

**ORDINANCE NO. 20150514-018**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8060 WEST U.S. HIGHWAY 290 IN THE WEST OAK HILL NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-CO-NP) 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 limited office-neighborhood plan (LO-NP) combining district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2015-0005, on file at the Planning and Zoning Department, as follows:

2.28 acre tract of land, more or less, out of the Jesse Williams Survey No. 62 and the J.P. Johannesen Survey the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 8060 West U.S. Highway 290 in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district and other applicable requirements of the City Code.

**PART 3.** 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 service station use is a not permitted use of the Property.

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

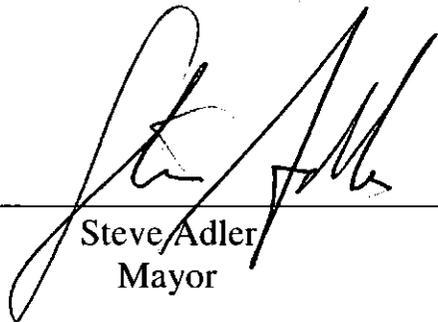
**PART 4.** The Property is subject to Ordinance No. 20081211-097 that established the West Oak Hill neighborhood plan combining district.

**PART 5.** This ordinance takes effect on May 25, 2015.

**PASSED AND APPROVED**

\_\_\_\_\_ May 14 \_\_\_\_\_, 2015

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§  
§



\_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_  
Anne L. Morgan  
Interim City Attorney

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk

## EXHIBIT "A"

FIELD NOTES DESCRIBING 2.28 ACRES OF LAND OUT OF THE JESSE WILLIAMS SURVEY NO. 62 AND THE J.P. JOHANNESSEN SURVEY IN TRAVIS COUNTY, TEXAS, AND BEING TRACT 1 AND TRACT 2 DESCRIBED IN VOLUME 3558, PAGE 196 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE PROPERTY CONVEYED TO THELMA L. COLLIER TRUST RECORDED IN VOLUME 12977, PAGE 1429 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found in the south right of way line of Hudson Loop same being the northeast corner of the Haskell J. Hudson and Sindee J. Schieffer tract recorded in Document No. 2011114554 of the Official Public Records of said County, same being the northwest corner of the 1.00 acre tract described as second tract in Volume 3558, Page 196 of the Deed Records of said County for the northwest corner hereof;

THENCE along the south right of way line of Hudson Loop and the north line of the herein described tract S 80° 20' 00" E, (Bearing Basis) 200.65 feet passing an iron pipe found in all a total distance of 300.13 feet to a capped iron rod set at the northeast corner of the first tract described in Volume 3558, Page 196 of the Deed Records of said County for the northeast corner hereof from which a ½" iron rod found at the northeast corner of the Fowler tract bears S 80° 20' 00" E, 385.22 feet;

THENCE along the west line of the Fowler tract and the east line of the first tract S 07° 07' 50" W, 340.01 feet to a ½" iron rod found in the north right of way line of U.S. Highway 290 West same being the southeast corner of the first tract and the southwest corner of the Fowler tract for the southeast corner hereof;

THENCE along the north right of way line of U.S. Highway 290 West and the south line of the first tract N 77° 14' 19" W, 165.08 feet to a ½" iron rod found at the southwest corner of the first tract and the southeast corner of the second tract for an angle point hereof;

THENCE continuing along the north right of way line of U.S. Highway 290 West and the south line of the second tract N 77° 00' 44" W, 135.37 feet to a ½" iron rod found at the southwest corner of the second tract same being the southeast corner of the Hudson and Schieffer tract for the southwest corner hereof;

THENCE along the east line of the Hudson and Schieffer tract and the west line of the second tract N 06° 52' 08" E, 323.28 feet to the **Place of Beginning** and containing 2.28 acre of land.

