

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1507 AIRPORT COMMERCE DRIVE IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) 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 general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2014-0093, on file at the Planning and Development Review Department, as follows:

3.33 acre tract of land, more or less, being a portion of Lot 1, Block A, Airport Commerce, Section Two 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 1507 Airport Commerce Drive in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

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

A. The following uses are conditional uses of the Property:

Automotive repair services
Automotive sales

Automotive rentals
Commercial off-street parking

Construction sales and services
Limited warehousing and
distribution

Convenience storage

B. The following uses are prohibited uses of the Property:

Agricultural sales and services
Campground
Day care services (general)
Equipment repair services
Exterminating services
Hospital services (limited)
Monument retail sales
Private primary educational
facilities
Public primary educational
facilities
Vehicle storage

Automotive washing (of any type)
Day care services (limited)
Day care services (commercial)
Equipment sales
Hospital services (general)
Kennels
Outdoor entertainment
Private secondary educational
facilities
Public secondary educational
facilities
Veterinary services

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

PART 4. The Property is subject to Ordinance No. 010927-28 that established the Montopolis neighborhood plan combining district.

PART 5. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

_____, 2014 §
 §
 §

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Jannette S. Goodall

City Attorney

City Clerk

DRAFT



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

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

3500 McCall Lane
Austin, Texas 78744

3.338 ACRES

A DESCRIPTION OF 3.338 ACRES (APPROXIMATELY 145,383 SQ. FT.), BEING A PORTION OF LOT 1, BLOCK A, AIRPORT COMMERCE, SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200800134 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.338 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Mag nail found in the south right-of-way line of Airport Commerce Drive (90' right-of-way width) for the northwest corner of said Lot 1, same being the northeast corner of Lot 9, Block A, Airport Commerce Park, Section One, a subdivision recorded in Document No. 199900226 of the Official Public Records of Travis County, Texas;

THENCE North 48°36'47" East, with the south right-of-way line of Airport Commerce Drive, same being the north line of said Lot 1, passing a 1/2" rebar found at a distance of 338.15 feet, and continuing for a total a distance of 372.21 feet to a 1/2" rebar with "Chaparral" cap set, from which a 1/2" rebar found for a point of curvature in the aforementioned line bears North 48°36'47" East, a distance of 245.74 feet;

THENCE crossing said Lot 1, the following two (2) courses and distances:

1. South 34°08'15" East, a distance of 421.43 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 55°51'45" West, a distance of 379.32 feet to a Mag nail with "Chaparral" washer set in the west line of said Lot 1, same being the east line of said Lot 9, from which a Mag nail found in the west line of said Lot 1, for the southeast corner of said Lot 9, bears South 26°15'27" East, a distance of 25.26 feet;

THENCE with the common line of said Lots 1 and 9, the following two (2) courses and distances:

1. North 26°15'27" West, a distance of 65.58 feet to a Mag nail found;
2. With a curve to the left, having a radius of 1190.30 feet, a delta angle of 14°56'26", an arc length of 310.38 feet, and a chord which bears North 33°56'09" West, a distance of 309.50 feet to the **POINT OF BEGINNING**, containing 3.338 acres of land, more or less.

