

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INTIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 3424 SOUTH FM 973 ROAD 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. C14-2017-0057, on file at the Planning and Zoning Department, as follows:

1.865 acres of land located in the Santiago Del Valle Survey, Abstract No. 24, City of Austin, Travis County, Texas and being a portion of Lot 1, Browning-Ferris Corner II, according to the map or plat thereof, recorded in Volume 87, Pages 124D-125A, Plat Records of Travis County, said 1.865 acres being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 3424 South FM 973 Road in the City of Austin, Travis County, Texas, 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:

The following uses are prohibited uses for the Property:

Adult-oriented businesses	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Commercial blood plasma center	Pawn shop services
Service station	

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) district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2017.

PASSED AND APPROVED

_____, 2017 § _____
 § _____
 § _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

C14-2017-0057

LEGAL DESCRIPTION
1.865 ACRES
OF LAND

1.865 acres of land located in the Santiago Del Valle Survey, Abstract No. 24, City of Austin, Travis County, Texas and being a portion of Lot 1, BROWNING-FERRIS CORNER II, according to the map or plat thereof, recorded in Volume 87, Pages 124D-125A, Plat Records of Travis County, Texas, said 1.865 acres being more particularly described as follows:

BEGINNING, at a found 1/2-inch iron rod with cap, marking the intersection of the northeasterly line of said Lot 1 with the northwesterly right of way line of F.M. 973, same being the northwesterly corner of that certain 2.048 acre tract conveyed to the State of Texas, acting by and through the Texas Transportation Commission, as described under Document Number 2014106177, Official Public Records of Travis County, Texas;

THENCE, South 13deg 50' 07" West, along the northwesterly right of way line of F.M. 973, a distance of 133.12 feet to a set 1/2" iron rod with "KHA" cap;

THENCE, southwesterly, continuing along the northwesterly right of way line of F.M. 973 and along the arc of a curve to the right having a radius of 1900.00 feet, a central angle of 12deg 33' 25", an arc length of 416.41 feet, and a chord bearing: S 20deg 05' 43" W, 415.57 feet to a found 1/2" iron rod with cap, located in the southwesterly line of said Lot 1 and marking the southwesterly corner of the said 2.048 acres;

THENCE, North 47deg 20' 14" West, along the southwesterly line of said Lot 1, a distance of 261.82 feet to a set 1/2" iron rod with KHA cap marking the southwesterly corner of said Lot 1;

THENCE, North 42deg 38' 47" East, along the northwesterly line of said Lot 1, a distance of 500.18 feet to a set 1/2" iron rod with "KHA" cap, for the northwesterly corner of said Lot 1;

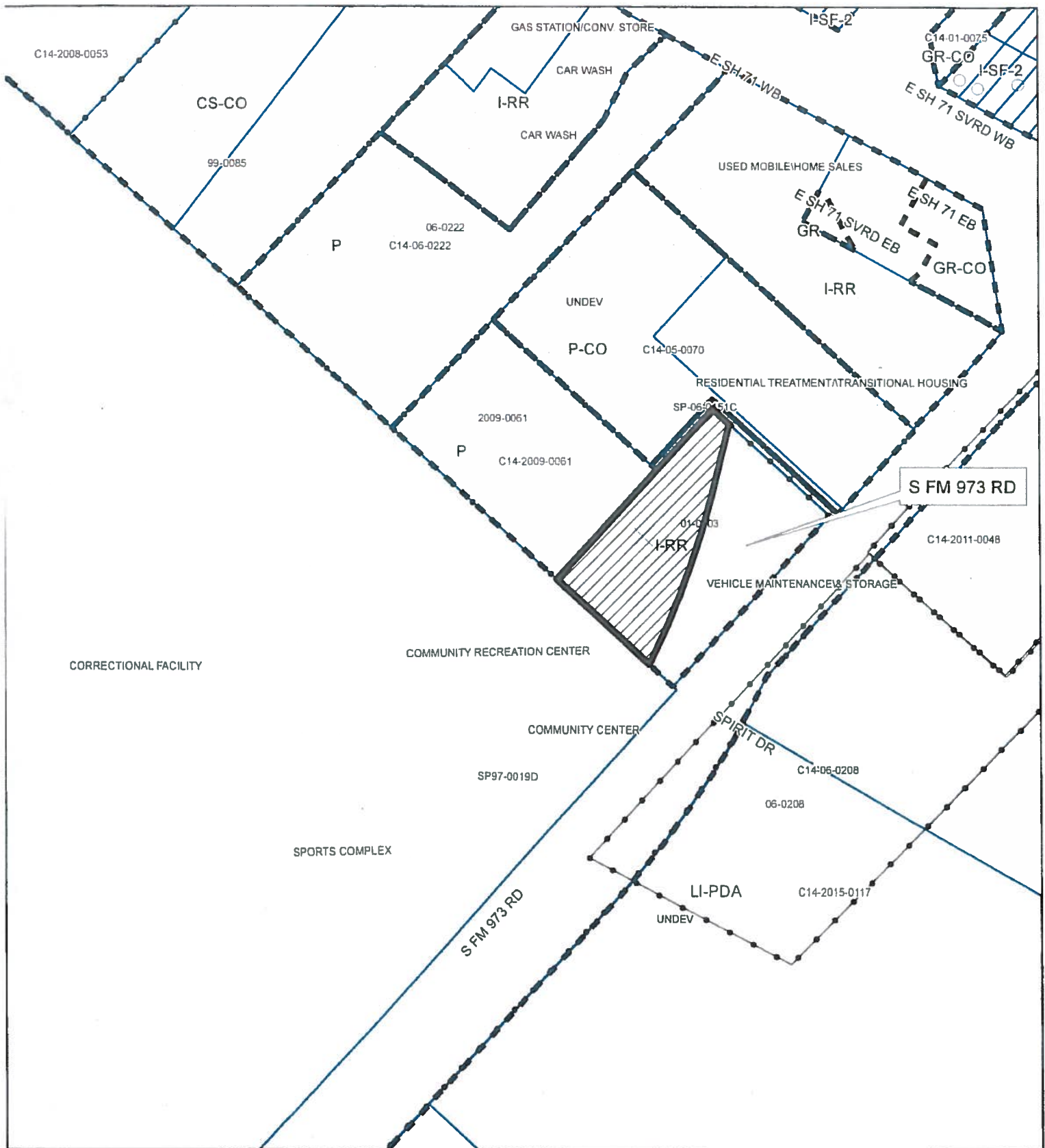
THENCE, South 47deg 37' 36" East, along the northeasterly line of said Lot 1, a distance of 38.29 feet to **THE POINT OF BEGINNING**, containing an area of 1.865 acres (81,255 sq. ft.) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83

James W. Russell
Registered Professional Land Surveyor No. 4230
Kimley-Horn and Associates, Inc.
601 NW Loop 410, Suite 350
San Antonio, Texas 78216
Ph. 210-541-9166
jim.russell@kimley-horn.com
TBPLS Firm No. 10193973



EXHIBIT A



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 274'

ZONING
ZONING CASE#: C14-2017-0057

EXHIBIT B



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. No warranty is made by the City of Austin regarding specific accuracy or completeness.