

#81

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 8801 ½ SOUTH CONGRESS AVENUE FROM
3 DEVELOPMENT RESERVE (DR) DISTRICT; SINGLE FAMILY RESIDENCE
4 STANDARD LOT (SF-2) DISTRICT; AND, GENERAL COMMERCIAL
5 SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO
6 GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO)
7 COMBINING DISTRICT.

8
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from development reserve (DR) district; single family residence
13 standard lot (SF-2) district; and, general commercial services-conditional overlay (CS-CO)
14 combining district to general commercial services-conditional overlay (CS-CO) combining
15 district on the property described in Zoning Case No. C14-20 2-0092, on file at the
16 Planning and Development Review Department, as follows:

17
18 A 15.052 acre tract of land, more or less out of the F.M. Hodges Survey No. 22 ,
19 Abstract 377 the tract of land being more particularly described by metes and
20 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),
21

22 locally known as 8801 ½ South Congress Avenue in the City of Austin, Travis County,
23 Texas, and generally identified in the map attached as Exhibit "B".
24

25 **PART 2.** The Property within the boundaries of the conditional overlay combining district
26 established by this ordinance is subject to the following condition:
27

28 The following uses are prohibited uses of the Property:
29

Adult-oriented businesses
Vehicle storage

Pawn shop services

30
31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the general commercial services
33 (CS) base district and other applicable requirements of the City Code.
34
35

PASSED AND APPROVED

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APPROVED:

ATTEST:

Shirley A. Gentry
City Clerk



C14-2012-0092

METES AND BOUNDS DESCRIPTION FOR 15.052 ACRES OF LAND IN THE F.M. HODGES SURVEY NO. 22, ABSTRACT 377, TRAVIS COUNTY, TEXAS AND BEING ALL OR PART OF THE FOLLOWING TRACTS OF LAND: 1.98 ACRES RECORDED IN DOCUMENT NO. 2005134626, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, 6.26 ACRES RECORDED IN DOCUMENT NO. 2005134625, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, 3.692 ACRES RECORDED IN DOCUMENT NO. 2010096165, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, 1.866 ACRES RECORDED IN DOCUMENT NO. 2010096164, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, 0.224 ACRES RECORDED IN DOCUMENT NO. 2010096165, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, 0.31 ACRES RECORDED IN DOCUMENT NO. 2004197569, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND 1.789 ACRES RECORDED IN DOCUMENT NO. 2011160684, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

BEGINNING AT AN IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF SOUTH CONGRESS AVENUE (LOOP 275) AT THE NORTHWEST CORNER OF LOT 1, JAMES H. WATSON SUBDIVISION, RECORDED IN BOOK 95, PAGE 389, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE WITH THE EAST RIGHT OF WAY LINE OF SAID SOUTH CONGRESS AVENUE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1. NORTH 02°28'55" WEST, A DISTANCE OF 35.56 FEET TO AN IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR A POINT OF CURVATURE IN THE WEST LINE OF THIS TRACT;**
- 2. ALONG A CURVE TO THE RIGHT IN A NORTHEASTERLY DIRECTION, SAID CURVE HAVING A RADIUS LENGTH OF 740.00 FEET, AN ARC LENGTH OF 619.75 FEET, A DELTA ANGLE OF 47°59'06" AND A CHORD LENGTH OF 601.79 FEET BEARING NORTH 21°30'37" EAST TO AN IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR A POINT OF TANGENCY IN THE WEST LINE OF THIS TRACT;**
- 3. NORTH 45°31'37" EAST, A DISTANCE OF 585.90 FEET TO AN IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR A POINT OF CURVATURE IN THE WEST LINE OF THIS TRACT;**
- 4. ALONG A CURVE TO THE LEFT IN A NORTHEASTERLY DIRECTION, SAID CURVE HAVING A RADIUS LENGTH OF 863.67 FEET, AN ARC LENGTH OF 23.10 FEET, A DELTA ANGLE OF 01°31'57" AND A CHORD LENGTH OF 23.10 FEET BEARING NORTH 44°42'24" EAST TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET FOR THE SOUTHWEST CORNER OF A 1.039 ACRE TRACT RECORDED IN DOCUMENT NO. 2011160685, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND THE NORTHWEST CORNER OF THIS TRACT;**

THENCE SOUTH 50°58'31" EAST WITH THE SOUTH LINE OF SAID 1.039 ACRE TRACT, PASSING ITS SOUTHEAST CORNER AND CONTINUING FOR A TOTAL DISTANCE OF 537.04 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET IN THE WEST RIGHT OF WAY LINE OF INTERSTATE 35 FOR THE NORTHEAST CORNER OF THIS TRACT;



