

ORDINANCE NO. 20180823-065

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12427 TECH RIDGE BOULEVARD FROM COMMUNITY COMMERCIAL (GR) 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 community commercial (GR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2018-0063, on file at the Planning and Zoning Department, as follows:

A 1.118 acre (approximately 48,713 square feet) tract of land, more or less, out of the Louis Fritz Survey No. 291, Abstract No. 380 and the J.A.G. Brooks Survey No. 79 in Travis County, Texas, the tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 12427 Tech Ridge Boulevard 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:

A. The following uses are prohibited uses for the Property:

Adult oriented businesses	Construction sales and services
Agricultural sales and services	Building maintenance services
Campground	Commercial blood plasma center
Electronic prototype assembly	Electronic testing
Equipment repair services	Equipment sales
Food preparation	Kennels
Laundry services	Monument retail sales
Plant nursery	Vehicle storage
Veterinary services	Limited warehousing and distribution
Indoor crop production	Maintenance and service facilities

Transitional housing

Transportation terminal

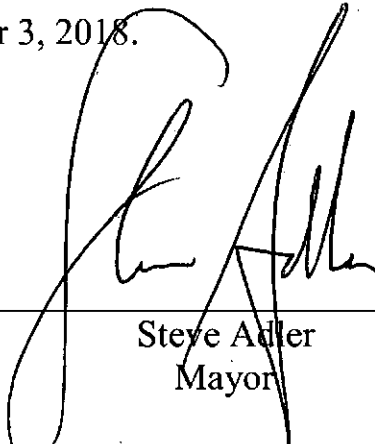
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on September 3, 2018.

PASSED AND APPROVED


_____, August 23, 2018

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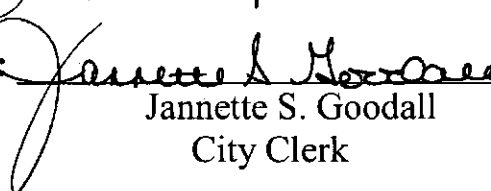
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**1.118 ACRES
PROPOSED LOT 6, BLOCK A,
TECH RIDGE CENTER PH. VI
ZONING DESCRIPTION**

A DESCRIPTION OF 1.118 ACRES (APPROX. 48,713 SQ.FT.) OF LAND IN THE LOUIS FRITZ SURVEY NO. 291, ABSTRACT NO. 280 AND THE J. A. G. BROOKS SURVEY NO. 79 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 11.911 ACRE TRACT CONVEYED TO TECH RIDGE PHASE VI, L.P. IN CONTRIBUTION SPECIAL WARRANTY DEEDS DATED SEPTEMBER 10, 2008 AND RECORDED IN DOCUMENT NOS. 2008152498 AND 2008152499 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.118 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the south line of Lot 5, Block A of Tech Ridge Center Phase VI Lot 5, a subdivision of record in Document No. 201700094 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar with "Chaparral" cap set in the east right-of-way line of Canyon Ridge Drive (right-of-way width varies), described in Document No. 2008003493 of the Official Public Records of Travis County, Texas, being the west line of said 11.911 acre tract, being the southwest corner of said Lot 5, bears North 83°59'31" West, a distance of 406.60 feet;

THENCE, with the north line of said proposed Lot 6, the following three (3) courses and distances:

1. South 83°59'31" East, with the south line of said Lot 5, a distance of 13.38 feet to a 1/2" rebar with "Chaparral" cap set at the southeast corner of said Lot 5;
2. North 04°47'45" East, with the east line of said Lot 5, a distance of 11.80 feet to a 1/2" rebar with "Chaparral" cap set for the southwest corner of Lot 2, Block A, Tech Ridge Center Phase VI Lot 2, a subdivision of record in Document No. 201500212 of the Official Public Records of Travis County, Texas;
3. South 85°14'45" East, with the south line of said Lot 2, a distance of 197.60 feet to a 1/2" rebar with "Chaparral" cap set for the southeast corner of said Lot 2, being in the east line of said 11.911 acre tract, and being in the west line of Lot 4, Block A of The Crossing at Parmer Lane Section 3, a subdivision of record in Book 102, Page 279 of the Plat Records of Travis County, Texas, for the northeast corner hereof;