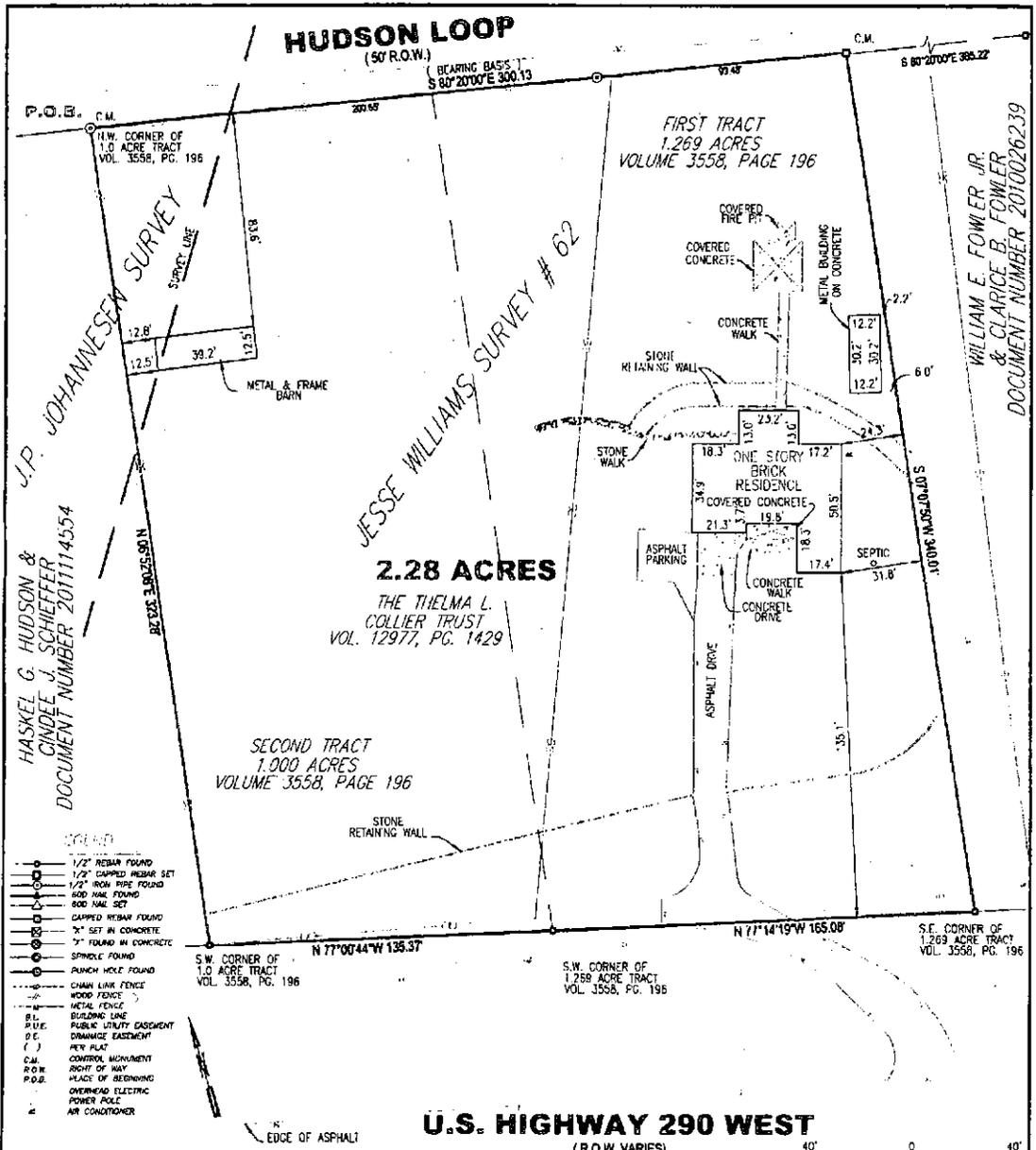
THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.

  
Victor M. Garza (PLS 4740)

9-2-14  
Date:

B & G Surveying, Inc.  
1404 W. North Loop Blvd.  
Austin, Texas 78756  
Phone (512) 458-6969  
[www.bandgsurvey.com](http://www.bandgsurvey.com)  
B0817114





- Notes:**
- 1) Bearings and distances do not match deeds.
  - 2) Bearing Basis was based on adjoining subdivision.
  - 3) Subject to boundary line agreement Volume 4237, Page 575.



TO THE REMORANDOR AND / OR PERSONS HEIR(S) OF THE PREMISES SURVEYED AND TO  
**AUSTIN TITLE COMPANY**  
 FIDELITY NATIONAL TITLE INSURANCE

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUNDS UNDER MY SUPERVISION BY THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE SURFACE LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR RIGHTS IN PUBLIC, EXCEPT AS SHOWN HEREON.

**FLOOD CERTIFICATION**

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP (DFSR), DATED 05/16/2012. IT IS REPRESENTED AS IN ZONE "X" HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED BY THIS FIRM AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED ON SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

SURVEY PLAT OF: 2.28 ACRES OF LAND OUT OF THE JESSE WILLIAMS SURVEY NO. 62 AND THE J.P. JOHANNESSEN SURVEY IN TRAVIS COUNTY, TEXAS, AND BEING TRACT 1 AND TRACT 2 BEING IN VOLUME 3558, PAGE 196 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THE PROPERTY COVEYED TO THELMA L. COLLIER TRUST RECORDED IN VOLUME 12977, PAGE 1429 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED.

