

ORDINANCE NO. 20081211-103

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 14608 NORTH FM 620 ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 development reserve (DR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2008-0192, on file at the Neighborhood Zoning and Planning Department, as follows:

A 12.661 acre tract of land, more or less, out of the Rachel Saul Survey, Abstract Number 551 and the Thomas P. Davy Survey, Abstract Number 169, Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 14608 North FM 620 Road, in the City of Austin, Williamson 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 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.

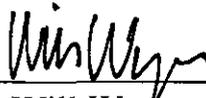
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 22, 2008.

PASSED AND APPROVED

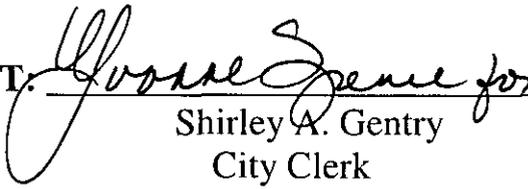
December 11, 2008

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Will Wynn
Mayor

APPROVED: 

David Allan Smith
City Attorney

ATTEST: 

Shirley A. Gentry
City Clerk



Landesign Services, Inc.

555 Round Rock West Drive
Bldg. D, Suite 170
Round Rock, Texas 78681
512-238-7901 office
512-238-7902 fax

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

BEING 12.661 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NUMBER 551 AND THE THOMAS P. DAVY SURVEY, ABSTRACT NUMBER 169, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 295.73 ACRE TRACT CONVEYED TO IVALENE PEARSON BANKS AND JEFFREY BANKS OF RECORD IN VOLUME 1844, PAGE 392 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at 1/2" rebar with TXDOT aluminum cap found in the existing north right-of-way line of SH 45 (R.O.W. varies), in the east line of said 295.73 acre and in the west line of a 390.22 acre tract described as Exhibit A of record in Volume 637, Page 535 of the D.R.W.C.T. from which a TXDOT Type II monument bears, North 68°28'15" East, a distance of 205.94';

Thence with the existing north right-of-way line of SH 45 the following six (6) courses:

1. South 68°32'36" West a distance of 94.28 feet to TXDOT Type II monument found;
2. South 22°16'31" East a distance of 27.93 feet to a 1/2 inch iron rebar with cap marked "Landesign" set;
3. South 67°43'28" West a distance of 1427.13 feet to a TXDOT Type II monument found;
4. South 65°12'40" West a distance of 228.60 feet to a TXDOT Type II monument found;
5. Along a curve to the right, having a radius of 2844.79 feet, a delta angle of 02°13'05", a length of 110.13 feet and a chord which bears South 66°15'31" West a distance of 110.12 feet to a TXDOT Type II monument found;
6. South 67°14'02" West a distance of 12.93 feet to a 1/2" iron rebar found in concrete in the west line of said 295.73 acres and in the east line of the remainder of Tract 2 of record in Volume 359, Page 339 of the D.R.W.C.T., from which a TXDOT Type II bears South 67°32'22" West, a distance of 830.73';

Thence with the west line of said 295.73 acres and the east line of said Tract 2 the following two (2) courses:

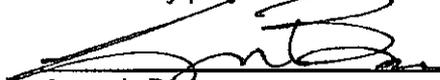
1. North 25°11'00" West a distance of 259.29 feet to a 1/2 inch iron rebar with cap marked "Landesign" set;
2. North 26°16'00" West a distance of 41.10 Feet to a calculated point;

Thence crossing through said 295.73 acre tract and being 500 feet northerly of and parallel to the centerline of R.M. 620 as of 1986, the following two (2) courses;

1. North 67°33'55" East a distance of 1665.22 feet to a calculated point;
2. Along a curve to the right, having a radius of 6229.55 feet, a delta angle of 02°33'05", a length of 277.41 feet and a chord which bears North 68°50'27" East a distance of 277.38 feet to a calculated point in the east line of said 295.73 acres and the west line of said Exhibit A, from which a 1/2" iron rebar found bears North 10°34'57" West, a distance of 1118.75';

Thence South 10°34'57" East with the east line of said 295.73 acres and the west line of said Exhibit A, a total distance of 265.15 feet to the POINT OF BEGINNING.

