

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 13010 HARRIS BRANCH PARKWAY FROM**
3 **DEVELOPMENT RESERVE (DR) DISTRICT TO GENERAL COMMERCIAL**
4 **SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.**
5

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

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from development reserve (DR) district to general commercial
10 services-conditional overlay (CS-CO) combining district on the property described in
11 Zoning Case No. C14-2014-0101, on file at the Planning and Development Review
12 Department, as follows:
13

14 Lot 7, M&J Addition, Section 2 Subdivision, a subdivision in the City of Austin,
15 Travis County, Texas, according to the map or plat of record in Plat Book 79, Page
16 158 of the Plat Records of Travis County, Texas (the "Property") SAVE AND
17 EXCEPT, 0.025 acre tract of land, more or less, out of the M. Castro Survey No.
18 50 the tract of land being more particularly described by metes and bounds in
19 Exhibit "A",
20

21 locally known as 13010 Harris Branch Parkway in the City of Austin, Travis County,
22 Texas, and generally identified in the map attached as Exhibit "B".
23

24 **PART 2.** The Property within the boundaries of the conditional overlay combining district
25 established by this ordinance is subject to the following conditions:
26

27 A. A site plan or building permit for the Property may not be approved, released,
28 or issued, if the completed development or uses of the Property, considered
29 cumulatively with all existing or previously authorized development and uses,
30 generate traffic that exceeds 2,000 trips per day.
31

32 B. The following uses are not permitted uses of the Property:
33

Automotive repair services
Automotive sales
Adult oriented business
Bail bond services

Automotive rentals
Automotive washing (of any type)
Alternative financial service
Drop-off recycling collection facility

Exterminating services
Kennel services
Monument retail sales
Service station

Funeral service
Laundry services
Pawn shop services
Vehicle storage

1
2 Except as specifically restricted under this ordinance, the Property may be developed and
3 used in accordance with the regulations established for the general commercial services
4 (CS) base district and other applicable requirements of the City Code.
5

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

8
9 **PASSED AND APPROVED**
10

11 §
12 §
13 _____, 2014 §
14

Lee Leffingwell
Mayor

15
16
17
18 **APPROVED:** _____ **ATTEST:** _____
19 Karen M. Kennard Jannette S. Goodall
20 City Attorney City Clerk

LOT 7, M & J ADDITION SECTION 2
0.025 ACRE

BEING A 0.025 ACRE TRACT PREPARED BY DELTA SURVEY GROUP, INC., IN OCTOBER 2014, AND LOCATED IN THE M. CASTRO SURVEY NUMBER 50, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 7, M & J ADDITION SECTION 2, A SUBDIVISION OF RECORD IN VOLUME 79, PAGE 158, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.025 ACRE TRACT BEING A FIVE FOOT WIDE STRIP OF LAND ADJACENT TO, AND PARALLEL WITH, THE NORTH PROPERTY LINE OF SAID LOT 7, AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the south right of way (ROW) line of Gregg Lane (60' ROW) for the northwest corner of said Lot 7, same being the northeast corner of Lot 6, of said M & J Addition Section 2, for the **POINT OF BEGINNING**, from which a ½ inch iron rod found for the northwest corner of said Lot 6, bears N61°45'57"W, a distance of 231.35 feet;

THENCE with the south right of way line of Gregg Lane, same being the north line of said Lot 7, S61°50'13"E, a distance of 220.61 feet to a ½ inch iron rod with plastic "Delta Survey" cap set for the northeast corner of said Lot 7, same being in the west right of way line of Cameron Road (ROW varies):

THENCE with the west right of way line of Cameron Road, same being the east line of said Lot 7, S27°17'47"W, a distance of 5.00 feet to a ½ inch iron rod with plastic "Delta Survey" cap set;

THENCE leaving the west right of way line of Cameron Road and crossing said Lot 7, N61°50'13"W, a distance of 220.69 feet to a ½ inch iron rod with plastic "Delta Survey" cap set in the west line of said Lot 7, same being the east line of said Lot 6;

LOT 7, M & J ADDITION SECTION 2
0.025 ACRE

THENCE with the east line of said Lot 6, same being the west line of said Lot 7, N28°09'47"E, a distance of 5.00 feet to the **POINT OF BEGINNING** and containing 0.025 acres of land, more or less.

BEARING BASIS: Texas State Plane Coordinate System, Central Zone NAD83/HARN

I, John C. Nielsen, hereby certify that the forgoing description represents an on-the-ground survey performed under my direct supervision during October 2014, and is true and correct to the best of my knowledge and belief.

