

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 9101-9201 SOUTH IH 35 SERVICE ROAD
3 NORTHBOUND FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL
4 OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL
5 SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.
6

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

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from general commercial services-conditional overlay (CS-CO)
11 combining district to general commercial services-conditional overlay (CS-CO) combining
12 district on the property described in Zoning Case No. C14-2013-0009, on file at the
13 Planning and Development Review Department, as follows:
14

15 A 1.88 acre tract of land, more or less, out of the Santiago Del Valle Ten League
16 Grant the tract of land being more particularly described by metes and bounds in
17 Exhibit "A" incorporated into this ordinance (the "Property"),
18

19 locally known as 9101-9201 South IH 35 Service Road Northbound in the City of Austin,
20 Travis County, Texas, and generally identified in the map attached as Exhibit "B".
21

22 PART 2. The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:
24

- 25 A. A site plan or building permit for the Property may not be approved, released,
26 or issued, if the completed development or uses of the Property, considered
27 cumulatively with all existing or previously authorized development and uses,
28 generate traffic that exceeds 2,000 trips per day.
29
- 30 B. Vehicular access from the Property to Oak Hill Lane is prohibited until the
31 street is improved in accordance with the Transportation Criteria Manual. Until
32 said improvements have been completed, all vehicular access to the Property
33 shall be from other adjacent public streets or through other adjacent property.
34
- 35 C. A 15-foot wide vegetative buffer shall be provided and maintained along the
36 western property line adjacent to IH 35. Improvements permitted within the
37 buffer zone are limited to drainage, underground utility improvements or those

C14-2013-0009

HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084
www.hciaustin.com

EXHIBIT " "

AREA TO BE RE-ZONED

FIELD NOTE DESCRIPTION OF 1.88 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (5.945 ACRE) TRACT OF LAND, TO BE RE-ZONED, AS CONVEYED TO NL LAND HOLDINGS, LTD. BY WARRANTY DEED RECORDED IN DOCUMENT No. 2007021160 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a chiseled X mark set in the East right-of-way line of Interstate Highway No. 35 at the point of intersection with the South line of a street locally known as Oak Hill Lane for the northerly Northwest corner of that certain (5.945 acre) tract of land as conveyed to NL Land Holdings, Ltd. by Warranty Deed recorded in Document No. 2007021160 of the Official Public Records of Travis County, Texas, and being the Northwest corner and **PLACE OF BEGINNING** of the herein described tract of land to be re-zoned, and from which a broken concrete monument found for an angle point in the East right-of-way line of Interstate Highway No. 35 bears N 31 deg. 56' 02" E 79.93 ft.;

THENCE leaving the East right-of-way line of Interstate Highway No. 35 with the North line of said NL Land Holdings (5.945 acre) tract and with a South line of Oak Hill Lane, N 72 deg. 35' 00" E 191.22 ft. to a 1/4" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Northeast corner of said NL Land Holdings (5.945 acre) tract and being the Northeast corner of this tract to be re-zoned;

THENCE with the East line of said NL Land Holdings (5.945 acre) tract and with the West line of Oak Hill Lane, S 41 deg. 15' 55" E 78.80 ft. to a point for the Southeast corner of this tract to be re-zoned;

THENCE crossing the interior of said NL Land Holdings (5.945 acre) tract with a line two-hundred feet (200') from and parallel with the East right-of-way line of Interstate Highway No. 35, S 31 deg. 56' 02" W 531.42 ft. to a point in the West line of said NL Land Holdings (5.945 acre) tract and being the Southwest corner of this tract to be re-zoned;

end of Page 1

SCANNED

Exhibit A

Page 2 of 2

1.88 ACRES – Area to be Re-Zoned

THENCE with the West line of said NL Land Holdings (5.945 acre) tract, the following two (2) courses;

- 1) N 13 deg. 00' 00" W 107.91 ft.;
- 2) N 17 deg. 44' 00" W 162.39 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the East right-of-way line of Interstate Highway No. 35 for the Northwest corner of said NL Land Holdings (5.945 acre) tract and being the Northwest corner of this tract to be re-zoned;

THENCE with the East right-of-way line of Interstate Highway No. 35, N 31 deg. 56' 02" E 227.63 ft. to the PLACE OF BEGINNING, containing 1.88 acres of land.

