

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9200-9500 SOUTH INTERSTATE HIGHWAY 35 SERVICE ROAD NORTHBOUND FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single family residence standard lot (SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2014-0121, on file at the Planning and Development Review Department, as follows:

Tract 1: 1.40 acre tract of land, more or less, out of the Santiago del Valle Grant the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

Tract 2: 3.44 acre tract of land, more or less, out of the Santiago del Valle Grant the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (both tracts cumulatively referred to as the "Property"),

locally known as 9200-9500 South Interstate Highway 35 Service Road Northbound in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

**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. A 15-foot wide vegetative buffer shall be provided and maintained along and adjacent to the west property line. Improvements permitted within the buffer

1 zone are limited to drainage, underground utility improvements, driveway or  
2 those improvements that may be otherwise required by the City of Austin or  
3 specifically authorized in this ordinance.  
4

5 C. The following uses are prohibited uses of the Property:  
6

Adult oriented business  
Automotive sales  
Automotive repair services  
Pawn shop services  
Residential treatment

Automotive rentals  
Automotive washing (of any type)  
Commercial off-street parking  
Drop-off recycling collection facility

7  
8 Except as specifically restricted under this ordinance, the Property may be developed and  
9 used in accordance with the regulations established for the general commercial services  
10 (CS ) base district and other applicable requirements of the City Code.  
11

12 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2014.  
13

14  
15 **PASSED AND APPROVED**  
16

17 §  
18 §  
19 \_\_\_\_\_, 2014 § \_\_\_\_\_  
20

21 Lee Leffingwell  
22 Mayor  
23

24 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
25 Karen M. Kennard Jannette S. Goodall  
26 City Attorney City Clerk

TRACT 1

C14-2014-0121

**CRICHTON AND ASSOCIATES  
LAND SURVEYORS  
6448 HIGHWAY 290 EAST SUITE B-105  
AUSTIN, TEXAS 78723  
512-244-3395**

**AREA TO BE REZONED**

**FIELD NOTES**

**FIELD NOTES FOR SURVEY OF 1.4009 ACRES, OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 7.8881 ACRE TRACT CONVEYED TO HOLT TEXAS, LTD BY DEED RECORDED IN DOCUMENT NUMBER 2013203010 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at an axel found on the East R.O.W. of Interstate Highway No. 35 being the Northwest corner of Tract A, Bashara Subdivision, a subdivision recorded in Book 18 Pg. 70 of the Travis County, Texas Plat Records for the Southwest corner of this tract and the **POINT OF BEGINNING**.

**THENCE** N29°50'31"E with the East R.O.W. of Interstate Highway 35, 299.43 feet to a ½" iron pin found being the Southwest corner of a 7.7877 acre tract conveyed to Holt Texas, LTD in Document Number 2013203010 of the Official Public Records of Travis County, Texas for the Northwest corner of this tract.

**THENCE** S60°07'00"E, a distance of 200.00 feet to a calculate point for the Northeast corner of this tract.

**THENCE** S 29° 50' 31" W with a line 200 feet East and parallel to the East R.O.W. of I.H. 35, 310.82 feet to a calculated point on the South line of said 7.8881 acre tract also being on the North line of said Tract A Bashara Subdivision, for the Southeast corner of this tract.

**THENCE** N 56° 51' 31" W with the North line of said Tract A Bashara Subdivision, 200.33 feet to the **POINT OF BEGINNING** and containing 1.4009 acres more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct, to the best of my knowledge and belief.

Witness my hand and seal June 17, 2014

Herman Crichton, R.P.L.S. 4046  
13\_276



SCANNED

Exhibit A

SKETCH TO ACCOMPANY FIELD NOTES FOR A 1.4009 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 7.8881 ACRE TRACT DESCRIBED IN DEED TO HOLT TEXAS, LTD RECORDED IN DOCUMENT NUMBER 2013302010 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

INTERSTATE HIGHWAY 35  
(VARIABLE WIDTH PUBLIC R.O.W.)

AXLE FND  
P.O.B.