Date: 10-07-14



John C. Nielsen
Registered Professional Land Surveyor
No. 5541-State of Texas



Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745

TBPLS FIRM NO. 10004700

M. CASTRO SURVEY NO. 50,
TRAVIS COUNTY, TEXAS
OCTOBER 2014

PAGE 3 OF 3



11.072 ACRES
JACK GULLAHORN
VOL. 11272, PG. 1184
R.P.T.C.TX.

LOT 6,
M & J ADDITION SECTION 2,
VOL. 79, PG. 158
P.R.T.C.TX.

LEGEND

- 1 RECORD INFORMATION
- 1/2 INCH IRON ROD FOUND
- 1/2 IRON ROD WITH "DELTA SURVEY" CAP SET
- POB POINT OF BEGINNING
- R.P.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS

* SKETCH TO ACCOMPANY FIELD NOTES.
* ALL POINTS CALCULATED UNLESS OTHERWISE NOTED.

LOT 7,
M & J ADDITION SECTION 2,
VOL. 79, PG. 158
P.R.T.C.TX.

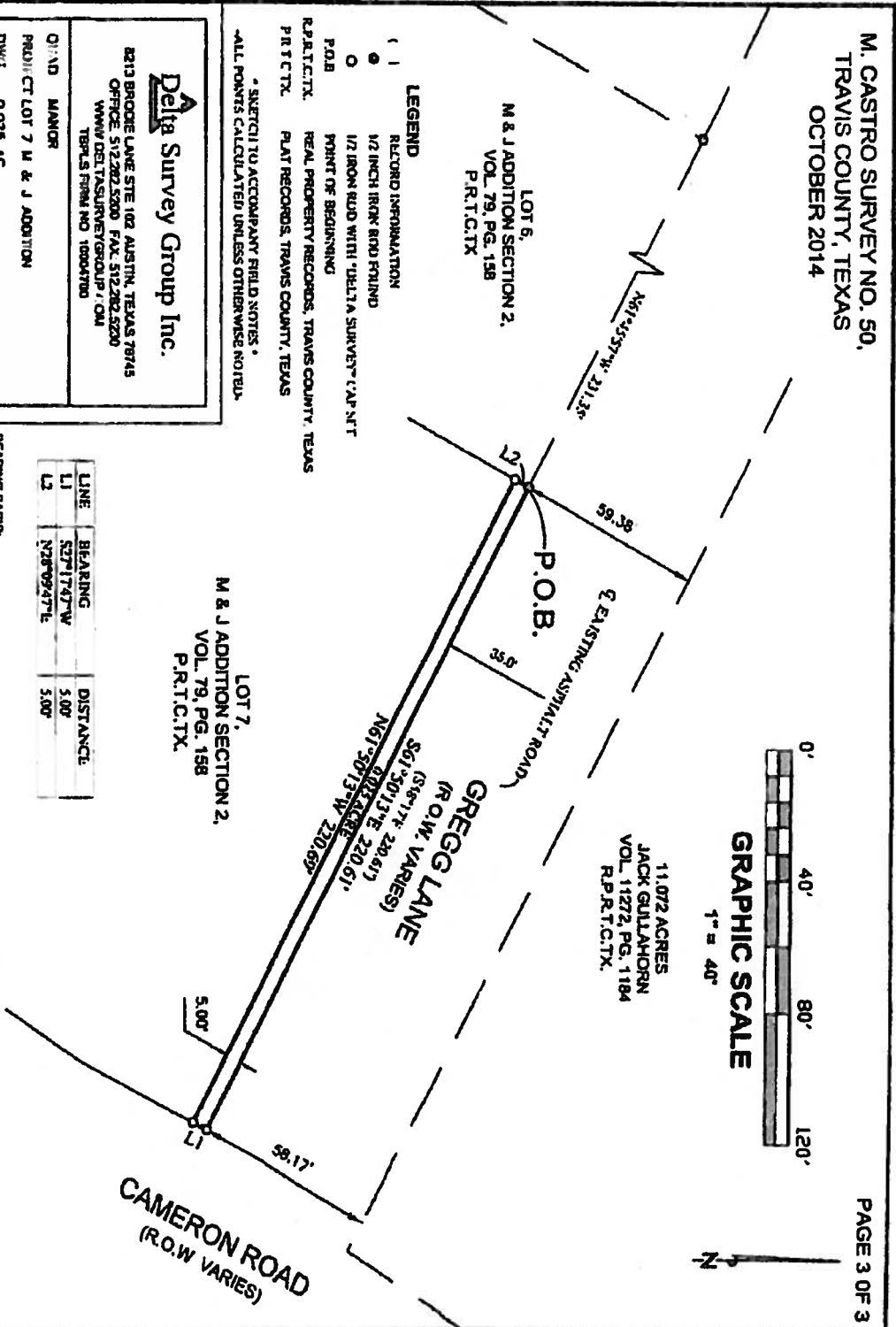
Delta Survey Group Inc.

