

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2825 HANCOCK DRIVE FROM LIMITED OFFICE (LO) 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 limited office (LO) base district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2026-0011, on file at the Planning Department, as follows:

1.4683 acres of land out of the Daniel J. Gilbert Survey in the City of Austin, Travis County, Texas, said 1.4683 acres being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 2825 Hancock Drive 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 of the Property:

- | | |
|---|----------------------------------|
| Automotive Rentals | Automotive Repair Services |
| Automotive Sales | Automotive Washing (of any type) |
| Bail Bond Services | Commercial Off-Street Parking |
| Drop-Off Recycling Collection Facility | Exterminating Services |
| Medical Offices— exceeding 5,000 sq. ft. gross floor area | Off-Site Accessory Parking |
| Outdoor Sports and Recreation | Pawn Shop Services |
| Pedicab Storage and Dispatch Service Station | Research Services |

PART 3. 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.

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PART 4. This ordinance takes effect on _____, 2026.

PASSED AND APPROVED

_____, 2026 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
City Attorney

ATTEST: _____
Erika Brady
City Clerk

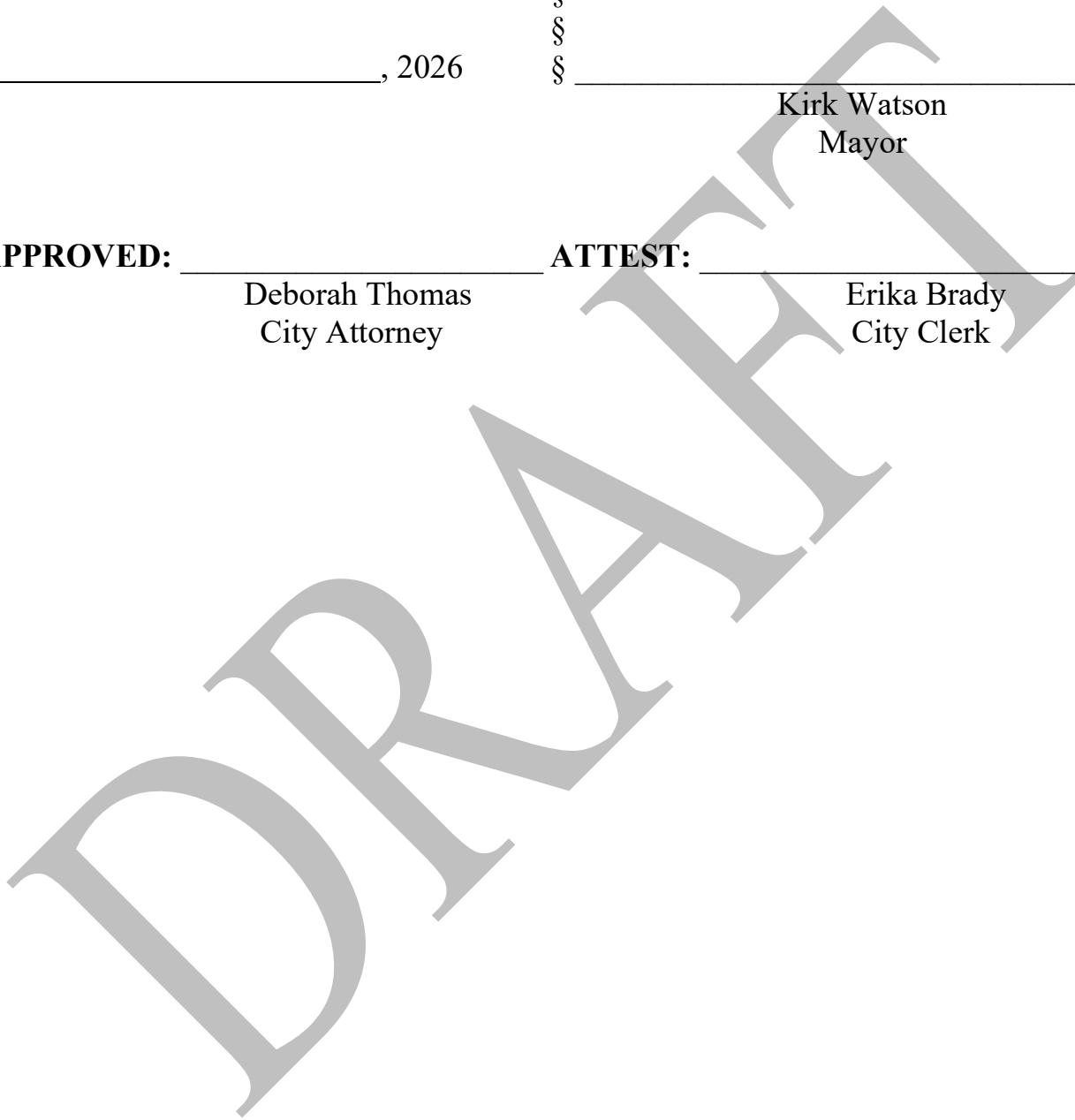
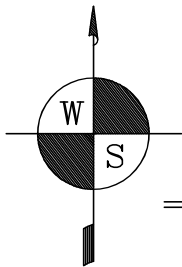


