

**ORDINANCE NO. 20140626-133**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 14000 OWEN TECH BOULEVARD FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 community commercial (GR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2014-0073, on file at the Planning and Development Review Department, as follows:

1.155 acre tract of land, more or less, being a portion of Lot 5, Block "A", Wells Branch Phase U Subdivision the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 14000 Owen Tech Boulevard in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

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.

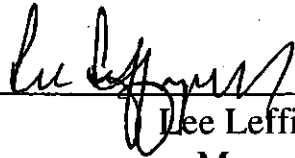
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial services (CS) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on July 7, 2014.

**PASSED AND APPROVED**

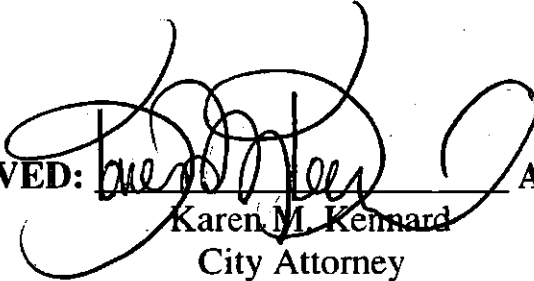
June 26, 2014

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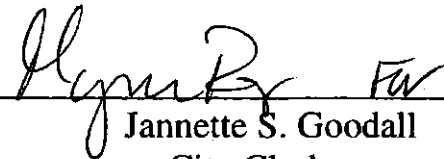
Lee Leffingwell  
Mayor

APPROVED:

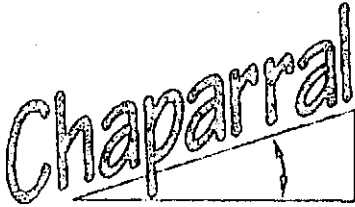


Karen M. Kennard  
City Attorney

ATTEST:



Jannette S. Goodall  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**1.155 ACRES  
ZONING DESCRIPTION  
LOT 5, BLOCK "A" WELLS BRANCH PHASE U**

A DESCRIPTION OF 1.155 ACRES OF LAND (APPROXIMATELY 50,326 SQ. FT.), BEING A PORTION OF LOT 5, BLOCK "A", WELLS BRANCH PHASE U, A SUBDIVISION OF RECORD IN VOLUME 86, PAGES 24D-25B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO OWEN TECH LLC IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 15, 2010 AND RECORDED IN DOCUMENT NO. 2010170592 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.155 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with "Chaparral" cap set in the west right-of-way line of Interstate Highway 35 (300' right-of-way width) for the southeast corner of said Lot 5, being the northeast corner of Lot 2 of Giblin Addition, a subdivision of record in Volume 11, Page 82 of the Plat Records of Travis County, Texas, also being the northeast corner of a 4.55 acre tract described in Document No. 2006234931 of the Official Public Records of Travis County, Texas, for the southeast corner hereof, from which a 1/2" rebar found bears South 61°29'09" East, a distance of 0.49 feet, and also from which, a TxDOT brass disk found in the west right-of-way line of Interstate Highway 35 bears South 07°59'15" West, a distance of 584.16 feet;

**THENCE** North 61°29'09" West, with the south line of said Lot 5, being the north line of said Lot 2, a distance of 106.79 feet to a calculated point for the southwest corner hereof, from which a 1/2" rebar with "Chaparral" cap set at the southwest corner of said Lot 5, being the southeast corner of Lot 4, Block "A" of Wells Branch Phase U, also being in the north line of said Lot 2 and said 4.55 acre tract, bears North 61°29'09" West, a distance of 212.62 feet;

**THENCE** North 08°02'15" East, crossing said Lot 5 a distance of 485.92 feet to a calculated point in the south right-of-way line of Owen-Tech Boulevard (80' right-of-way width) shown on said Wells Branch Phase U, being in the north line of said Lot 5, for the northwest corner hereof, from which a 1/2" rebar found in same line bears North 81°59'42" West, a distance of 6.94 feet;

**THENCE** with the south right-of-way line of Owen-Tech Boulevard, being the north line of said Lot 5, the following two (2) courses and distances:

1. South 81°59'42" East, a distance of 85.55 feet to a 1/2" rebar found;

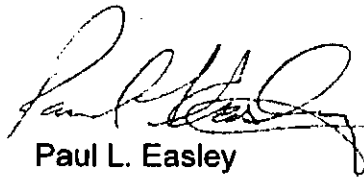
2. With a curve to the right, having a radius of 15.00 feet, a delta angle of  $70^{\circ}02'46''$ , an arc length of 18.34 feet, and a chord which bears South  $46^{\circ}36'51''$  East, a distance of 17.22 feet to a 1/2" rebar with "Chaparral" cap set for the intersection of the south right-of-way line of Owen-Tech Boulevard and the west right-of-way line of Interstate Highway 35, being the northeast corner of said Lot 5, for the northeast corner hereof, from which a 1/2" rebar found bears with a curve to the right, having a radius of 15.00 feet, a delta angle of  $19^{\circ}17'40''$ , an arc length of 5.05 feet, and a chord which bears South  $01^{\circ}56'38''$  East, a distance of 5.03 feet;

**THENCE** South  $07^{\circ}59'15''$  West, with the west right-of-way line of Interstate Highway 35, being the east line of said Lot 5, a distance of 513.36 feet to the **POINT OF BEGINNING**, containing 1.155 acres of land, more or less.

Surveyed on the ground May 5, 2014.

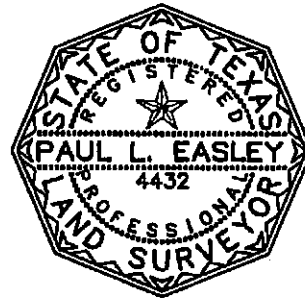
Bearing Basis: The Texas Coordinate System of 1983, Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Drawing 1022-002-Z1.



Paul L. Easley  
Registered Professional Land Surveyor  
State of Texas No. 4432

05/05/2014



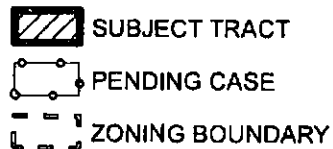


Exhibit B