

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13033 FARM TO MARKET ROAD 2769 FROM DEVELOPMENT RESERVE (DR) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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 development reserve (DR) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-2013-0050, on file at the Planning and Development Review Department, as follows:

2.25 acre tract of land, more or less, out of the Samuel Blackey Survey, Abstract No. 32 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 13033 Farm to Market Road 2769 in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

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

- A. 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.
- B. Vehicular access from the Property to Hudson Circle is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on _____, 2013.
2
3

4 **PASSED AND APPROVED**
5

6 §
7 §
8 _____, 2013 § _____
9

10 Lee Leffingwell
11 Mayor
12

13 **APPROVED:** _____ **ATTEST:** _____
14 Karen M. Kennard Jannette S. Goodall
15 City Attorney City Clerk

AUGUST 1, 2013
CLIENT: DONALDSON
COA GRID D-38

JOB NO. 1490-02

FIELD NOTE NO. 1490-01
PROJECT: 2.256 ACRES ANDERSON MILL ROAD

FIELD NOTES

A DESCRIPTION OF 2.256 ACRES OF LAND SITUATED IN THE SAMUEL BLACKKEY SURVEY ABSTRACT NO. 32, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2.261 ACRES OF LAND CONVEYED TO JOHN J. THOMAS AND WIFE, PENNY J. THOMAS BY DEED RECORDED IN DOCUMENT NO. 1999138232 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 2.256 ACRES AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with plastic cap marked "RL SURVEYING RPLS 4532" set for the northeast corner of the said 2.261 acres and the northwest corner of that certain 0.741 acre designated Tract 2 in a Special Warranty Deed to Twin Creeks Holdings, Ltd. recorded in Document No. 2000116695 of said Official Public Records, on the south right-of way (R.O.W.) line of R.M. Highway No. 2769 (110 foot wide R.O.W.) also known as Anderson Mill Road from which a one (1) inch iron rod in concrete found at a point of curvature on the south R.O.W. line of said R.M. 2769 at highway station 326+87.25 bears N66°36'31"E, 116.76 feet;

THENCE along the northeast lines of said 2.261 acres the southwest lines of said 0.741 acre the following two (2) courses:

1. S46°29'37"E, 113.34 feet to a 1/2 inch iron pipe found, and
2. N77°02'23"E, 79.71 feet to a 3/8 inch iron rod found;

THENCE, departing said northeast lines and said southwest lines, along the south line of said 2.261 acres and the north line of that certain property conveyed to Edwin Neal Hudson by deed recorded in Volume 12095, Page 4621 of the Deed Records of said County the following three (3) courses:

1. S30°17'06"W, 136.09 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING RPLS 4532" set,
2. S29°46'16"W, 132.38 feet to a 5/8 inch iron rod found, and

3. S55°06'00"W, 169.44 feet to a 1/2 inch iron rod found at the most southerly corner of said 2.261 acres on the east line of that certain property conveyed to Travis County, Texas by deed recorded in Document No. 2007138740 of the Official Public Records of said county;

