

ORDINANCE NO. 990225-80

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING, REZONING, AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

2.870 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK A, WOODS OF HONDA SUBDIVISION, IN WILLIAMSON COUNTY, FROM "I-RR" INTERIM RURAL RESIDENCE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 13175 RESEARCH BOULEVARD, IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "I-RR" Interim Rural Residence district to "GR-CO" Community Commercial district-Conditional Overlay combining district on the property (the "Property") described in File C14-98-0198, as follows:

2.870 acre tract of land out of Lot 1, Block A, Woods of Honda Subdivision in Williamson County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 13175 Research Boulevard, in the City of Austin, Williamson County, Texas, and as more particularly 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:

Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 vehicle 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 "GR" Community Commercial base district and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on March 8, 1999.

PASSED AND APPROVED

February 25, 1999 §
§
§ Kirk Watson
Kirk Watson
Mayor

APPROVED: Andrew Martin ATTEST: Shirley A. Brown
Andrew Martin Shirley A. Brown
City Attorney City Clerk



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

Office: 512-476-7103
Fax: 512-476-7105

510 South Congress Ave.
Suite B-100
Austin, Texas 78704

2.870 ACRES
WOODS OF HONDA

A DESCRIPTION OF A 2.870 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK A, WOODS OF HONDA, A SUBDIVISION OF RECORD IN CABINET N, SLIDE(S) 364-366 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 2.870 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" rebar with cap set for the northeast corner of Lot 1, Block A, from which a ½" rebar found in the southwest right-of-way of Pond Springs Road (100' right-of-way), being the southeast corner of a tract of land described in a deed to W.H. McCarty in Volume 1623, Page 587 of the Official Records of Williamson County, Texas, being also the northeast corner of Lot 3, Block A, Tress Sonesta, a subdivision of record in Cabinet G, Slide 380 of the Plat Records of Williamson County, Texas, bears South 48°31'00" East a distance of 235.61 feet;

THENCE South 71°55'00" West with the south line of said Lot 1, crossing the said McCarty tract, a distance of 534.89 feet to a ½" rebar with cap set;

THENCE over and across said Lot 1, the following three (3) courses and distances:

1. North 02°19'46" West, a distance of 242.29 feet to a type II brass disk highway monument found;
2. North 41°29'00" East, a distance of 268.14 feet to a type II brass disk highway monument found;
3. North 86°29'00" East, a distance of 25.75 feet to a type II brass disk highway monument found in the southwest right-of-way line of Pond Springs Road, and the northeast line of said Lot 1;

THENCE South 48°31'00" East, with southwest right-of-way line of Pond Springs Road, and the northeast line of said Lot 1, a distance of 420.47 feet to the POINT OF BEGINNING, and containing 2.870 acres more or less.

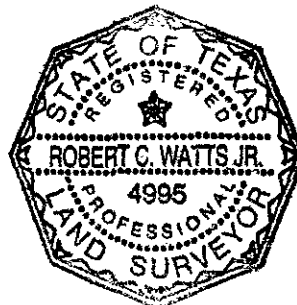
EXHIBIT 'A'

Surveyed on the ground in October, 1998. Attachments: Survey Drawing 06-07FN1. Bearing Basis is from record plat information.