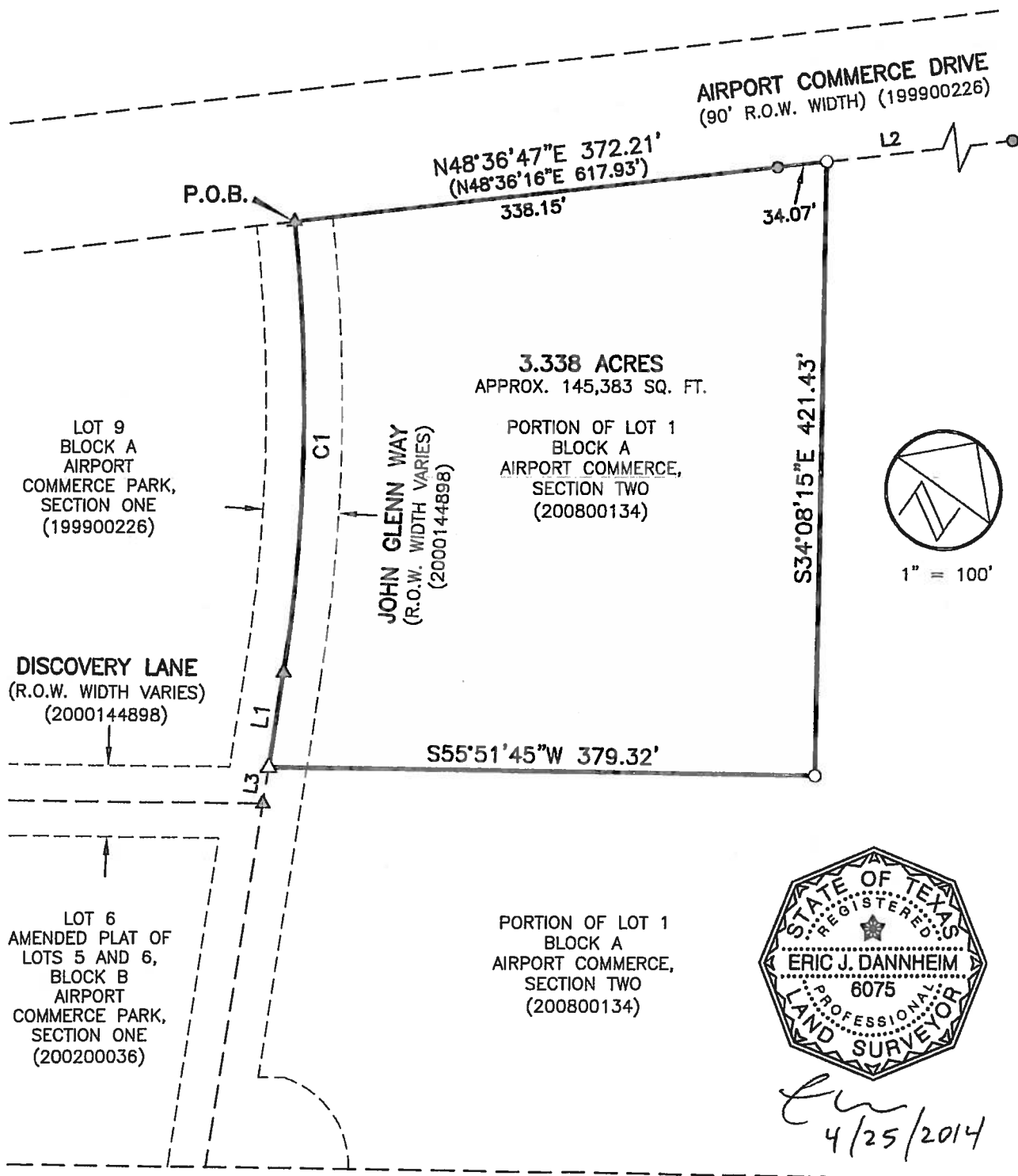
Surveyed on the ground April 24, 2014. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Drawing 702-002-L2.

Eric J. Dannheim 4/25/2014

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500





DATE OF SURVEY: 4/24/2014
PLOT DATE: 4/25/2014
DRAWING NO.: 702-002-L2
PROJECT NO.: 702-002
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: EJD
SHEET 2 OF 2

Chaparral

SKETCH TO ACCOMPANY A DESCRIPTION OF 3.338 ACRES (APPROXIMATELY 145,383 SQ. FT.), BEING A PORTION OF LOT 1, BLOCK A, AIRPORT COMMERCE, SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200800134 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

| CURVE TABLE | | | | | | |
|-------------|----------|-----------|---------|-------------|---------|-----------------------|
| CURVE | RADIUS | DELTA | ARC | BEARING | CHORD | RECORD CHORD |
| C1 | 1190.30' | 14°56'26" | 310.38' | N33°56'09"W | 309.50' | (N33°54'42"W 309.50') |

| LINE TABLE | | | |
|------------|-------------|----------|-----------------------|
| LINE | BEARING | DISTANCE | RECORD LINE |
| L1 | N26°15'27"W | 65.58' | (N26°20'54"W 90.89') |
| L2 | N48°36'47"E | 245.74' | (N48°36'16"E 617.93') |
| L3 | S26°15'27"E | 25.26' | (S26°20'54"E 90.89') |

LEGEND

- 1/2" REBAR FOUND
- ▲ MAG NAIL FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- △ CALCULATED POINT



