

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 10812 NORTH FM 620 ROAD FROM SINGLE**
3 **FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO COMMUNITY**
4 **COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from single family residence standard lot (SF-2) district to
10 community commercial-conditional overlay (GR-CO) combining district on the property
11 described in Zoning Case No. C14-2012-0019, on file at the Planning and Development
12 Review Department, as follows:

13
14 A 0.711 acre tract of land, more or less, out of the A.E. Livingston Survey No. 455
15 the tract of land being more particularly described by metes and bounds in Exhibit
16 "A" incorporated into this ordinance (the "Property"),
17

18 locally known as 10812 North FM 620 Road in the City of Austin, Travis County, Texas,
19 and generally identified in the map attached as Exhibit "B".
20

21 **PART 2.** The Property within the boundaries of the conditional overlay combining district
22 established by this ordinance is subject to the following conditions:
23

- 24 A. A site plan or building permit for the Property may not be approved, released,
25 or issued, if the completed development or uses of the Property, considered
26 cumulatively with all existing or previously authorized development and uses,
27 generate traffic that exceeds 2,000 trips per day.
28

29 Except as specifically restricted under this ordinance, the Property may be developed and
30 used in accordance with the regulations established for the community commercial (GR)
31 base district, and other applicable requirements of the City Code.
32
33

PART 5. This ordinance takes effect on _____, 2012.

PASSED AND APPROVED

_____, 2012

§
§
§

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
 Karen M. Kennard Shirley A. Gentry
 City Attorney City Clerk

**CRICHTON AND ASSOCIATES, INC.
LAND SURVEYORS**

**6448 HIGHWAY 290 EAST
SUITE B-105
AUSTIN, TX 78723
512-244-3395 - PHONE
512-244-9508 - FAX**

FIELD NOTES

FIELD NOTES FOR A 0.711 ACRE TRACT OUT OF THE A. E. LIVINGSTON SURVEY NO. 455 IN TRAVIS COUNTY, TEXAS BEING A PORTION OF A TRACT CONVEYED TO JAMES MARTIN IN VOL. 5529 PG. 1196 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a point on the West R.O.W. of F. M. 620 being a point on the East line of a 16.38 acre tract conveyed to EM and CM LLC in Doc. No. 200211385 Official Public Records of Travis County, Texas from which the original Southeast corner of this tract being the centerline of F. M. 620 bears S 67° 36' 00" E, 75.16 for the Southeast corner of this tract and the POINT OF BEGINNING.

THENCE with the common line of said 16.38 acre tract the following three (3) courses:

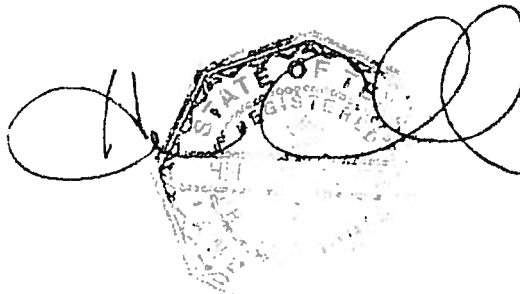
- 1) N 67° 36' 00" W, 239.04 feet to a point for the Southwest corner of this tract.
- 2) N 26° 30' 00" E, 139.48 feet to a point for the Northwest corner of this tract.
- 3) S 63° 59' 00" E, 230.56 feet to a point on the West R.O.W. of F. M. 620 from which the original Northeast corner of this tract being the centerline of F. M. 620 bears S 63° 59' 00" E, 75.11 for the Northeast corner of this tract.