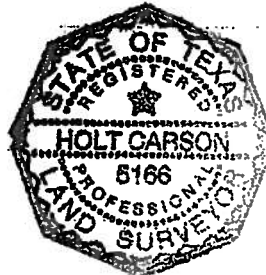
PREPARED: February 11, 2013



Holt Carson

Registered Professional Land Surveyor No. 5166

see accompanying sketch: C 812028



REFERENCES:

TCAD Parcel No. 04 3209 04 01

City of Austin Grid: G13

SCANNED

SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF

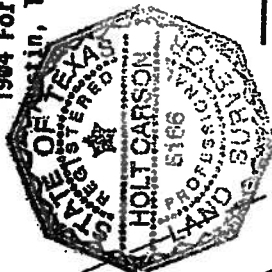
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PREPARED: February 11, 2013

BY:

[Signature]

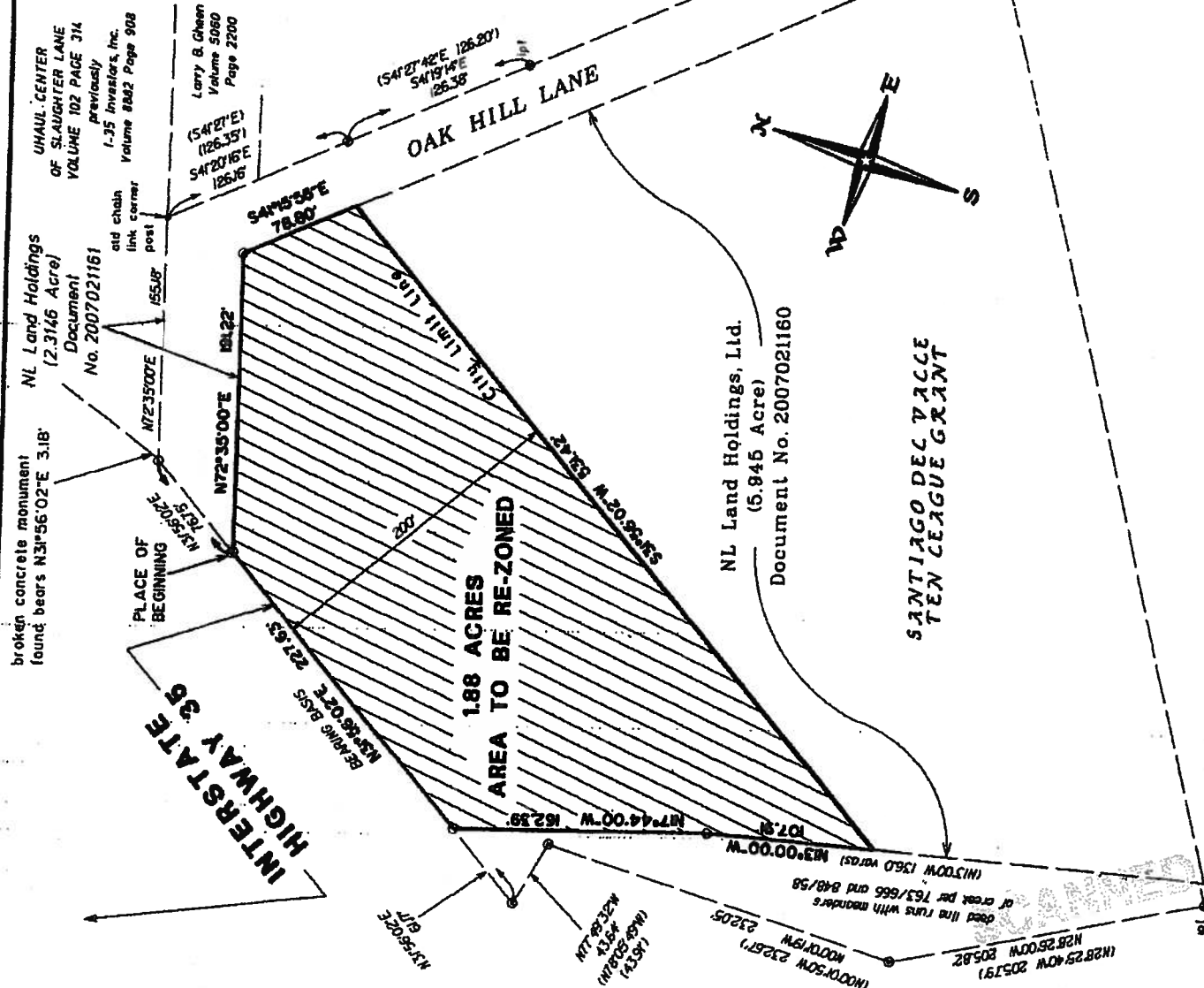
Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704