STREET ADDRESS: 8060 HIGHWAY 290 WEST CITY: AUSTIN COUNTY: TRAVIS STATE OF: TEXAS

REFERENCE NAME: GEORGE WHELM AND CORA S RODERBUSCH

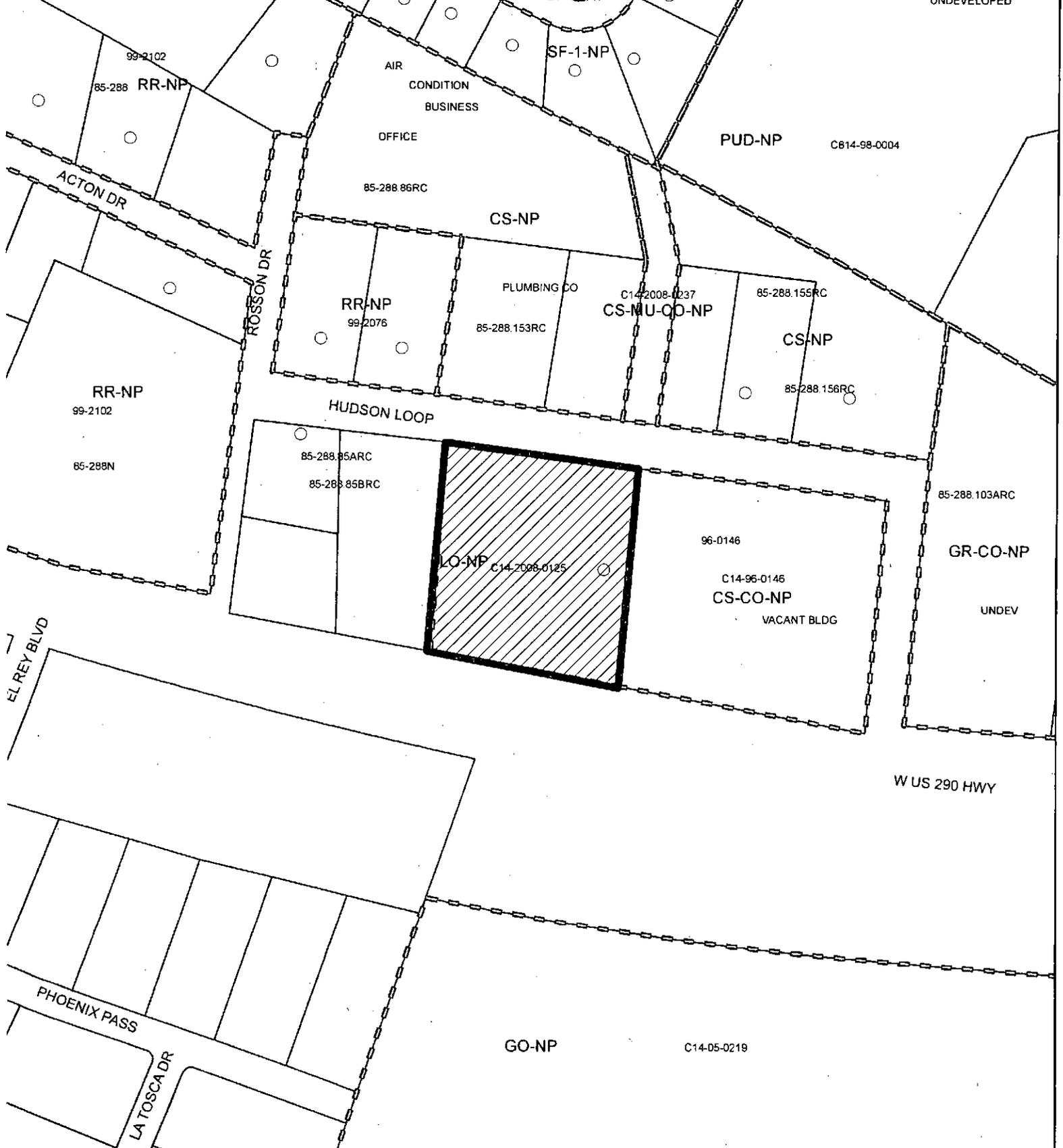
G.F. #: AUT-14007387



**B & G SURVEYING, LLC**  
 FIRM REGISTRATION NO. 100263-00  
 WWW.BANDGSURVEYING.COM  
 1404 West North Loop Blvd.  
 Austin, Texas 78756  
 Office 512\*458-5969, Fax 512\*458-9845

JOB #: B0817114\_TA  
 DATE: 08/27/14  
 SCALE: 1" = 40'

FIELD WORK BY	MLL	08/20/14
CHECKED BY	V.G.	09/02/14
DATE	V.G.	09/02/14
CHECKED BY	V.G. / M.L.	09/02/14



### ZONING

ZONING CASE#: C14-2015-0005



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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



Exhibit B