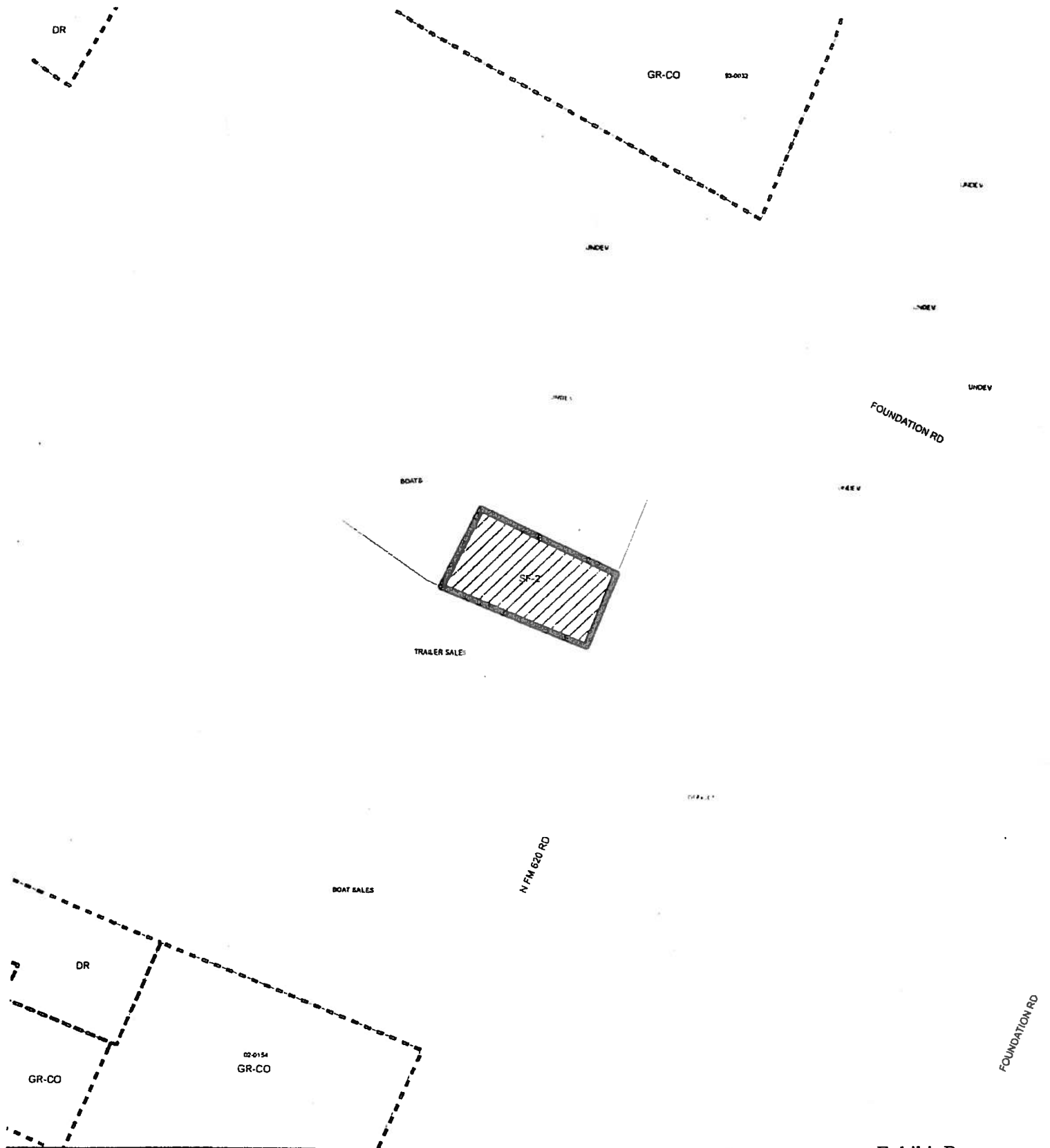
THENCE S 22° 52' 30" E with the West R.O.W. of F. M. 620, 124.58 feet to the POINT OF BEGINNING and containing 0.711 acres more or less.

I hereby certify that the foregoing field notes were prepared from public records and does not represent a survey on the ground and are true and correct to the best of my knowledge and belief.




Witness my hand and seal Feb. 5, 2012

Herman Crichton, R.P.L.S. 4046
12-127





1"=200'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2012-0019

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit B

