

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 8410 ANDERSON MILL ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO WAREHOUSE LIMITED OFFICE-CONDITIONAL OVERLAY (W/LO-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 interim-rural residence (I-RR) district to warehouse limited office-conditional overlay (W/LO-CO) combining district on the property described in Zoning Case No. C14-2014-0107, on file at the Planning and Development Review Department, as follows:

1.56 acre tract of land, more or less, out of the M.M. Hornsby Survey, Abstract Number 280 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"), SAVE AND EXCEPT a 1469.7 square foot of land, more or less, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance

locally known as 8410 Anderson Mill Road in the City of Austin, Williamson 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 twenty-five foot wide vegetative buffer shall be provided and maintained along and adjacent to the north property line. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the warehouse limited office (W/LO) base district and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on _____, 2014.
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4 **PASSED AND APPROVED**
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6 _____, 2014
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Lee Leffingwell
Mayor

10 **APPROVED:** _____
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Karen M. Kennard
City Attorney

12 **ATTEST:** _____
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Jannette S. Goodall
City Clerk

EXHIBIT A

BEING A 1.569 ACRE TRACT OF LAND, OUT OF THE M.M. HORNSBY SURVEY, ABSTRACT NUMBER 280, AS SITUATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED 2 ACRE TRACT OF LAND, AS CONVEYED E.G. FREDRICKSON AND WIFE, CLIFFIE FREDRICKSON, RECORDED IN VOLUME 446, PAGE 120, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.454 OF AN ACRE TRACT OF LAND, AS CONVEYED TO WILLIAMSON COUNTY, IN DOCUMENT NUMBER 199975494, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SAID 1.569 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED ("WINDROSE") IRON ROD FOUND, ON THE NORTHERLY CURRENT R.O.W. OF ANDERSON MILL ROAD, SAME BEING THE NORTHWEST CORNER OF SAID 0.454 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF A CALLED 3.004 ACRE TRACT OF LAND, AS CONVEYED TO ROSS M. FEATHERSTON AND PAULA B. FEATHERSTON, IN DOCUMENT NUMBER 9647618, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING A POINT ON THE WEST LINE OF SAID FREDRICKSON TRACT, FOR THE SOUTHWEST CORNER AND THE PLACE OF BEGINNING HEREOF,

THENCE N 18°40'05" W, ALONG THE EAST LINE OF SAID FEATHERSTON TRACT, SAME BEING ALONG THE WEST LINE OF SAID FREDRICKSON TRACT, FOR A DISTANCE OF 168.41 FEET, TO A 5/8 INCH IRON ROD FOUND, AT AN EXTERIOR ELL CORNER OF LOT 40, JOLLY OAKS PHASE 2, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET C, SLIDES 168-169, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING A POINT ON THE EAST LINE OF SAID FEATHERSTON TRACT, AND BEING THE NORTHWEST CORNER OF SAID FREDRICKSON TRACT, FOR THE NORTHWEST CORNER HEREOF,

THENCE N 70°15'00" E, ALONG THE SOUTH LINE OF SAID JOLLY OAKS PHASE 2, SAME BEING ALONG THE NORTH LINE OF SAID FREDRICKSON TRACT, FOR A DISTANCE OF 417.98 FEET, TO A CONCRETE MONUMENT FOUND, AT THE SOUTHEAST CORNER OF LOT 45, OF SAID JOLLY OAKS PHASE 2, SAME BEING AN ANGLE POINT IN THE WEST LINE OF LOT 2 OF GANZERT PARK I, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET F, SLIDES 47-48, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF SAID FREDRICKSON TRACT, FOR THE NORTHEAST CORNER HEREOF,

THENCE S 18°35'02" E, ALONG THE WEST LINE OF SAID GANZERT PARK I, SAME BEING ALONG THE EAST LINE OF SAID FREDRICKSON TRACT, FOR A DISTANCE OF 158.74 FEET, TO A 1/2 INCH IRON ROD FOUND, ON THE CURRENT NORTHERLY R.O.W. OF SAID ANDERSON MILL ROAD, SAME BEING THE SOUTHWEST CORNER OF LOT 1, OF SAID GANZERT PARK I, AND BEING THE NORTHEAST CORNER OF SAID 0.454 ACRE TRACT, AND BEING A POINT ON THE EAST LINE OF SAID FREDRICKSON TRACT, FOR THE SOUTHEAST CORNER HEREOF,

THENCE S 68°55'27" W, TRAVERSING THROUGH SAID FREDRICKSON TRACT, AND ALONG SAID CURRENT NORTHERLY R.O.W., SAME BEING ALONG THE NORTH LINE OF SAID 0.454 ACRE TRACT, FOR A DISTANCE OF 418.04 FEET, TO THE PLACE OF BEGINNING, CONTAINING 1.569 ACRES OF LAND, MORE OR LESS.

Rachel Lynn Hansen

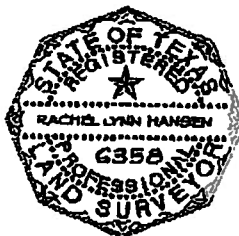


EXHIBIT A

BEING A 1469.7 SQUARE FOOT TRACT OF LAND OUT OF A CALLED 2.00 ACRE TRACT OF LAND CALLED TRACT I, CONVEYED TO E.G. FREDRICKSON AND WIFE, CLIFFIE FREDRICKSON IN VOLUME 446, PAGE 120 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH THE BEARINGS BEING BASED ON THE SOUTHERNMOST PROPERTY LINE HEREOF:

BEGINNING AT A ½ INCH IRON ROD WITH PLASTIC CAP MARKED "WINDROSE", FOUND IN THE NORTH RIGHT-OF-WAY LINE OF ANDERSON MILL ROAD FOR THE SOUTHEAST CORNER OF THAT CALLED 3.004 ACRE TRACT OF LAND CONVEYED TO ROSS M. AND PAULA B. FEATHERSTON IN DOCUMENT No. 9647618 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF SAID FREDRICKSON TRACT, AND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A ½ INCH IRON ROD FOUND BEARS S 37°08'57" W, A DISTANCE OF 1.41 FEET;

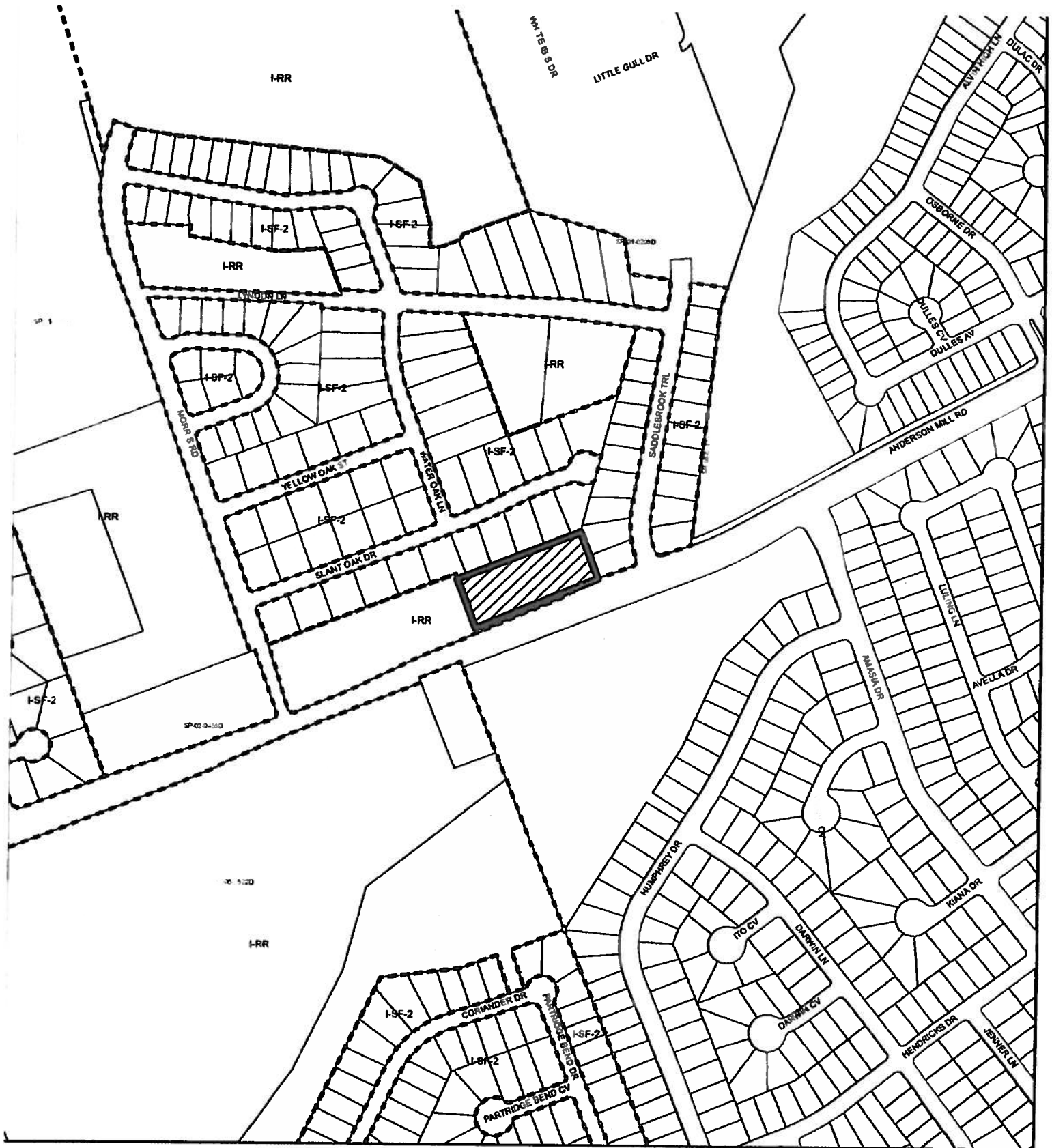
THENCE, WITH THE WEST LINE OF SAID FREDRICKSON TRACT AND THE EAST LINE OF SAID FEATHERSTON TRACT, N 18° 40' 05" W, A DISTANCE OF 8.18 FEET TO A ½ INCH IRON ROD SET IN SAID COMMON LINE, FROM WHICH A ½ INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID FREDRICKSON TRACT BEARS N 18° 40' 05" W, A DISTANCE OF 160.23 FEET;

THENCE, CROSSING SAID FREDRICKSON TRACT, N 70° 13' 40" E, A DISTANCE OF 359.33 FEET TO A ½ INCH IRON ROD SET IN SAID NORTH LINE OF ANDERSON MILL ROAD AND THE SOUTH LINE OF SAID FREDRICKSON TRACT, FROM WHICH A ½ INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID FREDRICKSON TRACT BEARS N 68°55'27" E, A DISTANCE OF 58.46 FEET;

THENCE, WITH SAID NORTH RIGHT-OF-WAY LINE OF ANDERSON MILL ROAD AND SAID SOUTH LINE OF THE FREDRICKSON TRACT, S 68°55'27" W, A DISTANCE OF 359.58 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1469.7 SQUARE FEET OF LAND, MORE OR LESS.






Derrick L. Mayfield



ZONING

ZONING CASE#: C14-2014-0107



-  **SUBJECT TRACT**
-  **PENDING CASE**
-  **ZONING BOUNDARY**

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



Exhibit C