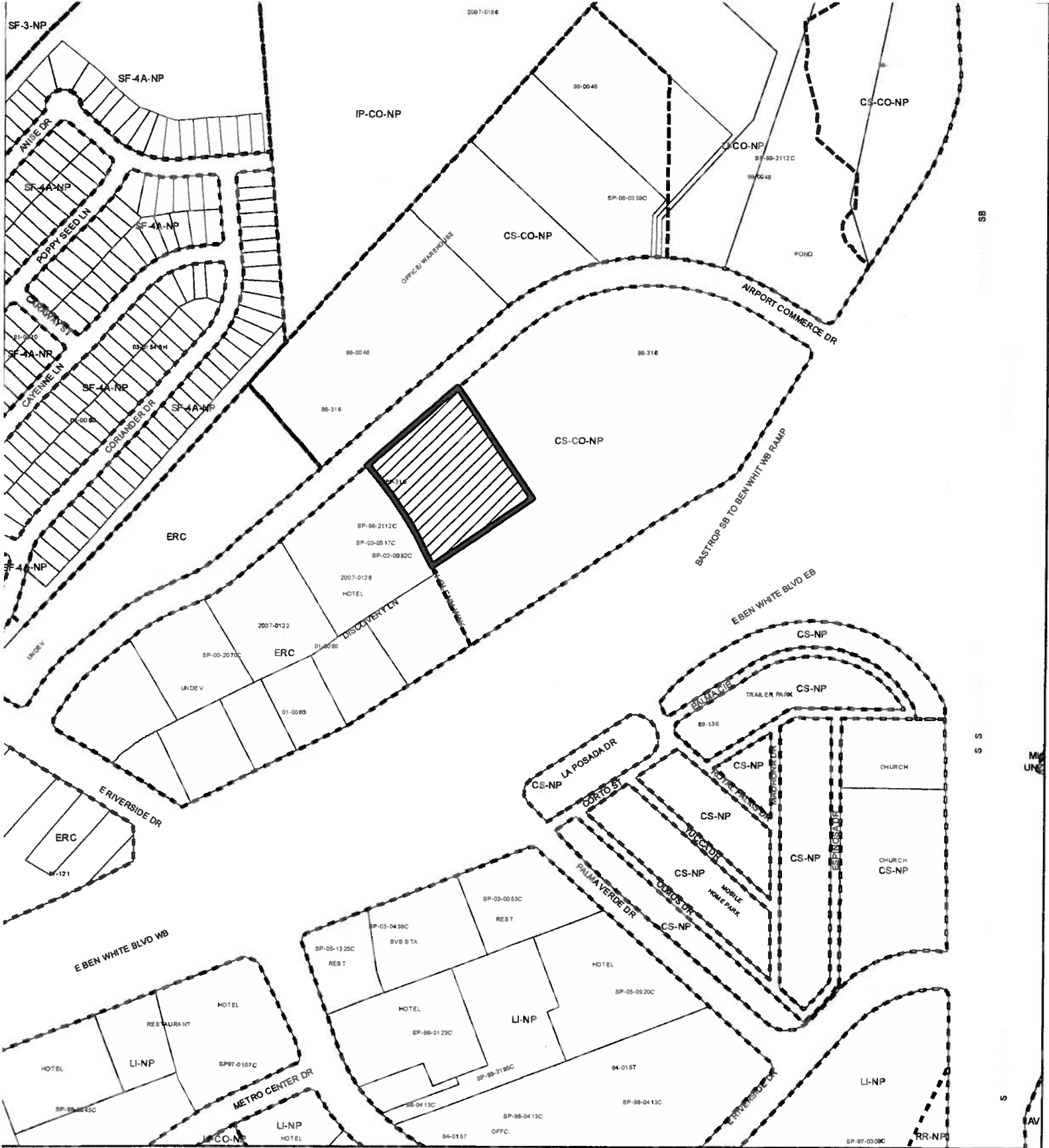
EJD
4/25/2014





DATE OF SURVEY: 4/24/2014
PLOT DATE: 4/25/2014
DRAWING NO.: 702-002-L2
PROJECT NO.: 702-002
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: EJD
SHEET 1 OF 2

Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 702-002-L2




 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2014-0093

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



Exhibit B