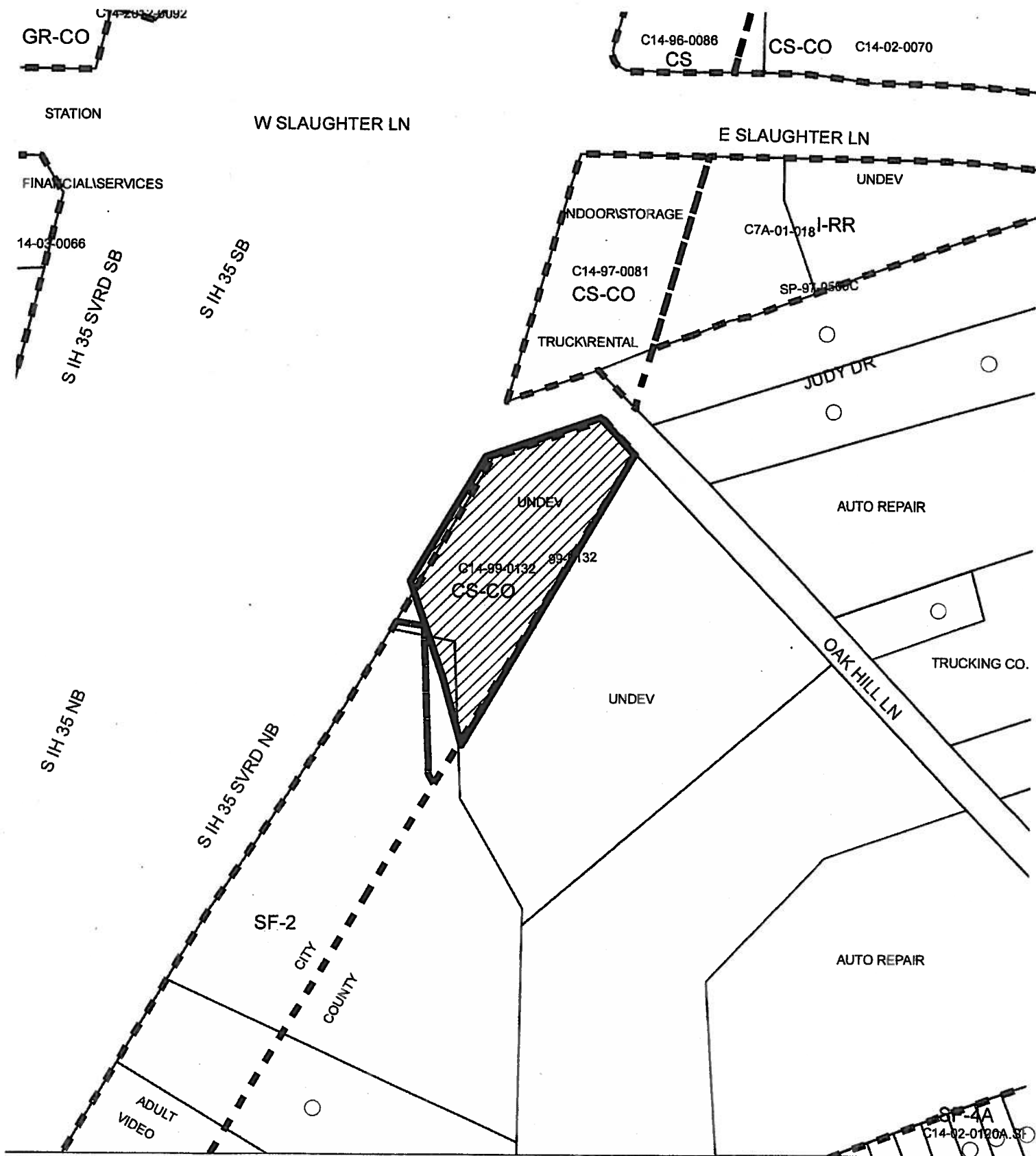





SCALE: 1" = 100'

LEGEND

- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ⊙ 1/2" Iron Rod Found with Plastic Cap Marked "Delta"
- 1/2" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
- Calculated Point
- Chiseled "X" Set





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2013-0009

1" = 200'

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 information by the City of Austin regarding specific accuracy or completeness.

Exhibit B

