

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

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9311 NORTH FARM TO MARKET 620 ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) 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 interim-rural residence (I-RR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2015-0036, on file at the Planning and Zoning Department, as follows:

15,499 square feet of land, more or less, out of the A.E. Livingston Survey, No. 455 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 9311 North Farm to Market 620 Road in the City of Austin, Travis 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 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. The following uses are not permitted uses of the Property:

Automotive repair services

Automotive sales

Agricultural sales and services

Commercial blood plasma center

Custom manufacturing

Electronic prototype assembly

Automotive rentals

Automotive washing (of any type)

Campground

Construction sales and services

Drop-off recycling collection facility

Electronic testing

Equipment sales  
Food preparation  
Hotel-motel  
Kennels  
Bail bond services  
Monument retail sales  
Pawn shop services  
Service station  
Vehicle storage  
Adult oriented business

Exterminating services  
Funeral services  
Indoor crop production  
Laundry services  
Maintenance and service facilities  
Outdoor entertainment  
Plant nursery  
Theater  
Veterinary services  
Limited warehousing and  
distribution

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

**PASSED AND APPROVED**

§  
§  
§

\_\_\_\_\_, 2015

\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan Jannette S. Goodall  
Interim City Attorney City Clerk

**FIELD NOTES**

**15,499 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE A.E. LIVINGSTON SURVEY NO. 455, IN TRAVIS COUNTY, TEXAS, AND FURTHER BEING OUT OF AND PART OF LOT 1, BLOCK A, SCS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 200300260, PLAT RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:**

**BEGINNING FOR REFERENCE** at a iron rod found on the east right-of-way of FM 620, same being at the N.W. corner of Lot 1, Block A, SCS SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document Number 20030026, Official Public Records, Travis County, Texas; from which point a TXDOT monument found bears N16°12'30"E at a distance of 104.84 feet;

**THENCE** S81°30'10"E along the north line of Lot 1 for a distance of 731.93 feet to a point;

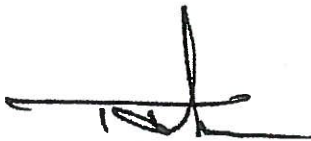
**THENCE** S08°29'50"W, crossing Lot 1 for a distance of 21.55 feet to a point for the **POINT OF BEGINNING** of this 15,499 square feet of land;

**THENCE** the following six (6) courses and distances along the exterior perimeter of this 15,499 square feet of land:

1. S81°57'11"E for a distance of 200.00 feet;
2. S08°02'49"W for a distance of 140.00 feet;
3. N81°57'11"W for a distance of 50.00 feet;
4. N08°02'49"E for a distance of 90.00 feet;
5. N81°57'11"W for a distance of 170.00 feet;
6. N08°02'49"E for a distance of 50.00 feet to the **POINT OF BEGINNING**, containing 15,499 square feet of land, more or less.

I, Thomas P. Dixon, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds description and sketch were based on an on-the-ground survey.

Witness my hands and seal this the March 12, 2015.