EXHIBIT A

WATERLOO SURVEYORS
T.B.P.L.S. FIRM#10124400
A3122



BEING A 1.4683 ACRES AND ALL OF LANTERN LANE CETNER, A CONDOMINIUM PROPERTY, A CONDOMINIUM PROJECT IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN VOLUME 5, PAGE 503 OF THE CONDOMINIUM RECORDS OF TRAVIS COUNTY, TEXAS, AND AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THEREOF, SAID CONDOMINIUM PROJECT BEING OVER AND ACROSS A 1.47 ACRE TRACT OF LAND, SAVE AND EXCEPT THAT PORTIION OF SAID 1.47 ACRE TRACT THAT WAS CONVEYED TO THE CITY OF AUSTIN IN THAT CORPORATE STREET DEED RECORDED IN VOLUME 3267, PAGE 400 OF THE DEED RECORDS OF TRAVIS COUNTY AND BEING MORE PARETICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" SET IRON ROD WITH CAP "WATERLOO SURVEYORS", BEING THE NORTHWEST CORNER OF LOT 1, HIGHLAND VILLAGE SECTION 2, PART 4, RECORDED IN VOLUME 6 PAGE 160, PLAT RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING IN THE SOUTH RIGHT-OF-WAY OF HANCOCK DRIVE;

THENCE WITH THE RIGHT-OF-WAY OF HANCOCK DRIVE, S61°40'26"E A DISTANCE OF 287.34 FEET TO A SPINDLE SET IN ASPHALT, BEING THE NORTHWEST CORNER OF A 0.11 ACRE TRACT CONVEYED TO BARNISON LLC IN DOCUMENT 2024012798, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE LEAVING SAID RIGHT-OF-WAY, S28°24'33"W A DISTANCE OF 76.31 FEET TO A FOUND MAG NAIL IN ASPHALT;

THENCE S63°13'06"E A DISTANCE OF 25.01 FEET TO A CALCULATED POINT;

THENCE S28°01'05"W A DISTANCE OF 62.86 FEET TO A SET MAG NAIL IN ASPHALT;

THENCE S63°22'07"E A DISTANCE OF 10.20 FEET TO A FOUND X IN CONCRETE;

THENCE S26°45'09"W A DISTANCE OF 92.45 FEET TO A 1/2" FOUND IRON ROD BING THE COMMON NORTH CORNER OF LOT 8 AND 9 OF SAID HIGHLAND VILLAGE SECTION 2 PART 4;

THENCE ALONG THE COMMON LINE OF SAID HIGHLAND VILLAGE SECTION 2 PART 4 THE FOLLOWING 5 COURSES:

N62°27'06"W A DISTANCE OF 199.86 FEET TO A 1/2" FOUND IRON ROD;

N62°27'06"W A DISTANCE OF 33.05 FEET TO A 1/2" SET IRON ROD "WATERLOO SURVEYORS";

N0°29'05"W A DISTANCE OF 52.01 FEET TO A 1/2" FOUND IRON ROD;

N0°24'34"E A DISTANCE OF 69.96 FEET TO A 1/2" FOUND IRON ROD;

N0°02'54"E A DISTANCE OF 72.78 FEET TO A 1/2" FOUND IRON ROD;

THENCE N28°13'54"E A DISTANCE OF 62.28 FEET TO THE POINT OF BEGINNING, CONTAINING 1.4683 ACRES, MORE OR LESS.