THENCE, South 30°13'57" West, with the east line of said 11.911 acre tract, being the

Exhibit A

west line of said Lot 4, a distance of 307.45 feet to a calculated point, from which a 1/2" rebar with "Chaparral" cap found in the north Right-of-Way line of East Yager Lane (ROW width varies), described in Volume 1830, Page 175 and Volume 1848, Page 13, both of the Deed Records of Travis County, Texas, being the southeast corner of said 11.911 acre tract, and being the southwest corner of said Lot 4, bears South 30°13'57" West, a distance of 130.15 feet;

THENCE, over and across said 11.911 acre tract, the following two (2) courses and distances:

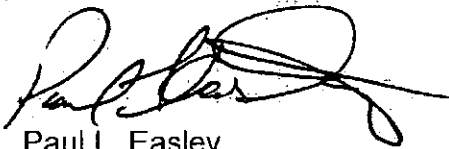
North 59°46'13" West, a distance of 185.51 feet to a calculated point;

North 30°13'47" East, a distance of 206.31 feet to the **POINT OF BEGINNING**, containing 1.118 acres of land, more or less.

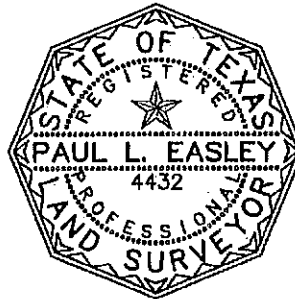
Surveyed on the ground January 18, 2018.

Bearing Basis: The Texas Coordinate System of 1983, Texas Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: 143-024-TR6-ZN2.dwg

 06/01/18

Paul L. Easley
Registered Professional Land Surveyor
State of Texas No. 4432



REFERENCES:
TCAD Parcel ID: 894633
Austin Grid map M33-N33

SKETCH TO ACCOMPANY A DESCRIPTION OF 1.118 ACRES (APPROX. 48,713 SQ.FT.) OF LAND IN THE LOUIS FRITZ SURVEY NO. 291, ABSTRACT NO. 280, AND THE J. A. G. BROOKS SURVEY NO. 79, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 11.911 ACRE TRACT CONVEYED TO TECH RIDGE PHASE VI, L.P. IN CONTRIBUTION SPECIAL WARRANTY DEEDS DATED SEPTEMBER 10, 2008 AND RECORDED IN DOCUMENT NOS. 2008152498 AND 2008152499 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING PROPOSED LOT 6, BLOCK A, TECH RIDGE CENTER PHASE VI LOT 6, NOT YET RECORDED.

LEGEND

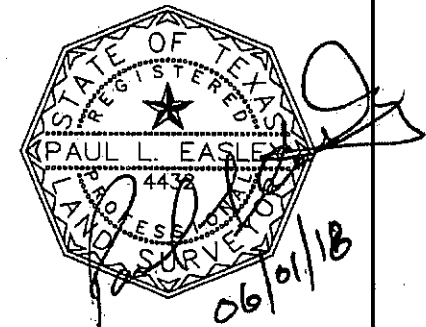
- CH 1/2" REBAR WITH "CHAPARRAL" CAP FND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- △ CALCULATED POINT
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- () RECORD INFORMATION

LINE TABLE

LINE	BEARING	DISTANCE	RECORD
L1	S30°13'57"W	130.15'	
L2	N58°56'19"W	162.62'	(N58°55'08"W 162.62')
L3	N18°08'12"W	22.40'	
L4	S83°59'31"E	13.38'	
L5	N04°47'45"E	11.80'	
L6	N18°08'12"W	14.45'	
L7	S58°56'19"E	29.92'	

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	593.00'	22°16'50"	230.60'	S46°00'57"E	229.15'
C2	568.83'	18°29'42"	183.62'	S27°23'03"E	182.82'