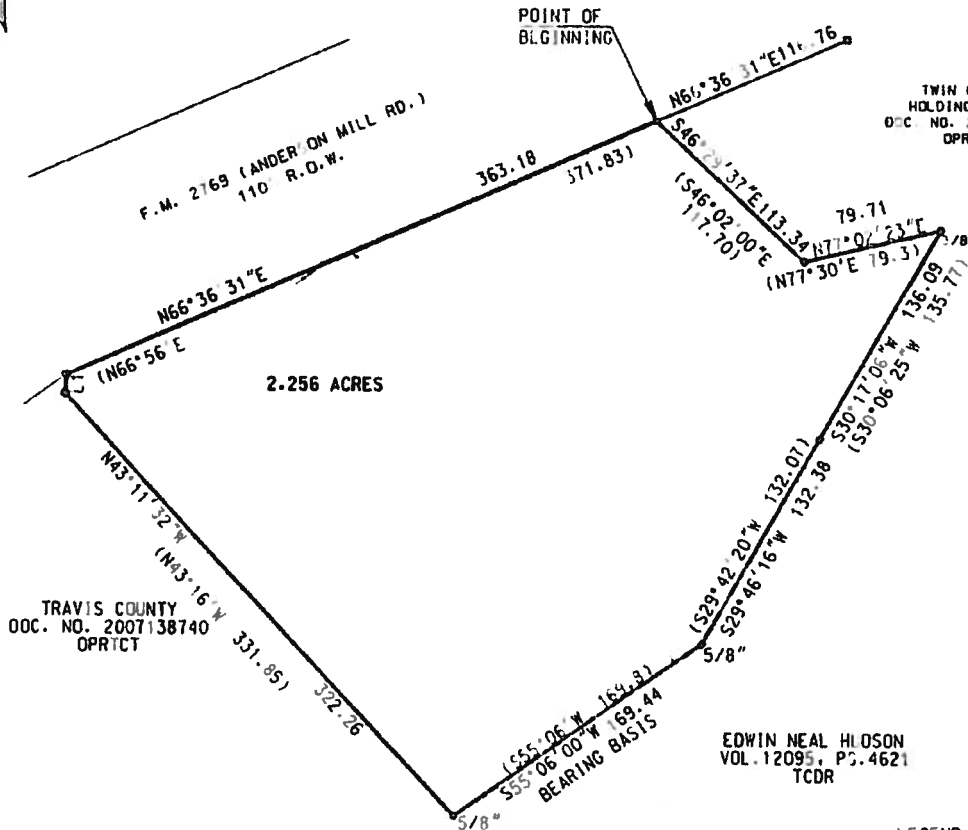
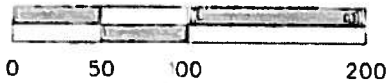
THENCE, departing the south line of said 2.261 acres and the north line of said Hudson property, along the west line of said 2.261 acres and the east line of said Travis County property the following two (2) courses:

1. N43°11'32"W, 322.26 feet to a 1/2 inch iron rod with plastic cap marked "McGray & McGray" found, and
2. N03°44'30"E, 10.42 feet to a 1/2 inch iron pipe found on said south R.O.W. line;

THENCE, departing the west line of said 2.261 acres, along said south R.O.W. line of said R.M. 2769, N66°36'31"E, 363.18 feet to the POINT OF BEGINNING containing 2.256 acres of land more or less.

W. H. Ramsey
8-6-13





TWIN CREEKS
HOLDINGS, LTD.
O.C. NO. 200011669
OPRTCT

TRAVIS COUNTY
O.C. NO. 2007138740
OPRTCT

EDWIN NEAL HILSON
VOL. 12095, PG. 4621
TCDR

LEGEND

- = IRON ROD FOUND AS NOTED
- = 1/2" IRON PIPE FOUND
- ⊙ = 1" IRON ROD IN CONC. FOUND
- ⊙ = 1/2" IRON ROD WITH PLASTIC CAP MARKED "McGRAY & McGRAY" FOUND
- ⊙ = 5/8" IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING RPLS 4532" SET
- ⊙ = POWER POLE
- ⊙ = GUY ANCHOR
- ⊙ = MAIL BOX
- ⊙ = BARB WIRE FENCE
- ⊙ = CHAIN LINK FENCE
- ⊙ = CONCRETE
- ⊙ = ROCK WALL
- TCDR = TRAVIS COUNTY DEED RECORDS
- () = RECORD INFORMATION

