORDS,
TRAVIS COUNTY, TEXAS

For _____ exclusively.

The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflict, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to and from a dedicated roadway.

The property shown hereon is located in Zone "x" Areas outside the 500 year floodplain

as shown on Community Panel Number 480824 0155 E

of the FLOOD INSURANCE RATE MAP prepared for City of Austin

by the Federal Insurance Administration Department, H.U.D. Effective Date: June 18, 1993

This information is based solely on said map and the surveyor does not assume responsibility as to any information provided and does not represent accuracy or inaccuracy of said map.

This survey is copyright 2004 by Crichton and Associates, Inc., and is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with this transaction only.

05 382

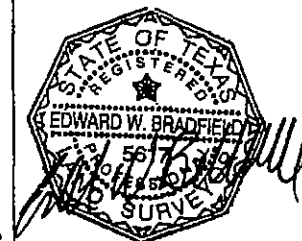
CRICHTON
AND ASSOCIATES INC.
LAND SURVEYORS

107 N. LAMPASAS STREET
ROUND ROCK, TEXAS 78664
(512) 244-3395
FAX (512) 244-9508

LEGEND

- (●) 1/2" IRON P.N. FOUND
 (●) 1/2" IRON P.N. SET
 (▲) N.A. FOUND
 (□) POWER POLE
 (○) GUY WIRE
 (●) WATER METER
 (●) WATER VALVE
 (□) GAS METER
 (□) UTILITY PEDESTAL
 (□) SANITARY SEWER MANHOLE
 (□) CONC. PAD WITH ELEC.
 ---//--- WOOD FENCE
 ---OO--- CHAIN LINK FENCE
 ---X--- WIRE FENCE
 E-----OVERHEAD ELECTR. LINE

() RECORD INFORMATION PER 5477/1735
[] RECORD INFORMATION PER 11705/837



DATE: Sept. 23, 2005

