

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 1640 SOUTH INTERSTATE HIGHWAY 35 IN THE  
3 SOUTH RIVER CITY NEIGHBORHOOD PLAN AREA FROM COMMUNITY  
4 COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-CO-  
5 NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-  
6 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING  
7 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 community commercial-conditional overlay-neighborhood  
13 plan (GR-CO-NP) combining district to general commercial services-conditional overlay-  
14 neighborhood plan (CS-CO-NP) combining district on the property described in Zoning  
15 Case No. C14-2012-0100, on file at the Planning and Development Review Department, as  
16 follows:

17  
18 1.46 acre tract of land, more or less, out of the Santiago Del Valle Grant, the tract  
19 of land being more particularly described by metes and bounds in Exhibit "A"  
20 incorporated into this ordinance (the "Property"),

21  
22 locally known as 1640 1640 South Interstate Highway 35 in the City of Austin, Travis  
23 County, Texas, and generally identified in the map attached as Exhibit "B".

24  
25 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
26 Property may be developed and used in accordance with the regulations established for the  
27 general commercial services (CS) base district and other applicable requirements of the  
28 City Code.

29  
30 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
31 established by this ordinance is subject to the following conditions:

- 32  
33 A. Vehicular access to and from the Property along Woodland Drive shall be by a  
34 limited function driveway that allows a right-in and left-out movement only.  
35  
36 B. A ten-foot wide vegetative buffer shall be provided and maintained along and  
37 adjacent to Woodland Drive and IH-35. Improvements permitted within the

1 buffer zone are limited to drainage, underground utility improvements or those  
2 improvements that may be otherwise required by the City of Austin or  
3 specifically authorized in this ordinance.  
4

5 C. Hazardous, toxic, reactive and flammable materials, as defined by City Code,  
6 may not be received, produced or stored by any business entity on the premises  
7 other than in quantities necessary for a lessee's use or facility maintenance.  
8

9 D. The following uses are prohibited uses of the Property:  
10

Adult-oriented business	Agricultural sales and services
Automotive sales	Automotive washing (of any type)
Automotive Rentals	Bail bond services
Building maintenance services	Campground
Commercial blood plasma center	Commercial off-street parking
Construction sales and services	Drop-off recycling collection facility
Electronic prototype assembly	Electronic testing
Equipment repair services	Equipment sales
Exterminating services	Laundry Services
Limited warehousing and distribution	Maintenance and service facilities
Pawn shop services	Transitional housing
Vehicle storage	Veterinary services

11  
12 Except as specifically restricted under this ordinance, the Property may be developed and  
13 used in accordance with the regulations established for the general commercial services  
14 (CS) base district and other applicable requirements of the City Code.  
15

16 **PART 4.** The Property is subject to Ordinance No. 20050929-Z003 that established the  
17 South River City neighborhood plan combining district.  
18  
19

1 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2013.

2  
3  
4 **PASSED AND APPROVED**

5  
6  
7  
8 \_\_\_\_\_, 2013

§  
§  
§

9  
10 Lee Leffingwell  
Mayor

11  
12  
13 **APPROVED:** \_\_\_\_\_

14 Karen M. Kennard  
City Attorney

15 **ATTEST:** \_\_\_\_\_

Jannette S. Goodall  
City Clerk

**FIELD NOTES**  
**ZONING FOR 1.465-ACRE TRACT**

LEGAL DESCRIPTION FOR 1.465 ACRE OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A 2.30-ACRE TRACT OF LAND AS CONVEYED TO WOODLAND I-35, L.P. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2004107028 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.465-ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the intersection of the west right-of-way line of Interstate Highway No. 35 and the north right-of-way line of Woodland Avenue, said iron rod found also being the southeast corner of the above described Woodland I-35, LP 2.30-acre tract, for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the north right-of-way line of said Woodland Avenue, N62°40'13"W a distance of 171.21 feet to a calculated point for the southwest corner of this tract, from which a ½" iron rod found bears N62°40'13"W a distance of 62.31 feet;

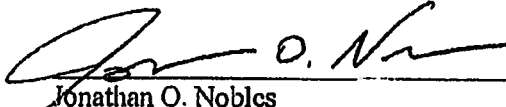
THENCE N27°41'23"E a distance of 367.43 feet to a calculated point on the north line of said Woodland I-35, LP 2.30-acre tract, from which a 1" iron pipe found bears N62°43'34"W a distance of 100.00 feet;

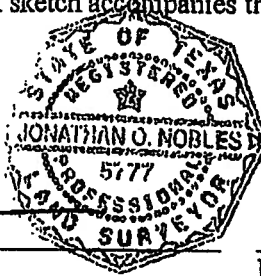
THENCE, with the north line of said Woodland I-35, LP 2.30-acre tract S62°43'34"E a distance of 191.31 feet to a 1" iron pipe found on the west right-of-way line of said Interstate Highway No. 35 at the northeast corner of said Woodland I-35, LP 2.30-acre tract, for the northeast corner of this tract;

THENCE, with the west right-of-way line of said Interstate Highway No. 35, S35°26'00"W a distance of 189.04 feet to a 5/8" iron rod found at an angle point;

THENCE, continuing with the west right-of-way line of said Interstate Highway No. 35, S25°58'58"W a distance of 180.51 feet to the POINT OF BEGINNING, and containing 1.465 acres (63,813 square feet) of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying from a survey made on the ground on July 26, 2012 and are true and correct to the best of my knowledge. This document was prepared under 22 TAC §663.21 and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. A sketch accompanies this description.