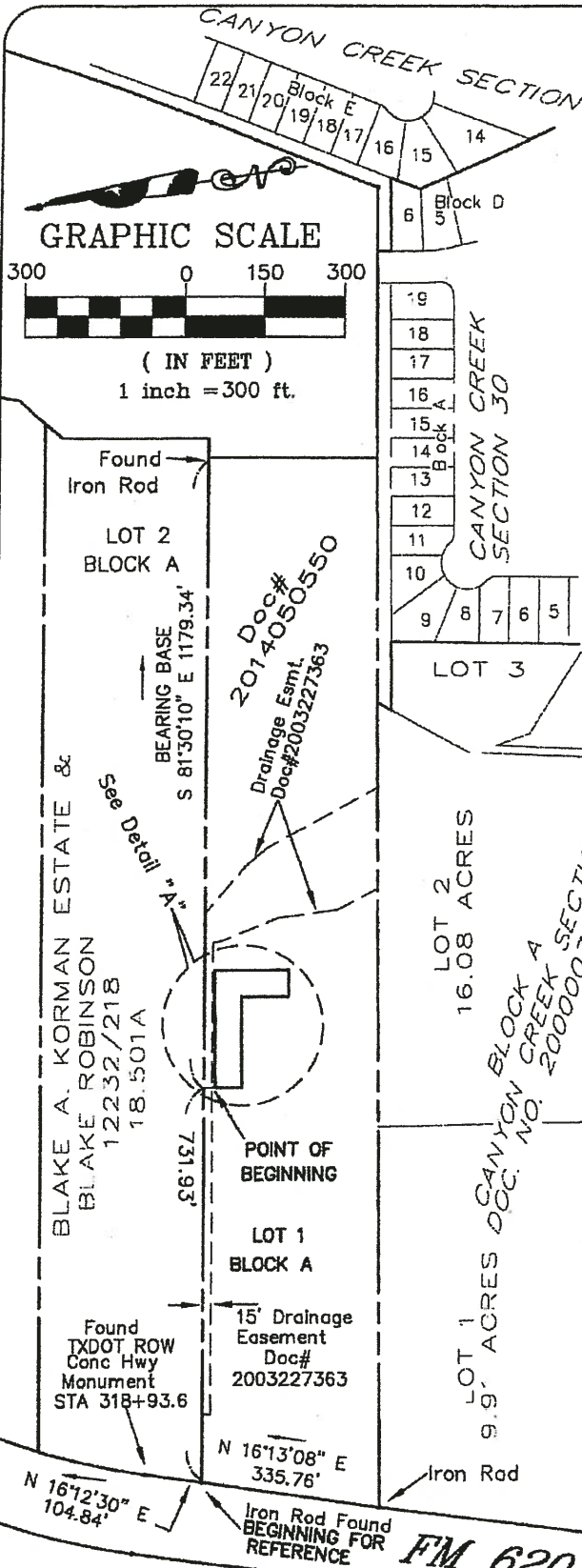


Thomas P. Dixon R.P.L.S. 4324  
Waterloo Surveyors, Inc.  
P.O. Box 160176  
Austin, Texas 78746  
Ph: 512-481-9602

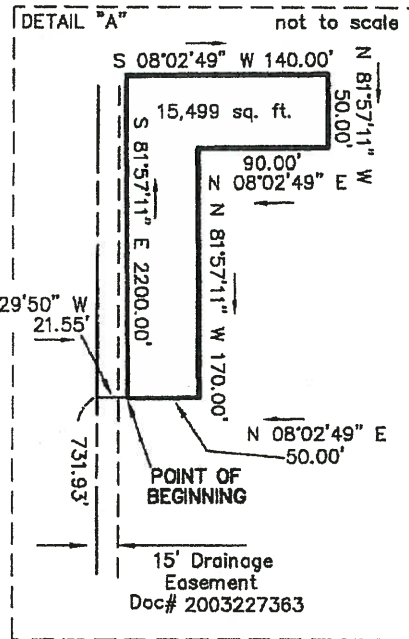


Waterloo Surveyors Inc.  
**SURVEY PLAT**  
 29 SURVEY SKETCH

J9834FN



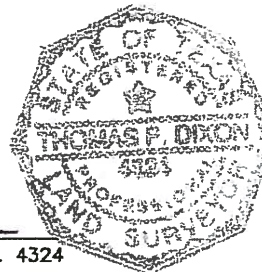
**LEGAL DESCRIPTION:**  
 15,499 SQUARE FEET OF LAND, MORE OR LESS OUT OF THE A.E. LIVINGSTON SURVEY NO. 455, IN TRAVIS COUNTY, TEXAS, AND FURTHER BEING OUT OF AND PART OF LOT 1, BLOCK A, SCS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 200300260, PLAT RECORDS, TRAVIS COUNTY, TEXAS AS CONVEYED TO CSP ASSET I, LLC IN DOCUMENT NUMBER 2014050550, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS



THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE SKETCH HEREON AND FIELD NOTES ATTACHED WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY UNDER MY DIRECT SUPERVISION AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE ON THIS THE 12TH DAY OF MARCH, 2015