(N32°11'E  
N29°50'31"E

300.00'  
299.43'

1.4009 AC  
61,025 SQ. FT.

N56°51'31"W 200.33'  
275.06'

S60°07'00"E  
200.00'

200.0'

S29°50'31"W 310.82'  
CITY LIMIT LINE

HOLT TEXAS, LTD  
(7.8877 AC)  
DOC. NO. 2013223602

691.26'  
491.26'

HOLT TEXAS, LTD  
(7.8881 AC)  
DOC. NO. 2013203010

HOLT MACHINERY COMPANY  
TRACT A  
BASHARA SUBDIVISION  
(18/70)

AXLE FND

1066.82'

HOLT TEXAS, LTD  
TRACT B  
BASHARA SUBDIVISION  
(18/70)

SCANNED

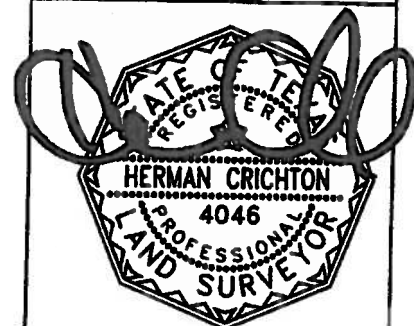
SCALE: 1" = 100'

JOB NUMBER: 13-278

**CRICHTON**  
AND ASSOCIATES INC.  
LAND SURVEYORS

6448 East Highway 290  
Suite B105  
Austin, Texas 78723  
PHONE: (512) 244-3395  
FAX: (512) 244-0508

LEGEND  
● 1/2" IRON PIN FOUND  
○ 1/2" IRON PIN SET  
△ CALCULATED POINT  
( ) RECORD INFORMATION



1 tract L  
C14-2014-0121

**CRICHTON AND ASSOCIATES, INC.**  
**LAND SURVEYORS**  
6448 HIGHWAY 290 EAST  
SUITE B-105  
AUSTIN, TX 78723  
512-244-3395 - PHONE  
512-244-9508 - FAX

**AREA TO BE RE-ZONED**

**FIELD NOTES**

**FIELD NOTES FOR 3.4451 ACRES OF LAND BEING A PORTION OF A  
CALLED 7.7877 ACRE TRACT DESCRIBED IN DEED TO HOLT TEXAS, LTD  
RECORDED IN DOCUMENT NUMBER 2013223602 OF THE OFFICIAL  
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3.4451 ACRE TRACT  
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
FOLLOWS:**

**BEGINNING** at a ½" iron pin found in the East R.O.W. line of Interstate Highway 35, being the common corner of this tract and a 6.390 acre tract conveyed to Janoe Truck Sales & Service, Inc. in Volume 10041, Page 744 of the Travis County Real Property Records, and being the most Northerly corner of this tract and the **POINT OF BEGINNING**.

**THENCE** with the common line of this tract and said 6.390 acre tract the following three (3) courses:

- 1) S 80° 03' 46" E 43.63 feet to a ½" iron pin found.
- 2) S 02° 14' 24" E 232.07 feet to a ½" iron pin found.
- 3) S 30° 39' 27" E 40.71 feet to a calculated point for the approximate zoning line.

**THENCE** S 29° 55' 24" W, through said 7.7877 acre tract, 200.00 feet east of and parallel to the east right of way of Interstate Highway 35, a distance of 632.59 feet to a calculated point on the south line of said 7.7877 acre tract and the north line of a called 7.8881 acre tract described in deed to Holt Texas, LTD recorded in Document Number 2013203010 of the Official Public Records of Travis County, Texas.

**THENCE** N 60° 09' 01' W, with the common line of said 7.8881 acre tract and this tract, 200.00 feet to a ½" iron pin found in the East R.O.W. of said Interstate 35, being the West common corner of said 7.8881 acre tract and this tract

**THENCE** N 29° 55' 24" E, with the East R.O.W. of said Interstate 35, 834.38 feet to **POINT OF BEGINNING**, and containing 3.4451 acre, more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal June 17, 2014

Herman Crichton, R.P.L.S 4046  
11\_415



SCANNED

Exhibit B

[illegible]