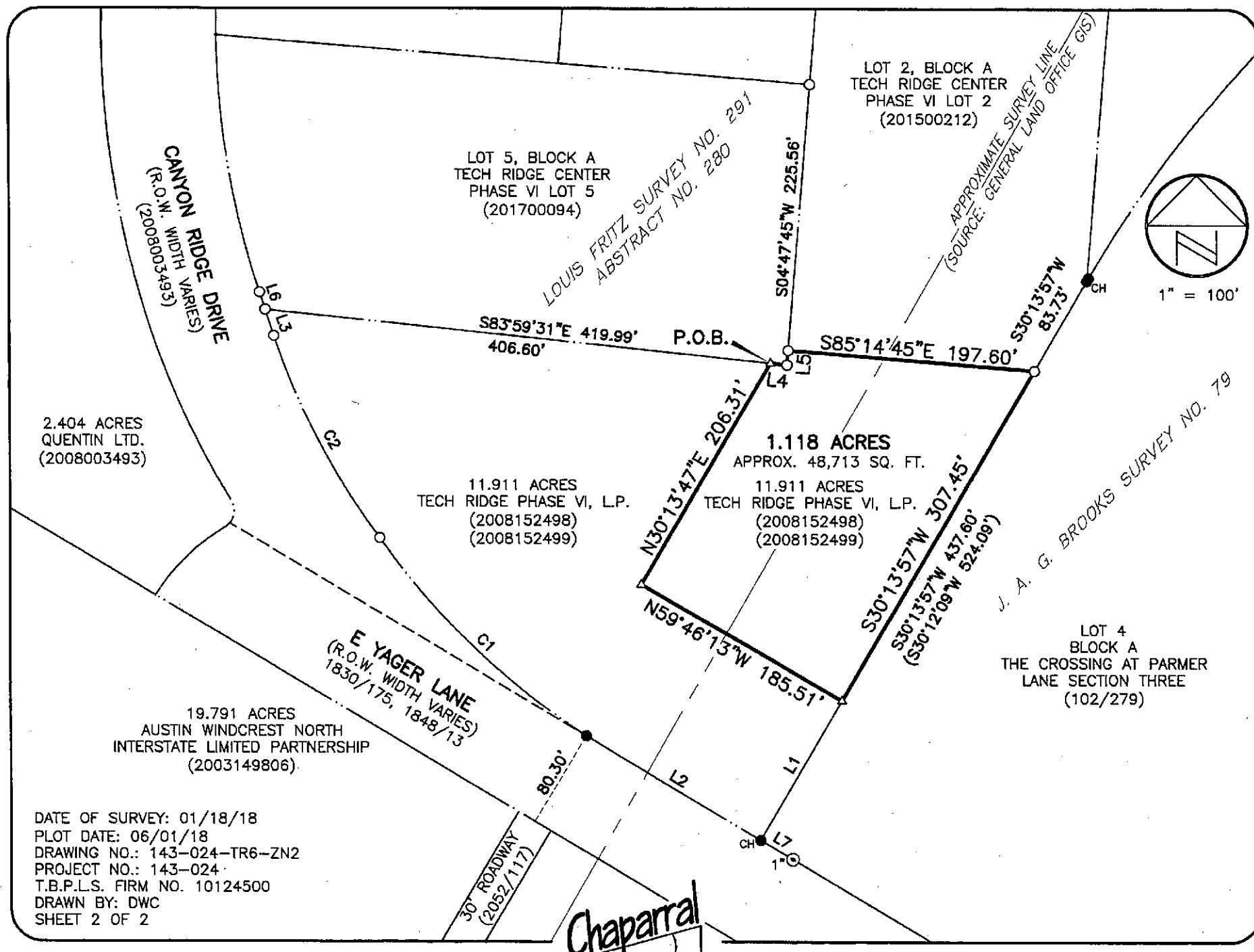


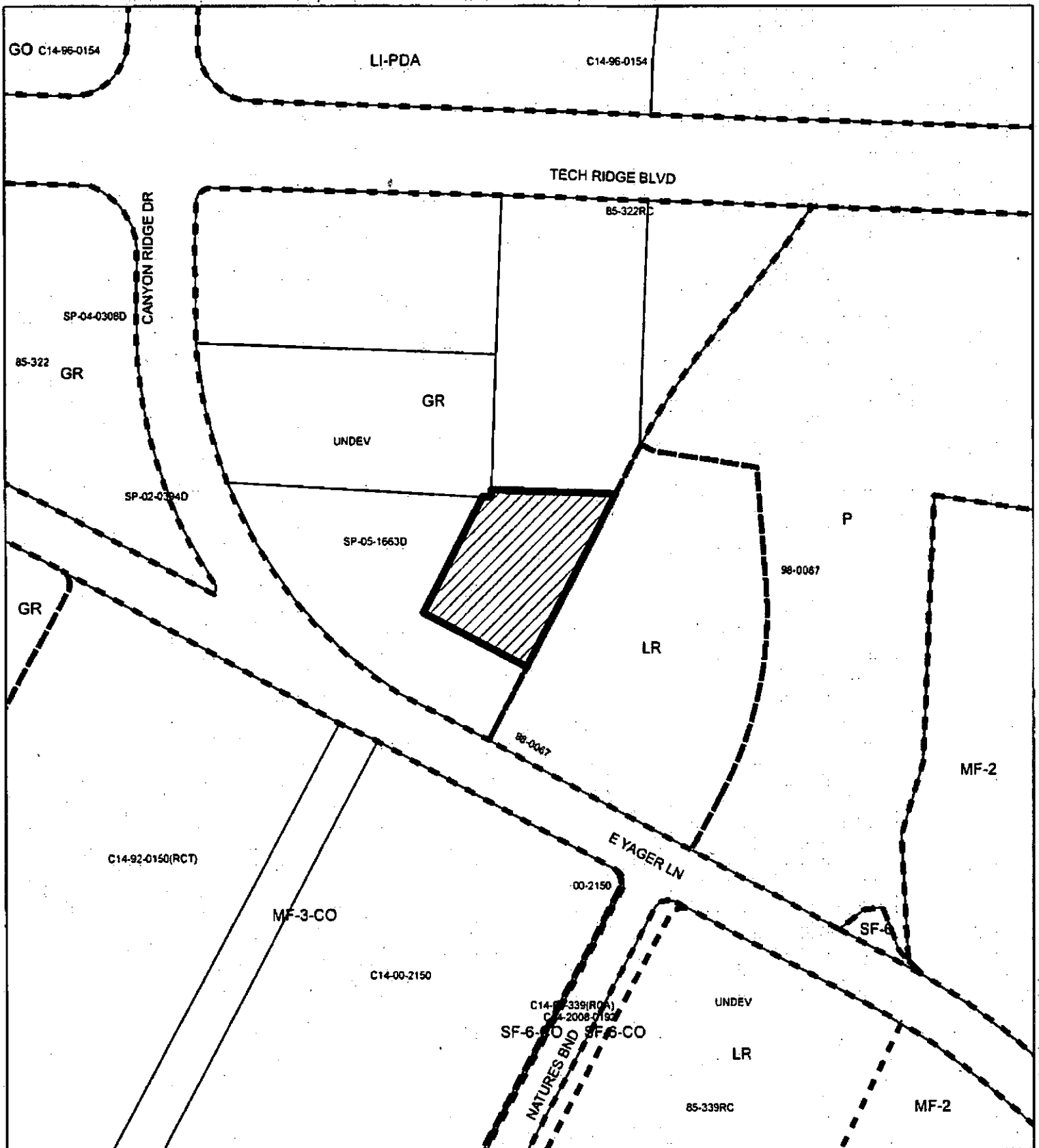
DATE OF SURVEY: 01/18/18
 PLOT DATE: 06/01/18
 DRAWING NO.: 143-024-TR6-ZN2
 PROJECT NO.: 143-024
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: DWC
 SHEET 1 OF 2




BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION
 143-024-TR6-ZN2

Chaparral





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

Zoning Case
C14-2018-0063

Exhibit B



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