Robert Watts

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995

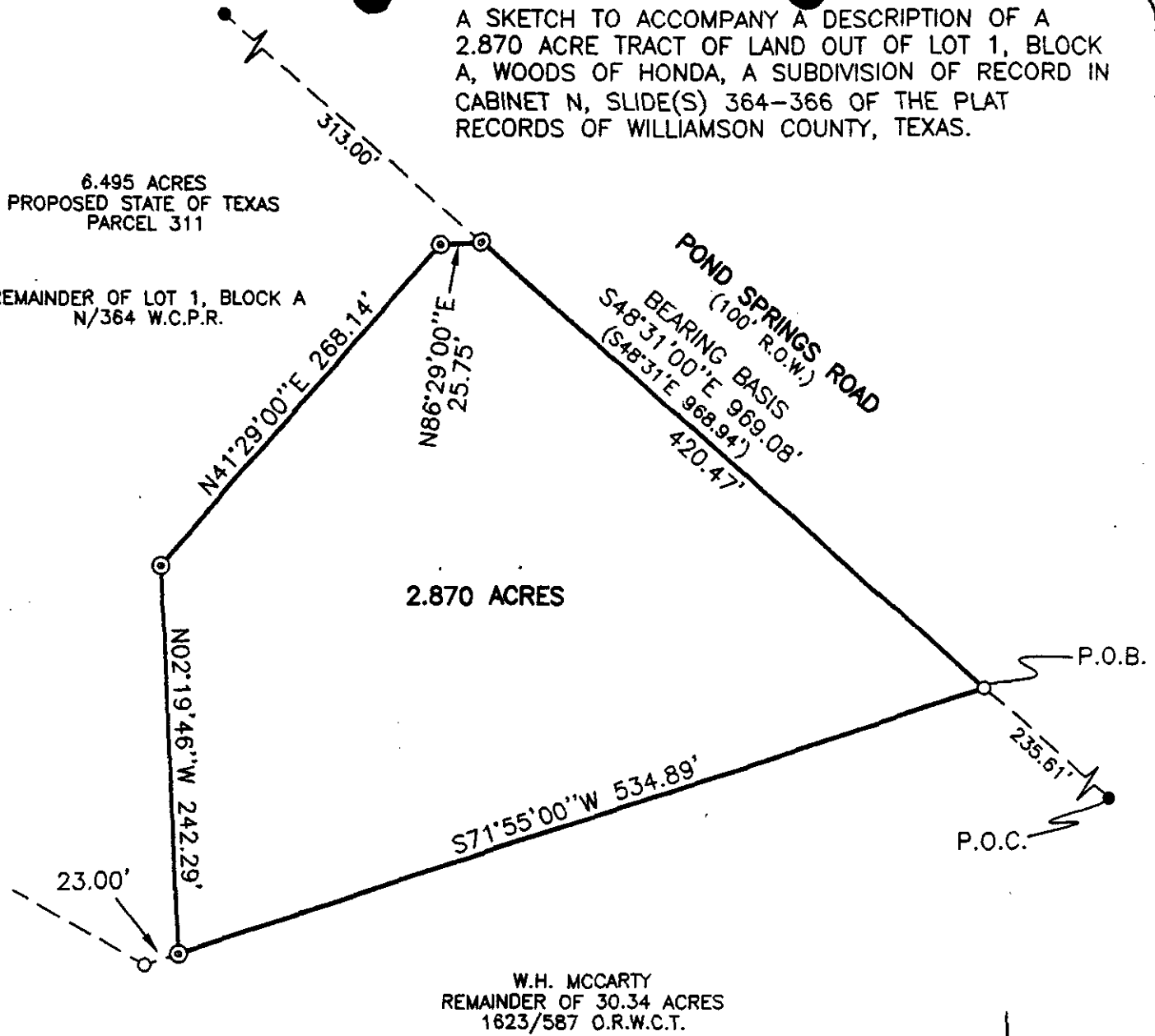
10-3-98



A SKETCH TO ACCOMPANY A DESCRIPTION OF A 2.870 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK A, WOODS OF HONDA, A SUBDIVISION OF RECORD IN CABINET N, SLIDE(S) 364-366 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

6.495 ACRES
PROPOSED STATE OF TEXAS
PARCEL 311

REMAINDER OF LOT 1, BLOCK A
N/364 W.C.P.R.

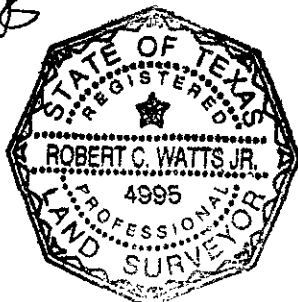


W.H. MCCARTY
REMAINDER OF 30.34 ACRES
1623/587 O.R.W.C.T.

BEARING BASIS IS FROM RECORD PLAT INFO.
ATTACHMENTS: METES AND BOUNDS DESCRIPTION

SCALE: 1" = 100'