THENCE WITH THE WEST RIGHT OF WAY LINE OF SAID INTERSTATE 35 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1. SOUTH 28°24'03" WEST, A DISTANCE OF 314.14 FEET TO A TXDOT CONCRETE MARKER FOUND FOR A POINT OF DEFLECTION IN THE EAST LINE OF THIS TRACT;**
- 2. NORTH 61°36'35" WEST, A DISTANCE OF 52.00 FEET TO AN IRON ROD FOUND FOR A POINT OF DEFLECTION IN THE EAST LINE OF THIS TRACT;**
- 3. SOUTH 38°48'27" WEST, A DISTANCE OF 696.22 FEET TO AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;**

THENCE NORTH 75°56'19" WEST WITH THE WEST RIGHT OF WAY LINE OF SAID INTERSTATE 35, PASSING SAID RIGHT OF WAY LINE AND THE NORTHEAST CORNER OF SAID LOT 1, JAMES H. WATSON SUBDIVISION AND CONTINUING WITH THE NORTH LINE OF SAID LOT 1 FOR A TOTAL DISTANCE OF 452.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.052 ACRES OF LAND, MORE OR LESS.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (CORS).

I, AARON S. BURRELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5689, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND ATTACHED EXHIBIT ARE BASED ON AN ACTUAL ON THE GROUND SURVEY UNDER MY DIRECT SUPERVISION AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



AARON S. BURRELL, R.P.L.S. #5689
G&R SURVEYING, LLC
STATE OF TEXAS
JULY 19, 2012

SEE ATTACHED EXHIBIT

G&R SURVEYING PROJECT NO. 11242

1805 Ouida Drive, Austin, TX 78728
Phone (512)267-7430 • Fax (512)836-8385

NOTES:

BEARINGS ARE BASED ON THE TEXAS
COORDINATE SYSTEM, NAD 83,
CENTRAL ZONE.

INFORMATION SHOWN HEREON IS
BASED ON SURVEYS PERFORMED
SEPTEMBER 2011 AND MARCH 2012.

P.R.T.C. = PLAT RECORDS, TRAVIS
COUNTY, TEXAS

D.R.T.C. = DEED RECORDS, TRAVIS
COUNTY, TEXAS

O.P.R.T.C. = OFFICIAL PUBLIC
RECORDS, TRAVIS COUNTY, TEXAS

9.859 ACRES
PORTION OF 11.615 ACRE TRACT
VOL.2401 PG.576
D.R.T.C.
&
PORTION OF 0.287 ACRES TRACT
DOC. NO. 2011047352
O.P.R.T.C.

(GLORIA GWENDOLYN SHOUSE)

F.M. HODGES SURVEY NO. 22
ABSTRACT 377

1.039 ACRE TRACT
DOC. NO. 2011160685
O.P.R.T.C.
(LAURIE MIESCH)

FD TXDOT DISK IN CONC.

REMAINDER OF
1.98 ACRE TRACT
DOC. NO. 2005134626
O.P.R.T.C.

(AGGIEGO AUSTIN LTD)

REMAINDER OF
0.31 ACRE TRACT
DOC. NO. 2004197569
O.P.R.T.C.
(AGGIEGO AUSTIN LTD)

N 45°31'57" E
585.90'

N 50°58'31" W 537.04'

SET 1" IRON ROD

1.789 ACRE TRACT
DOC. NO. 2011160684
O.P.R.T.C.
(AGGIEGO AUSTIN LTD)

FD 1" IRON ROD
W/TXDOT ALUM. CAP

0.224 ACRE TRACT
DOC. NO. 2010096165
O.P.R.T.C.
(AGGIEGO AUSTIN LTD)

REMAINDER OF
1.866 ACRE TRACT
DOC. NO. 2010096164
O.P.R.T.C.
(AGGIEGO AUSTIN LTD)

REMAINDER OF
3.692 ACRE TRACT
DOC. NO. 2010096165
O.P.R.T.C.
(AGGIEGO AUSTIN LTD)

S 58°48'27" W 696.22'

LOT 1
JAMES H. WATSON SUBD.
BOOK 95 PAGE 389
P.R.T.C.

N 75°56'19" W 452.75'

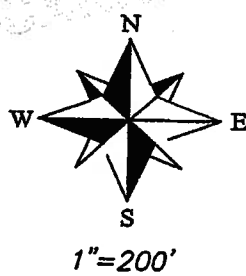
INTERSTATE HIGHWAY 35
(VARIABLE RIGHT OF WAY)

SOUTH CONGRESS AVENUE
(120' RIGHT OF WAY)

WEST SLAUGHTER LANE

LINE	BEARING	DISTANCE
L1	N 02°28'55" W	35.56'
L2	N 61°36'35" W	52.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	740.00'	619.75'	47°59'06"	N 21°30'37" E	601.79'
C2	863.67'	23.10'	01°31'57"	N 44°42'24" E	23.10'



SHEET

1

1

AGGIEGO
AUSTIN
LTD

PLOTTING SCALE: 1" = 200'

DRAWN BY: A.S.B.