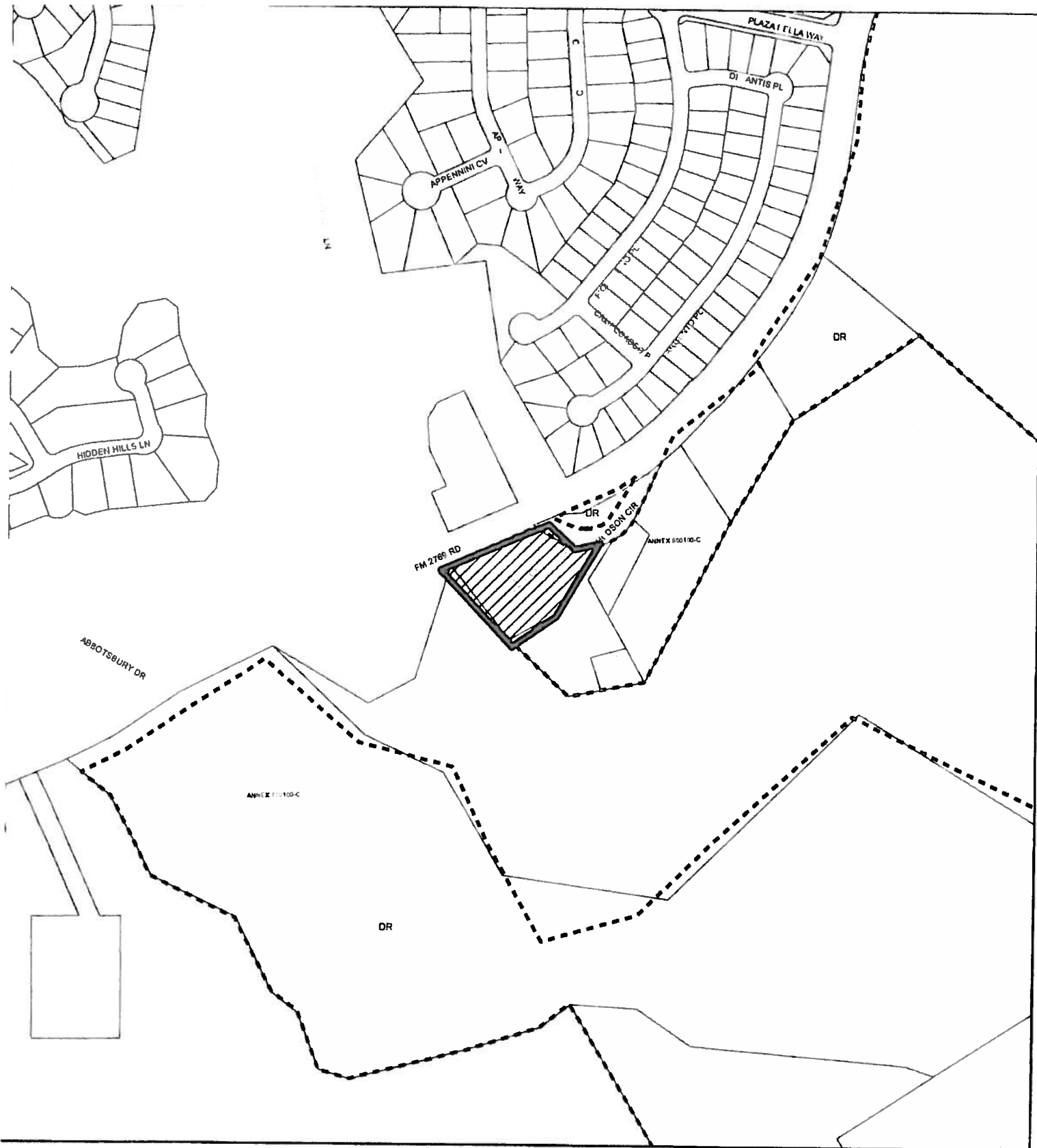





DIRECTION DISTANCE
N03°44'30"E 110.42

RAMSEY LAND SURVEYING, L.L.C.

8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395
bramsey@lmsurveying.com

SKETCH TO ACCOMPANY FIELD NOTE 1490-01



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2013-0050

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.