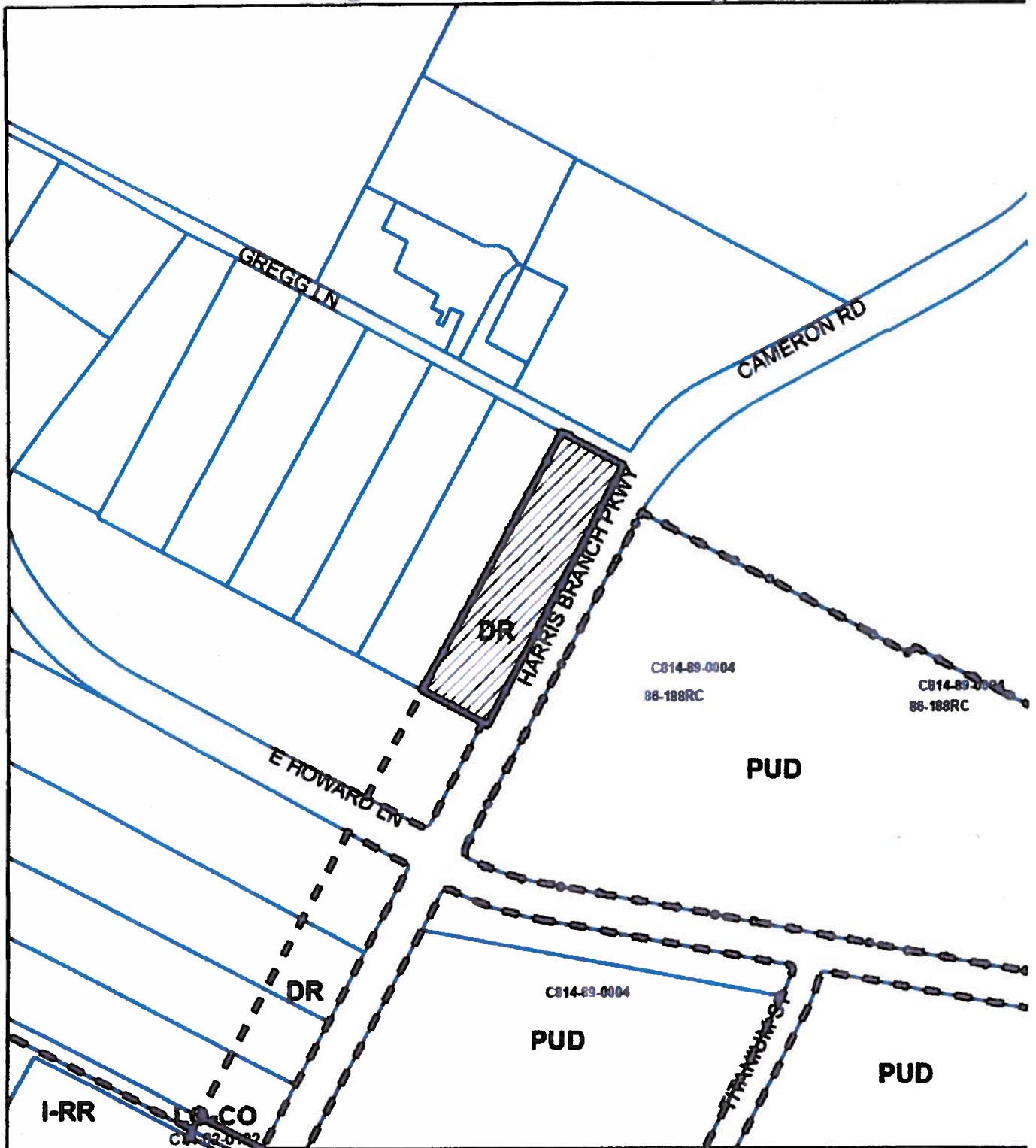
8213 BROOK LANE STE 102 AUSTIN, TEXAS 78745
OFFICE: 512.262.5200 FAX: 512.262.5200
WWW.DELTASURVEYGROUP.COM
TBRLS FIRM NO. 10004700

OWNER: MANOR
PROJECT: LOT 7 M & J ADDITION
DWG: 0.025 AC

LINE	BEARING	DISTANCE
L1	S27°17'47"W	5.00'
L2	N28°09'47"E	5.00'

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/NA1143





1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
CASE#: C14-2014-0101

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 geographic reference by the City of Austin regarding specific accuracy or completeness.



Exhibit B