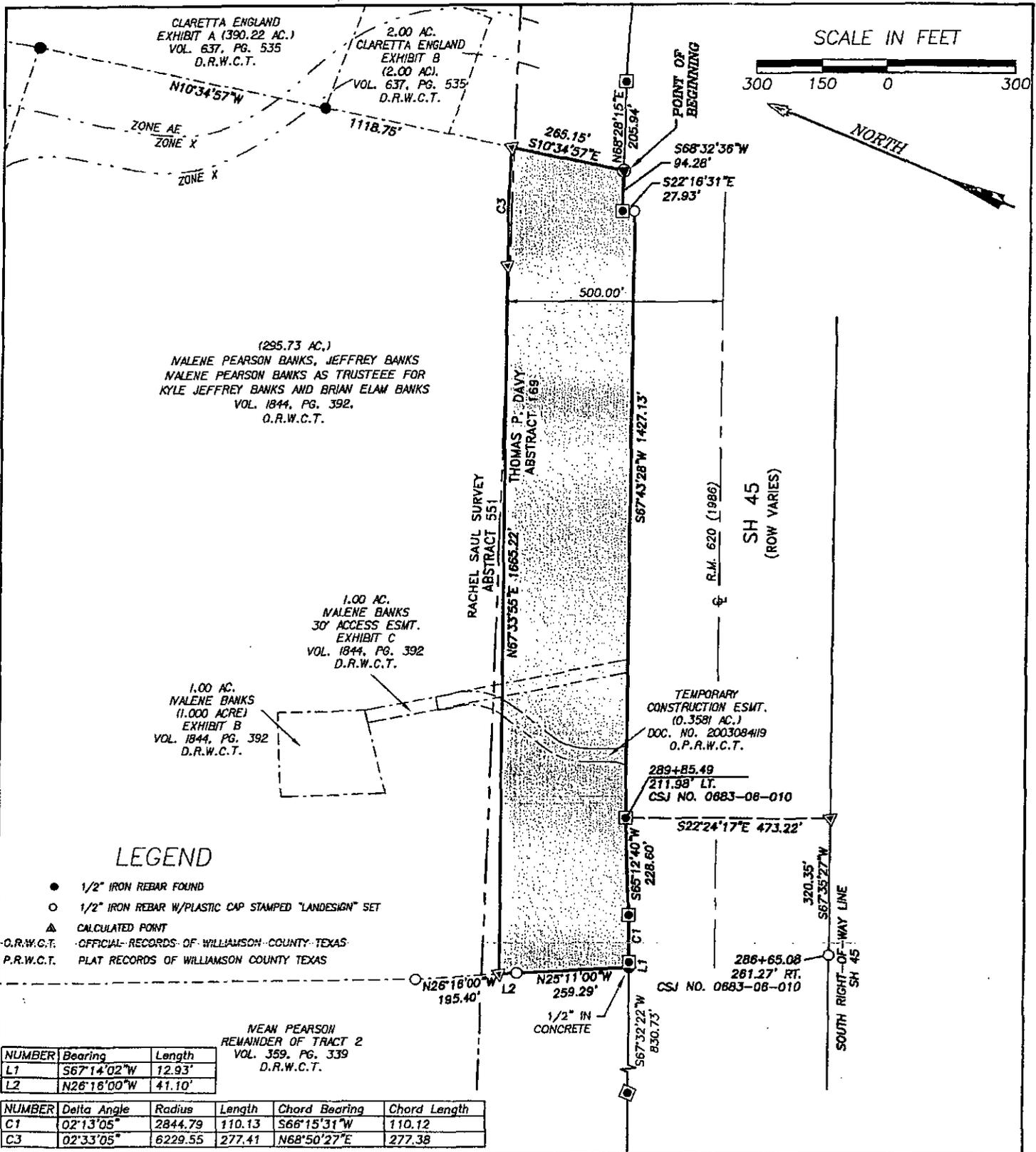
This parcel contains 12.661 acres of land, more or less, out of the Rachel Saul Survey, Abstract Number 551, and the Thomas P. Davy Survey, Abstract Number 169, in Williamson County, Texas. Description prepared from an on-the-ground survey made during May, 2008. All bearings are based on the Texas State Plane Coordinate System, Central, with all distances and coordinates being NAD 83 datum and adjusted to the surface by project surface factor of 1.00012.

 26 Aug 08
Date

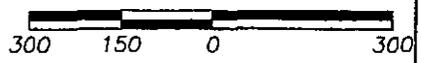
Joseph Beavers
Registered Professional Land Surveyor
State of Texas No. 4938



Project Number: 060-08-001
Attachments: Survey Drawing L:\100 ac Banks\DWGS\060002.dwg
L:\100 ac Banks\FNOTES\COA LPJ M&B.doc



SCALE IN FEET



NORTH

LEGEND

- 1/2" IRON REBAR FOUND
- 1/2" IRON REBAR W/PLASTIC CAP STAMPED "LANDESIGN" SET
- ▲ CALCULATED POINT

O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
 P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY TEXAS

NUMBER	Bearing	Length
L1	S67°14'02"W	12.93'
L2	N26°18'00"W	41.10'

NUMBER	Delta Angle	Radius	Length	Chord Bearing	Chord Length
C1	02°13'05"	2844.79	110.13	S66°15'31"W	110.12
C3	02°33'05"	6229.55	277.41	N68°50'27"E	277.38