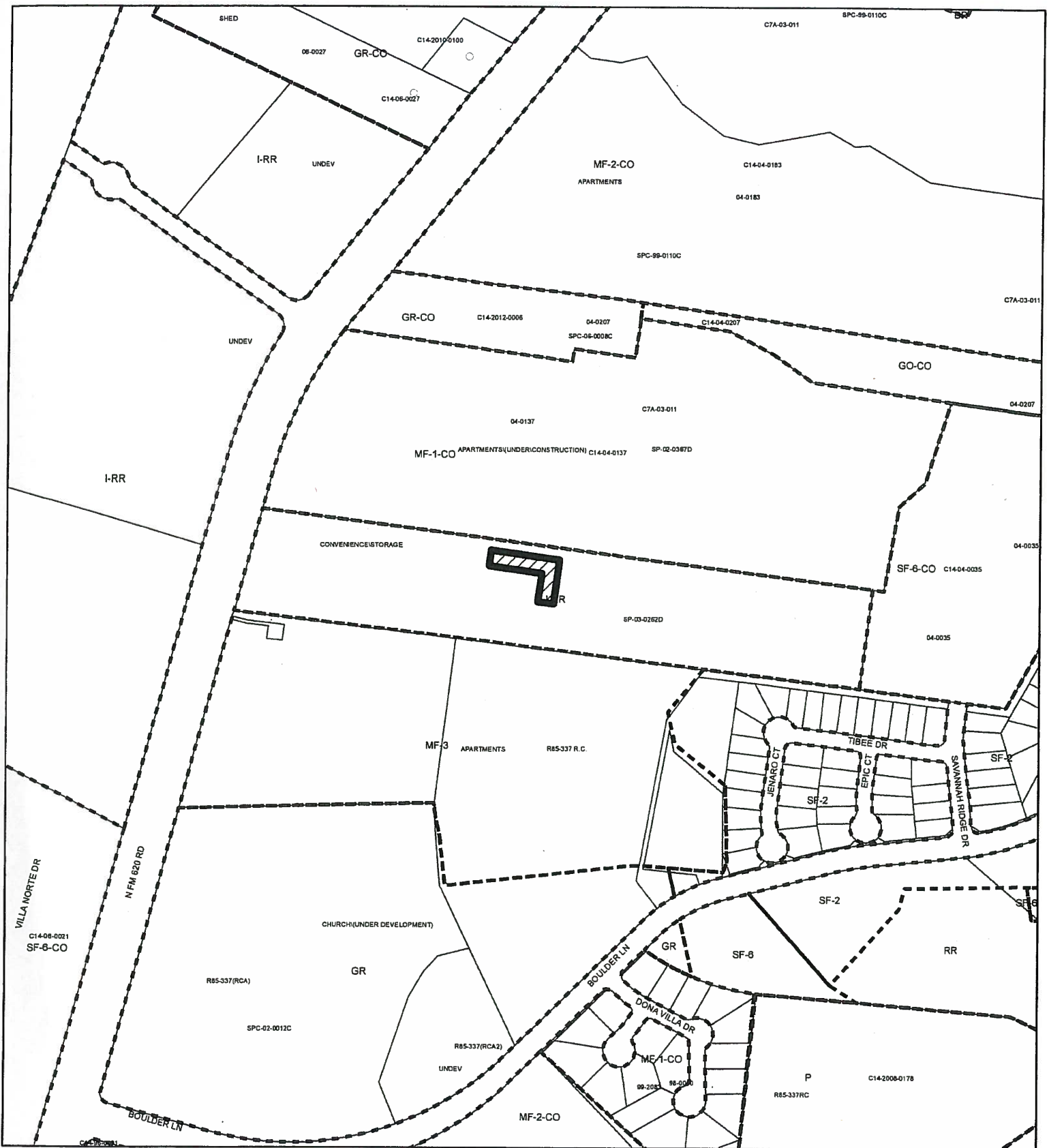
*[Signature]*

THOMAS P. DIXON R.P.L.S. 4324



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## ZONING

ZONING CASE#: C14-2015-0036



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

Exhibit B