REVIEWED BY: D.R.S.

PROJECT NO: 11242

FILE: L:\11242\DWG\11242-GR-PHS-1-

DATE: JULY 18, 2012

GR
SURVEYING, LLC

1805 OLIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 247-7430
FAX: (512) 836-8385

15.052 AC. TRACT
F.M. HODGES SURVEY NO. 22,
ABSTRACT 377,
TRAVIS COUNTY, TEXAS

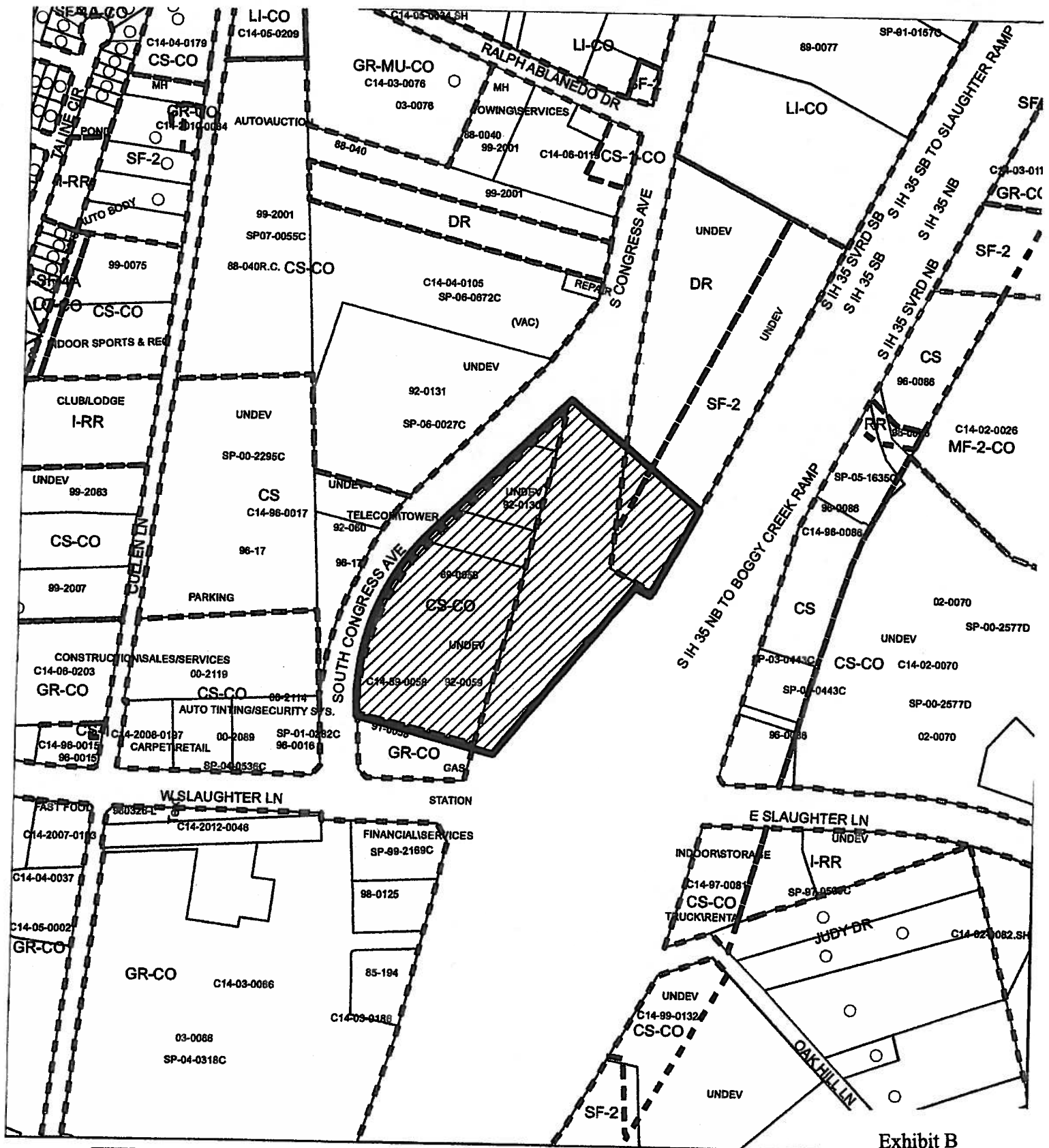


Exhibit B

N

 1" = 400'

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.