JOB NUMBER: 060-08-001 DRAWING NAME: 060002.DWG

PROJECT NAME: 100 AC BANKS

DATE: 08/25/08 SCALE: 1" = 300'

DRAWING FILE PATH:
 L:\100 ac Banks\DWGS

FIELDNOTE FILE PATH:

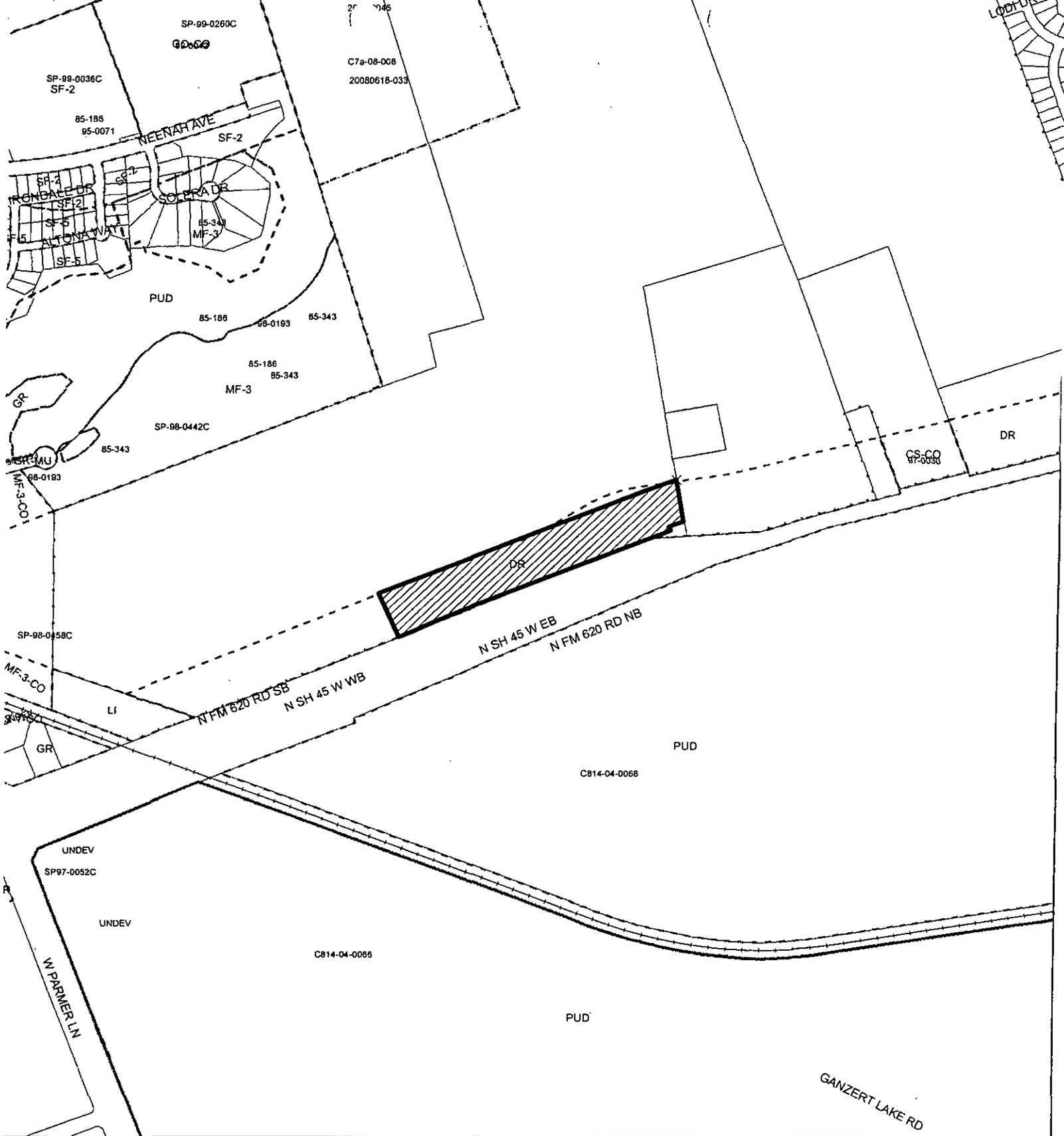
RPLS: JB TECH: HAS PARTYCHIEF:

SHEET 3 of 3 FIELDBOOKS: CHK BY: JB



LANDESIGN SERVICES, INC.

512-238-7901
 555 ROUND ROCK WEST DR.
 BUILDING D, SUITE 170
 ROUND ROCK, TEXAS 78681



1" = 800'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

ZONING EXHIBIT B

ZONING CASE#: C14-2008-0192
 ADDRESS: 14608 N FM 620 RD
 SUBJECT AREA: 12.661 ACRES
 GRID: H40
 MANAGER: S. SIRWAITIS



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.