

**ORDINANCE NO. 031023-Z-4**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13045 U.S. HIGHWAY 183 NORTH FROM RURAL RESIDENCE (RR) 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 rural residence (RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No.C14-03-0133, on file at the Neighborhood Planning and Zoning Department, as follows:

A tract of land out of Lot 2-A, Amended Plat of Lots 1 and 2, Block B, Tress Sonesta Subdivision Blocks A and B in 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 13045 U.S. Highway 183 North, 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.

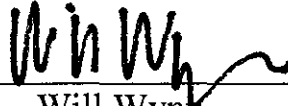
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

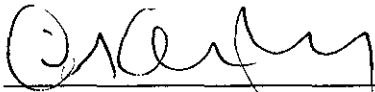
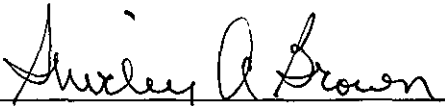
**PART 3.** This ordinance takes effect on November 3, 2003.

**PASSED AND APPROVED**

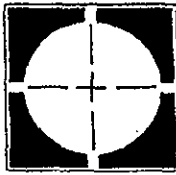
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October 23, 2003

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\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:**  **ATTEST:**   
\_\_\_\_\_  
David Allan Smith  
City Attorney

\_\_\_\_\_  
Shirley A. Brown  
City Clerk



**WATSON SURVEYING**  
9501 CAPITAL OF TEXAS HWY.  
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346-8566 FAX 346-8568

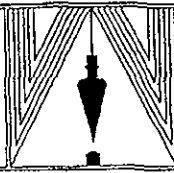


EXHIBIT A

FIELD NOTES:

Part of Lot 2-A, Amended Plat of Lots 1 & 2, Block "B", Tress Sonesta Subdivision Blocks A & B as recorded in Cab. I, slides 385-386, Williamson County, Texas plat records; described by metes and bounds as follows:

BEGINNING at  $\frac{1}{2}$ " pin found at the most northerly northwest corner of said Lot 2-A also the northeast corner of Lot 1-A;

THENCE with the boundary of said Lot 2-A the following 4 courses:

- 1) N77°19'11"E 70.00 ft to punch hole in concrete for corner;
- 2) S12°40'49"E 324.64 ft to  $\frac{1}{2}$ " pin found for angle;
- 3) S55°50'32"E to  $\frac{1}{2}$ " pin found for corner;
- 4) S32°51'38"W 385.91 ft to  $\frac{1}{2}$ " pin found in the northeast R.O.W. of U.S. Highway 183 North for corner;

THENCE with said northeast R.O.W. the following 2 courses:

- 1) Around a curve (R=5554.58) to the right, having a chord which bears N54°13'04"W 9.42 ft to  $\frac{1}{2}$ " pin found at end of said curve;
- 2) N54°10'10"W 336.34 ft to the northwest line of said Lot 2-A for corner;

THENCE with the boundary of said Lot 2-A the following 3 courses:

- 1) N35°50'11"E 456.04 ft to  $\frac{1}{2}$ " pin set for angle;
- 2) N21°18'26"W 100.00 ft to mag nail set on top of concrete wall for angle;
- 3) N12°40'49"W 50.00 ft to the place of BEGINNING, containing 3.423 acres and being all of said Lot 2-A save and except that portion now within the R.O.W of said U.S. Highway 183 North.

Surveyed July 28, 2003 by:

Stuart Watson  
STUART W. WATSON, REGISTERED  
PROFESSIONAL LAND SURVEYOR,  
TEXAS LICENSE NUMBER 4550

