

ORDINANCE NO. _____

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**
2 **PROPERTY LOCATED AT 12845 NORTH U.S. HIGHWAY 183 AND CHANGING**
3 **THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT**
4 **TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)**
5 **COMBINING DISTRICT.**

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

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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 interim-rural residence (I-RR) district to community
11 commercial-conditional overlay (GR-CO) combining district on the property described in
12 Zoning Case No. C14-2014-0021, on file at the Planning and Development Review
13 Department, as follows:

14
15 2.34 acre tract of land, more or less, being Lot "B", Town & Country Village
16 Addition Sec. 1 the tract of land being more particularly described by metes and
17 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),
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19 locally known as 12845 North U.S. 183 Highway in the City of Austin, Williamson
20 County, Texas, and generally identified in the map attached as Exhibit "B".
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22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following condition:
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25 A site plan or building permit for the Property may not be approved, released, or
26 issued, if the completed development or uses of the Property, considered cumulatively
27 with all existing or previously authorized development and uses, generate traffic that
28 exceeds 2,000 trips per day.
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30 Except as specifically restricted under this ordinance, the Property may be developed and
31 used in accordance with the regulations established for the community commercial (GR)
32 base district and other applicable requirements of the City Code.
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PART 3. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

ssss

_____, 2014

Lee Leffingwell
Mayor

APPROVED: _____ ATTEST: _____

Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk

DESCRIPTION

DESCRIPTION OF A 2.345 ACRE PARCEL OF LAND, BEING LOT "B", TOWN & COUNTRY VILLAGE ADDITION SEC. 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET "C", SLIDE 254, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT 0.355 AND 0.380 ACRE TRACTS CONVEYED TO THE STATE OF TEXAS BY DEEDS RECORDED IN VOLUME 1877, PAGE 113, AND VOLUME 1877, PAGE 121, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THOSE TWO TRACTS OF LAND CONVEYED BY JOHN P. NIEMAN TO TOWN & COUNTRY VILLAGE PARK, LTD. IN A CONTRIBUTION DEED RECORDED IN DOCUMENT NO. 2008000911, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.345 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a TxDOT Type II brass right-of-way monument found in the existing north right-of-way of Research Boulevard (US Highway No. 183 North) (right-of-way varies) and in the west line of a 0.655 acre tract of land conveyed to the state of Texas for right-of-way, of record in Volume 2419, Page 646, of said Official Records, for the northeast corner of a 0.380 acre tract of land conveyed to the State of Texas for right-of-way, by deed of record in Volume 1877, Page 121, and by Quitclaim Deed of record in Volume 1877, Page 149, of said Official Records;

THENCE, with the northerly right-of-way line of said Research Boulevard and said 0.380 acre tract of land, the following three (3) courses and distances:

1. North 61°42'05" West, a distance of 127.25 feet to a TxDOT Type II brass right-of-way monument found;
2. North 64°37'14" West, passing the northwest corner of said 0.380 acre tract and the northeast corner of said 0.355 acre tract of land at a distance of 97.45 feet, and continuing for a total distance of 196.36 feet to a TxDOT Type II brass right-of-way monument found;
3. North 61°42'05" West, a distance of 135.41 feet to a 1/2 inch iron rod found in the common line of said Lot "B" and Lot "A", of said Town & Country Village Addition Sec. 1, for the northwest corner of said 0.355 acre tract and for the northeast corner of a 0.301 acre tract of land conveyed to the State of Texas, of record in Volume 1957, Page 990, of said Official Records;

THENCE, North 28°16'07" East, with said common line, a distance of 194.86 feet to a point for the northernmost corner of said Lot "A" and the westernmost northerly corner of said Lot "B", in the south line of Lot 1, Arbor Square, a subdivision of record in Cabinet "F", Slide 30, of said Plat Records, from which a masonry nail found in the asphalt pavement bears North 19° 15' East, a distance of 0.36 feet;

THENCE, North 69°53'38" East, with the common line of said Lot "B" and said Lot 1, a distance of 166.03 feet to a 1/2 inch iron rod found in the southwest right-of-way line of Pond Springs Road (100' R.O.W.)(no R.O.W. dedication information found to date) for the northernmost corner of said Lot "B" and easternmost corner of said Lot 1;

THENCE, South 31°39'22" East, with said southwest right-of-way line and the northeast line of said Lot "B", a distance of 403.25 feet to a TxDOT Type II brass right-of-way monument found for the easternmost corner of said Lot "B" and the northwest corner of said 0.655 acre tract;

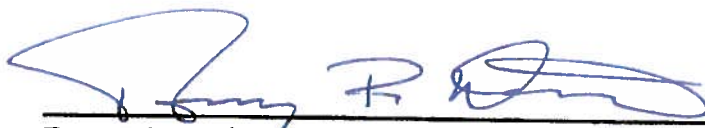
THENCE, South 28°31'22" West, with the common line of said Lot "B" and said 0.655 acre tract, a distance of 107.13 feet to the POINT OF BEGINNING containing 2.345 acres of land within these metes and bounds.

Reference is herein made to the map of this tract accompanying this description.

Bearing Basis: Texas Coordinate System of 1983 (NAD_83 (CORS 96)), Central Zone, grid north. All distances were adjusted to the surface using a surface adjustment factor of 1.0001105898. (surface = grid x surface adjustment factor)

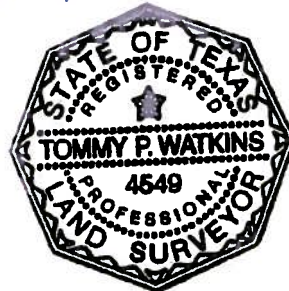
I certify that this description was prepared from a survey made on April 30, 2013, on the ground under my supervision.

CUNNINGHAM-ALLEN, INC.



01/04/2014

Tommy P. Watkins, R.P.L.S.
Texas Registration No. 4549
3103 Bee Caves Rd., Ste. 202
Austin, TX 78746
512.327.2946
TBPLS Firm No. 10000900



SCANNED