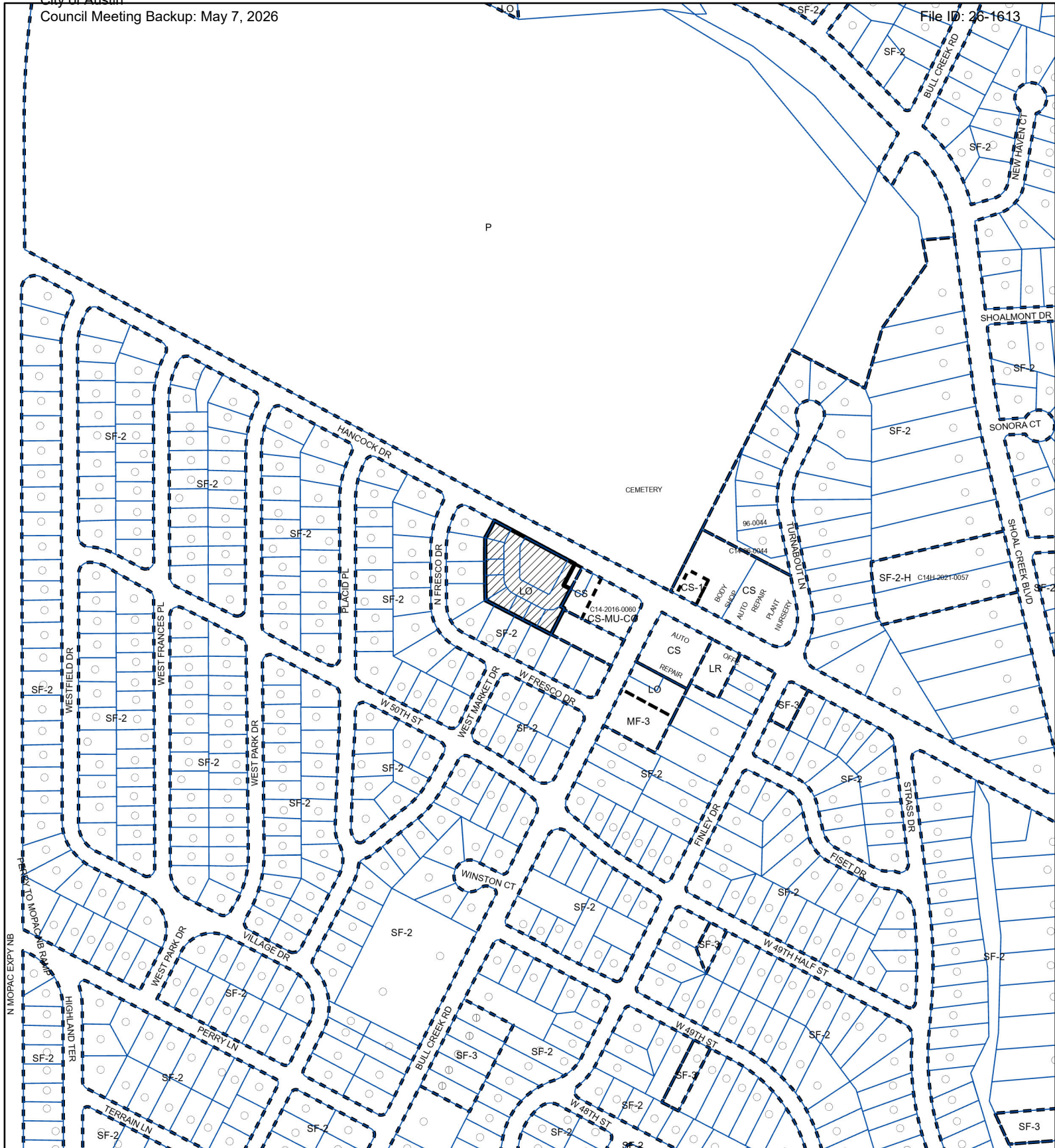


I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE FIELD NOTES AND ACCOMPANYING SKETCH WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY UNDER MY DIRECT SUPERVISION AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Karl E Atkins, RPLS 4618

03/04/26

Date of Signature






ZONING

EXHIBIT "B"

ZONING CASE#: C14-2026-0011



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

