

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT NORTH SIDE OF ELROY ROAD BETWEEN ROSS  
3 ROAD AND HEINE FARM ROAD FROM MULTIFAMILY RESIDENCE LOW  
4 DENSITY (MF-2) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL  
5 OVERLAY (GR-CO) COMBINING DISTRICT.  
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from multifamily residence low density (MF-2) district to  
11 community commercial-conditional overlay (GR-CO) combining district on the property  
12 described in Zoning Case No. C14-2014-0181, on file at the Planning and Zoning  
13 Department, as follows:  
14

15 3.956 acre tract of land, more or less, out of the Noel M. Bain Survey No. 1,  
16 Abstract No. 61 the tract of land being more particularly described by metes and  
17 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),  
18

19 locally known as North side of Elroy Road between Ross Road and Heine Farm Road in  
20 the City of Austin, Travis County, Texas, and generally identified in the map attached as  
21 Exhibit "B".  
22

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

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

31 B. The following uses are prohibited uses of the Property:  
32

Alternative financial services  
Automotive sales  
Exterminating services  
Hotel-motel  
Outdoor entertainment

Automotive rentals  
Drop-off recycling collection facility  
Funeral services  
Indoor entertainment  
Pawn shop services

Theater

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

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2015.

**PASSED AND APPROVED**

\_\_\_\_\_, 2015      §  
   §  
   §

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
Interim City Attorney

Jannette S. Goodall  
City Clerk

## FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE NOEL M. BAIN SURVEY NUMBER 1, ABSTRACT NUMBER 61, SITUATED IN TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF A 20.403 ACRE TRACT OF LAND, CALLED PART 2, CONVEYED TO SR DEVELOPMENT, INC. IN DOCUMENT NUMBER 2011036233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 3.956 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a calculated point at the southernmost southwestern corner of said 20.403 acre tract, being also in the northeastern right-of-way line of Elroy Road (R.O.W. varies) and being also in the northwestern right-of-way line of Heine Farm Road (R.O.W. varies), for the southernmost southwestern corner and **POINT OF BEGINNING** for the herein described tract, at a point of curvature to the right,

**THENCE**, with the common boundary line of said 20.403 acre tract and the right-of-way line of said Elroy Road, the following five (5) courses and distances, numbered 1 through 5,

1. with said curve to the right having a radius of 704.85 feet, an arc length of 233.67, and whose chord bears N39°40'24"W, a distance of 232.60 feet to a calculated point, at a point of curvature to the right,
2. with said curve to the right having a radius of 440.00 feet, an arc length of 5.29, and whose chord bears N19°05'57"W, a distance of 5.29 feet to a calculated point,
3. N16°37'04"W, a distance of 349.53 feet to a calculated point, at a point of curvature to the left,
4. with said curve to the left having a radius of 640.00 feet, an arc length of 74.44, and whose chord bears N22°27'34"W, a distance of 74.40 feet to a calculated point, and
5. N25°40'57"W, a distance of 109.38 feet to a calculated point at the westernmost southwestern corner of said 20.403 acre tract and being also at the intersection of the eastern right-of-way line of said Elroy Road and the southeastern right-of-way line of Ross Road (70' R.O.W.), for the westernmost southwestern corner of the herein described tract,

**THENCE**, with the common boundary line of said 20.403 acre tract and the right-of-way line of said Ross Road, the following three (3) courses and distances, numbered 1 through 3,

1. N21°30'58"E, a distance of 10.31 feet to a calculated point,
2. N64°21'51"E, a distance of 55.97 feet to a calculated point, at a point of curvature to the left, and
3. with said curve to the left having a radius of 505.00 feet, an arc length of 162.44, and whose chord bears N55°08'55"E, a distance of 161.74 feet to a calculated point, for the northernmost corner of the herein described tract,

**THENCE**, crossing said 20.403 acre tract, the following three (3) courses and distances, numbered 1 through 3,

1. S24°41'07"E, a distance of 224.10 feet to a calculated point,
2. S17°00'31"E, a distance of 328.78 feet to a calculated point, and
3. S62°27'05"E, a distance of 130.37 feet to a calculated point, in the northwestern right-of-way line of said Heine Farm Road, for the easternmost corner of the herein described tract,

**THENCE**, with the common boundary line of said 20.403 acre tract and the right-of-way line of said Heine Farm Road, the following two (2) courses and distances, numbered 1 and 2,

1. S27°32'55"W, a distance of 262.73 feet to a calculated point, and
2. S88°22'18"W, a distance of 44.82 feet to the **POINT OF BEGINNING** and containing 3.956 acres of land.

Prepared by: \_\_\_\_\_

12-9-14

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THIS SURVEY WAS PREPARED FROM RECORD INFORMATION. NO ON-THE-GROUND SURVEY WAS PERFORMED.

J: 4736\SURVEY\FIELD NOTES\FN-TRACT 1.docx

# SKETCH TO ACCOMPANY FIELD NOTES

SR DEVELOPMENT INC  
PART 1, (13.388 ACRES)  
DOCUMENT NO. 2011036233

ROSS ROAD  
(70' R.O.W.)

LML INVESTMENTS LLC  
(5.026 ACRES)  
DOCUMENT NO. 2012002194

N21°30'58"E  
10.31'

N64°21'51"E  
55.97'

N25°40'57"W  
109.38'

(R.O.W. VARIES)  
ELROY ROAD

N16°32'04"W  
349.53'

3.956 ACRES  
SR DEVELOPMENT INC  
PART 2  
(20.403 ACRES)  
DOCUMENT NO. 2011036233

SAJA INVESTMENTS INC  
(2.000 ACRES)  
DOCUMENT NO. 2011036308

SR DEVELOPMENT INC  
PART 3  
(REMAINDER OF 13.625 ACRES)  
DOCUMENT NO. 2011036233

SCALE: 1" = 100'

## LEGEND

△ CALCULATED POINT

SR DEVELOPMENT INC  
PART 2  
(20.403 ACRES)  
DOCUMENT NO. 2011036233

1, ABSTRACT NO. 61

S62°27'05"E  
130.37'

NOEL M. BAIN SURVEY NO.

POINT OF  
BEGINNING

S88°22'18"W  
44.82'

S27°32'55"W 262.73'  
(R.O.W. VARIES)  
HEINE FARM ROAD

WYMAN LEWIS HEINE  
TRUSTEE OF THE WYMAN LEWIS HEINE  
CHILDREN'S TRUST  
(75.403 ACRES)  
DOCUMENT NO. 2002001545

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	233.67	704.85	N39°40'24"W	232.60	117.92	18°59'40"
C2	5.29	440.00	N19°05'57"W	5.29	2.65	0°41'20"
C3	74.44	640.00	N22°27'34"W	74.40	37.26	6°39'52"
C4	162.44	505.00	N55°08'55"E	161.74	81.93	18°25'49"



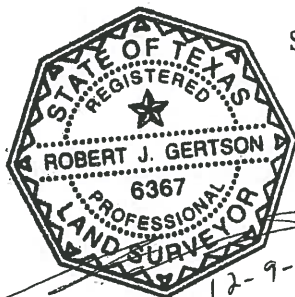
Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791

REG. # 10024900

Civil Engineering  
5501 West William Cannon  
Phone No. (512) 280-5160

Surveying  
Austin, Texas 78749  
Fax No. (512) 280-5165







PATH:- J:\4736\SURVEY\TRACT 1.dwg

12-9-14






 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

**ZONING**  
 CASE#: C14-2014-0181

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



Exhibit B