Robert Watts
10-3-98

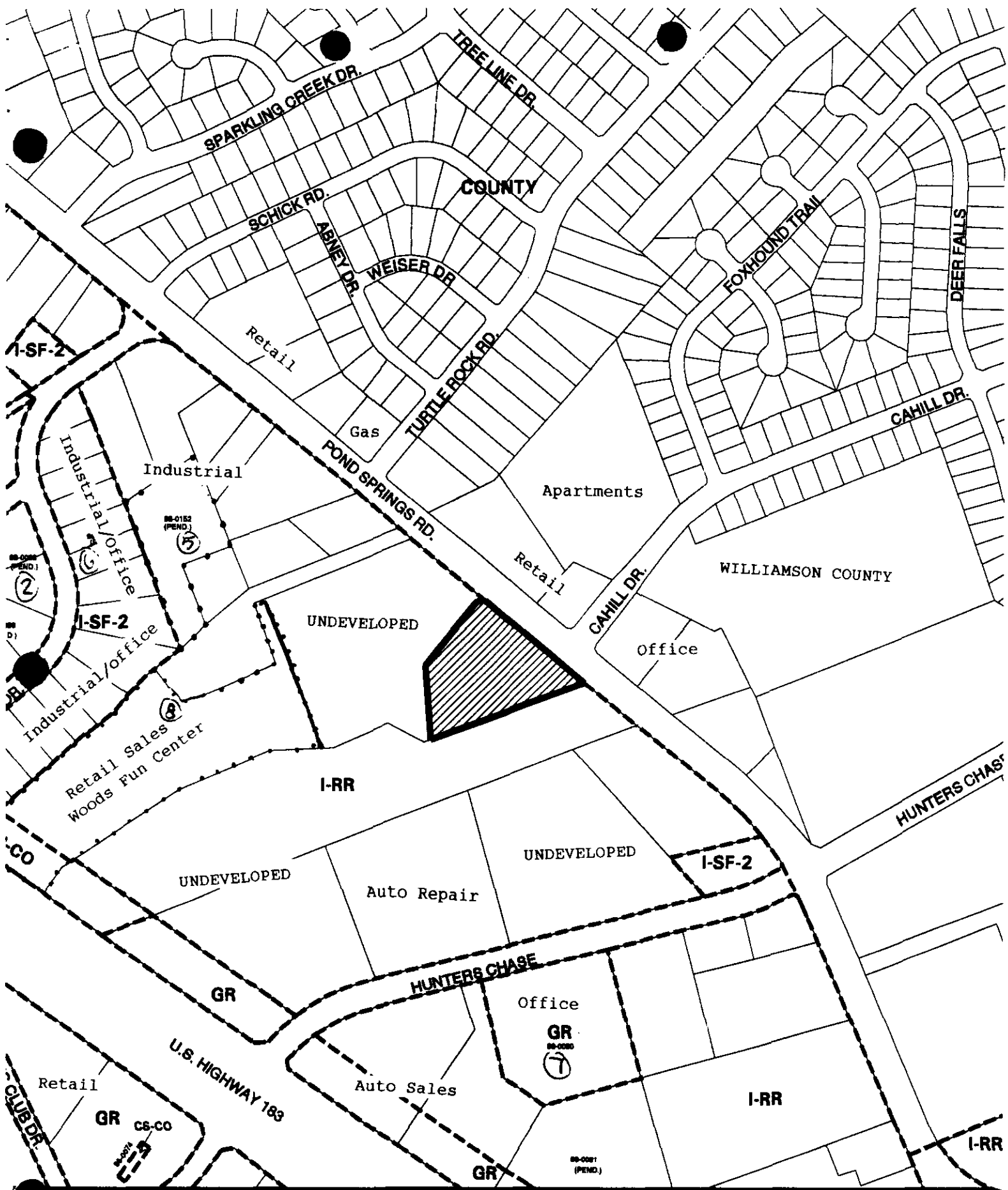





LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- ⊙ TYPE II MONUMENT FOUND

PROJECT NO.: 06-95007
DRAWING NO.: 06-07FN1
PLOT DATE: 09-23-98
DRAWN BY: JBE

Chaparral



<p>1" = 400'</p> <p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: D.WAHLGREN</p>	<p align="center">ZONING EXHIBIT "B"</p> <p>CASE #: C14-98-0198</p> <p>ADDRESS: 13175 RESEARCH BLVD.</p> <p>SUBJECT AREA (acres): 2.870</p> <p>DATE: 98-11</p> <p>INTLS: TRC</p>	<p>CITY GRID REFERENCE NUMBER</p> <p align="center">G37</p>
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Austin American-Statesman

PO#: 99022580
Ad ID#: 3PM402600
Acct#: 5124992499
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE
PO BOX 1088
AUSTIN, TX 78767

ORDINANCE NO. 990225-80
AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING, REZONING, AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 152 OF THE CITY CODE AS FOLLOWS:
2.670 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK A, WOODS OF HONDA SUBDIVISION, IN WILLIAMSON COUNTY, FROM 1-85 INTERMEDIATE COMMUNITY COMMERCIAL DISTRICT TO 1-85 COMMUNITY COMMERCIAL DISTRICT, LOCALLY KNOWN AS 1818 RESEARCH BOULEVARD, IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS.

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Cindy Clarkson

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

First Published:	3/29/99	Last Published:	3/29/99
Times Published:	1	Classification:	9980
Lines:	21	Cost:	\$62.16

and that the attached is a true copy of said advertisement.

Cindy Clarkson

SWORN AND SUBSCRIBED TO BEFORE ME, this the 29 day of March 1999



Sharol J. NAK
Notary Public in and for
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541