  
Jonathan O. Nobles  
Registered Professional Land Surveyor No. 5777

  
Date 7/30/2012

Client: Reagan National Advertising of Austin, Inc.  
Date: July 30, 2012  
Job No.: 0A455-063-00  
FB: 633/52  
File: J:\Projects\A455...\A455-063...\Survey\Legal\A455-063 Zoning-FN.doc

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 100'

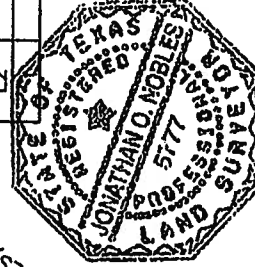
## LEGEND

- 1" IRON PIPE FOUND
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ▲ BOAT SPIKE FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION

## BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS  
STATE PLANE COORDINATE SYSTEM, NAD 83,  
TEXAS CENTRAL ZONE. COORDINATES AND  
DISTANCES SHOWN ARE SURFACE VALUES.

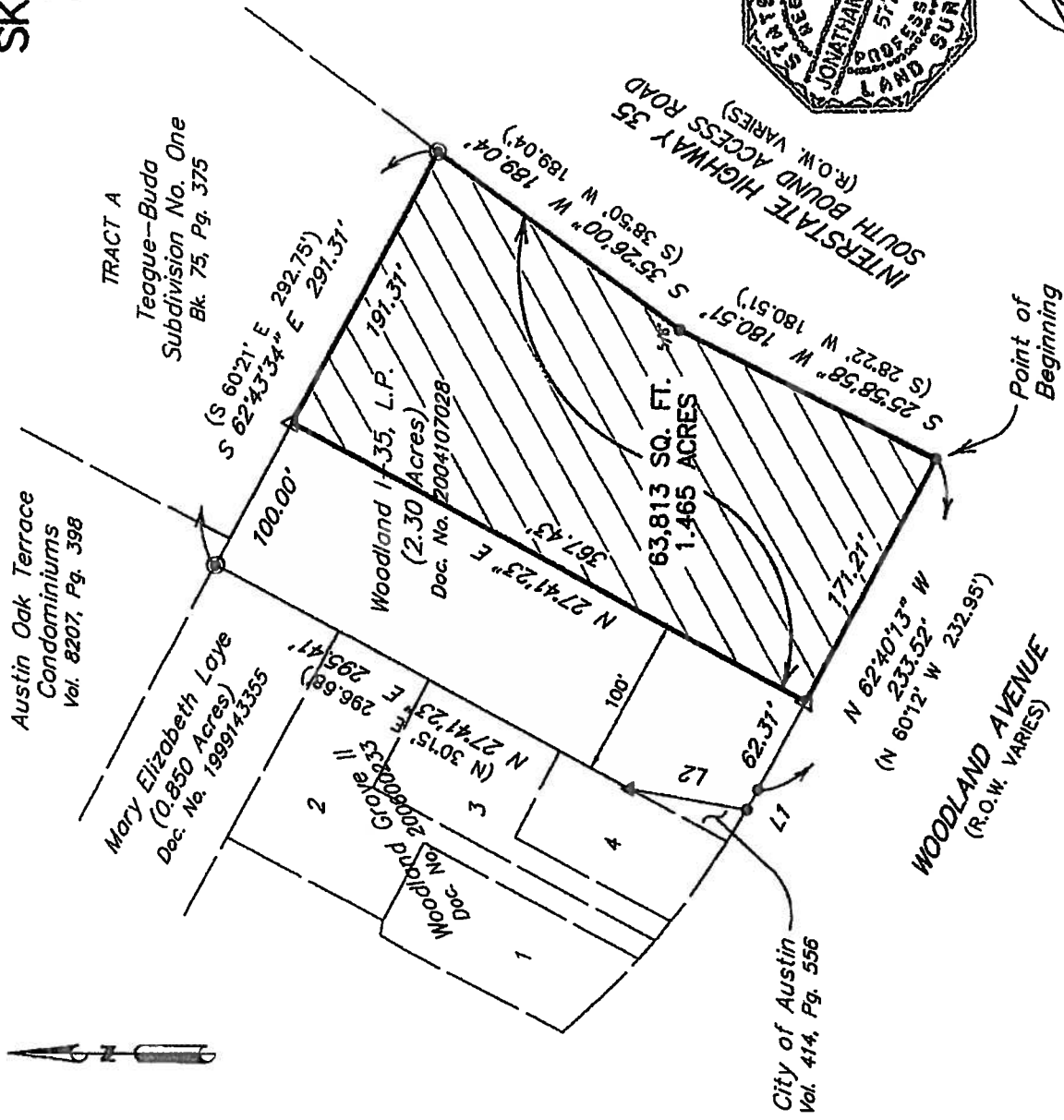
LINE	BEARING	DISTANCE
L1	N 61°59'41" W	14.29'
	(N 59°27' W)	(14.28')
L2	N 09°34'58" E	75.33'
	(N 10°16' E)	(75.71')



*Jonathan Nobles*  
7/3/2012

**terra firma** LAND SURVEYING

1701 Directors Building, Suite 400 Austin, Texas 78744 512/328-0073 Fax 512/445-3306



Client: Rangan National Advertising of Austin, Inc.  
Date: July 30, 2012  
Office: C. O'Brien, J. Nobles, M. Carney  
Drawn: R. Meyer, D. Smith, S. Berger, B. Rigby  
F.S.: 629/23  
Job No: 04455-063-001531  
Disk: 4 Projects\4455\4455-063\Survey\Draw Files\4455-063-Zoning Sketch.dwg  
4 Projects\4455\4455-063\Survey\Point Files\4455-063.dwg