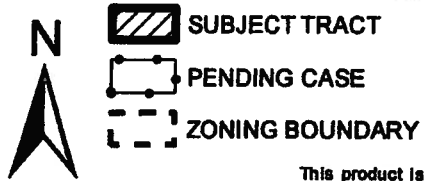
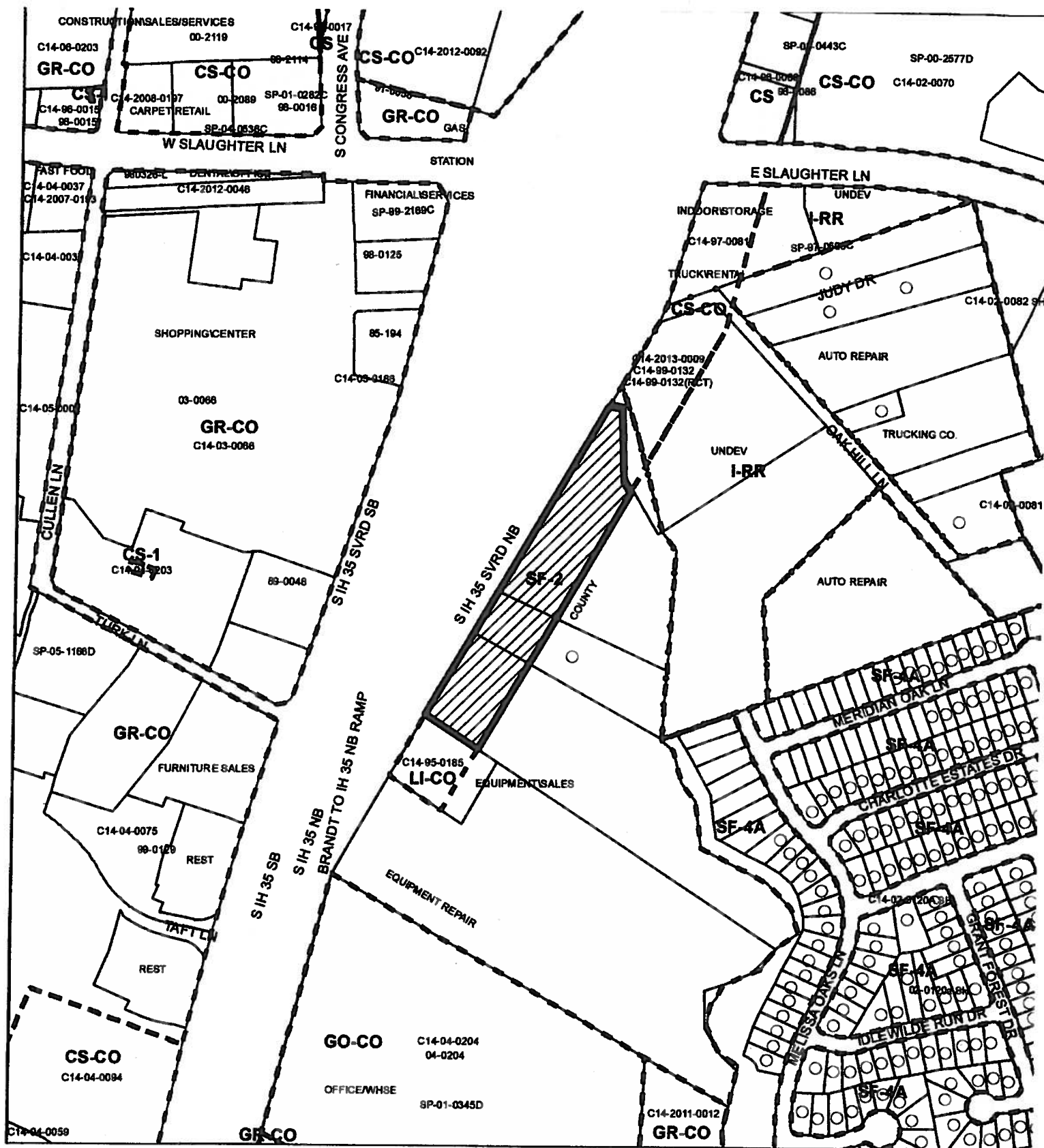
Orders@CrichtonandAssociates.com

RECORD INFORMATION

SCANNED

JOB NUMBER: 11-418

STATE OF TEXAS  
REGISTERED  
HERMAN CRICHTON  
4046  
PROFESSIONAL  
LAND SURVEYOR



1" = 400'

## ZONING

CASE#: C14-2014-0121

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

