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ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3059 EAST STATE HIGHWAY 71 SERVICE ROAD WESTBOUND AND 3000 MELDRUM ROAD FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING 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 general commercial services-conditional overlay (CS-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2018-0147, on file at the Planning and Zoning Department, as follows:

Being 1.289 acres of land out of the Santiago Del Valle Grant, in Travis County, Texas, and being that 1.43 acre tract conveyed to High Mountain Ranch LP, in a Warranty Deed recorded in Document No. 2010115233 of the Official Public Records of Travis County, Texas, save and except that portion conveyed to the State of Texas recorded in Document No. 2014135639 of the Official Public Records of Travis County, Texas, and being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 3059 East State Highway 71 Service Road Westbound and 3000 Meldrum 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:

- A. A 15-foot wide vegetative buffer shall be provided and maintained on the north property line. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

39 B. Vehicular access from the Property to Meldrum Road is prohibited except for
40 pedestrian, bicycle, and emergency ingress and egress. All vehicular access to
41 the Property shall be from other adjacent public streets or through other
42 adjacent property.

43
44 C. The following uses are prohibited uses for the Property:
45

Adult oriented businesses	Campground
Commercial blood plasma center	Custom manufacturing
Funeral services	Indoor entertainment
Indoor sports and recreation	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Theater	Vehicle storage

46
47 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
48 developed and used in accordance with the regulations established for the general
49 commercial services (CS) base district and other applicable requirements of the City Code.

50
51 **PART 4.** This ordinance takes effect on _____, 2019.

52
53 **PASSED AND APPROVED**

54
55 §
56 §
57 _____, 2019 § _____
58 Steve Adler
59 Mayor
60

61
62 **APPROVED:** _____ **ATTEST:** _____
63 Anne L. Morgan Jannette S. Goodall
64 City Attorney City Clerk
65

EXHIBIT "A"

FIELD NOTES DESCRIBING 1.289 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS AND BEING THAT 1.43 ACRE TRACT CONVEYED TO HIGH MOUNTAIN RANCH LP, IN A WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2010115233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SAVE AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF TEXAS RECORDED IN DOCUMENT NUMBER 2014135639 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at ½ inch iron rod found in the south right of way line of Meldrum Road, same being the northeast corner of Lot 34, of Glenbrook Addition in Travis County, Texas, recorded in Book 5, Page 30 of the Plat records of said county for the northwest corner hereof.

THENCE along the south right of way line of Meldrum Road and north line of High Mountain Ranch tract S. 59° 09' 03" East, 149.99 feet to a ½ inch iron pipe found at the northwest corner of the Ellis tract recorded in Document Number 2003111289 of the Official Public Records of said county, for the northeast corner hereof.

THENCE along the west line of the Ellis tract and the east line of the High Mountain Ranch tract S. 30° 47' 00" West, (bearing basis) 374.23 feet to a capped iron rod found in the north line of State Highway 71 East, same being the north line of the State of Texas tract for the southeast corner hereof, from which a ½ inch iron rod found at the southeast corner of the 1.43 acre tract bears S. 30° 54' 04" West, 40.61 feet

THENCE along the north right of way line of State Highway 71 East, N. 59° 07' 42" West, 150.30 feet to a capped iron rod found in the east line of Lot 29, of Glenbrook Addition, for the southwest corner hereof.

THENCE along the east line of Lot 29, and the west line of the High Mountain tract N. 30° 52' 02" East, 184.17 feet to ½ inch iron rod found at the northeast corner of Lot 29 and southeast line of Lot 34, of Glenbrook Addition.

THENCE continuing along the west line of the High Mountain Ranch tract and the east line of Lot 34 of Glenbrook Addition N. 30° 47' 39" East, 190.00 feet to the PLACE OF BEGINNING and containing 1.289 acres of land.

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


Victor M. Garza R.P.L.S. 4740

4-8-17
Date:

B & G Surveying, Inc.
1404 W. North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
www.bandgsurveying.com
Firm Reg. No. 100363-00
B0600817



(57) LOW

POB

PLATE 42

10134

1.500.000

HIGH MOUNTAIN RANCH, L.P.
2010115233

2001111289

LÖT 29

THEY-2
LIP 34, BLENDSPOCK ARBITER, SECTION ONE, A SUBSECTION OF TARRANT COUNTY, TEXAS,
ACCORDING TO THE MAP ON FILE RECORDED IN VOLUME 8, PAGE 20, PLAT NUMBER
OF TARRANT COUNTY, TEXAS.

[illegible]

FLYING CIRCUMFERENCE

[illegible]

OWNER ADDRESS: 3000 E. RM 71 & 3000 MIDLAND apt. ALSTON county TRAVIS state of MISSOURI
 CONTACT NAME: 3000 HIGHWAY 71 INVESTMENTS LLC

97

D & C SURVEYING, LLC

JOB #: B0800017_TA
DATE: 08/28/17
TIME: 1:30 PM

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Created: 1/2/2019