

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9301 SOUTH IH-35 SERVICE ROAD NORTHBOUND AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (IRR) 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 interim rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2018-0106, on file at the Planning and Zoning Department, as follows:

Being a 10.828 acre (471,683 square feet) tract of land situated in the Santiago Del Valle Survey, Abstract No. 24, City of Austin, Travis County, Texas; and being a portion of Lot 1, Block A, Holt Cat Subdivision, as described in Document No. 201700228 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 9301 South IH-35 Service Road Northbound 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 on the Property:

Automotive rentals

Automotive repair services

Automotive sales

Automotive washing (of any type)

Commercial off-street parking

Drop-off recycling collection facility

Pawn shop services

Residential treatment

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.

**A METES AND BOUNDS
DESCRIPTION OF A
10.828 ACRE TRACT OF LAND**

BEING a 10.828 acre (471,683 square feet) tract of land situated in the Santiago Del Valle Survey, Abstract No. 24, the City of Austin, Travis County, Texas; and being a portion of Lot 1, Block A, Holt Cat Subdivision, as described in Document Number 201600046 of the Official Public Records of Travis County, and being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod found at the southeasterly right-of-way line of Interstate Highway 35, marking the common corner of said Lot 1, Block A, and Lot 1A-1, Block A, Amended Plat Of The Amended Plat of Southpark Crossing, as described in Document Number 201700228 of the Official Public Records of Travis County, same being the most northerly corner of said Lot 1, Block A;

THENCE, along the boundary line of said Lot 1, Block A, the following fourteen (14) courses and distances:

1. South 80°02'55" East, 43.65 feet to a point for corner;
2. South 02°14'01" East, 231.96 feet to a point for corner;
3. South 30°43'08" East, 40.70 feet to the POINT OF BEGINNING of the herein described tract;
4. South 30°43'08" East, 219.34 feet to a ½ inch iron rod found for corner;
5. South 00°09'50" West, 604.19 feet to a ½ inch iron rod found for corner;
6. South 50°15'04" East, 45.79 feet to a ½ inch iron rod found for corner;
7. South 14°51'41" East, 104.67 feet to a point for corner;
8. South 37°16'11" East, 73.45 feet to a point for corner;
9. South 07°51'56" East, 149.54 feet to a point for corner;
10. South 62°50'10" East, 237.51 feet to a ¾ inch iron rod found for corner;
11. South 44°27'08" East, 109.03 feet to a ½ inch iron rod found for corner;
12. South 16°25'00" East, 82.65 feet to a ½ inch iron rod found for corner;
13. South 54°13'02" West, 78.14 feet to a point marking the eastern-most corner of Tract B, as described in instrument to Holt Texas, LTD in Volume 18, Page 70 of the Deed Records of Travis County;
14. North 56°52'33" West, at a distance of 1065.06 feet passing an axle found for the northerly corner of said Tract B; continuing for a total distance of 1140.53 feet to a point for corner;

THENCE, crossing said Lot 1, Block A, the following two (2) courses and distances:

1. North 29°49'21" East, 310.69 feet to a point for a corner;
2. North 29°56'15" East, 632.63 feet to the POINT OF BEGINNING and containing 10.828 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined GRID to SURFACE scale factor of 1.0000986. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas..

JGM
7/30/2018

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

**AREA TO BE REZONED
10.828 ACRES**
THE SANTIAGO DEL VALLE SURVEY
ABSTRACT NO. 24
THE CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

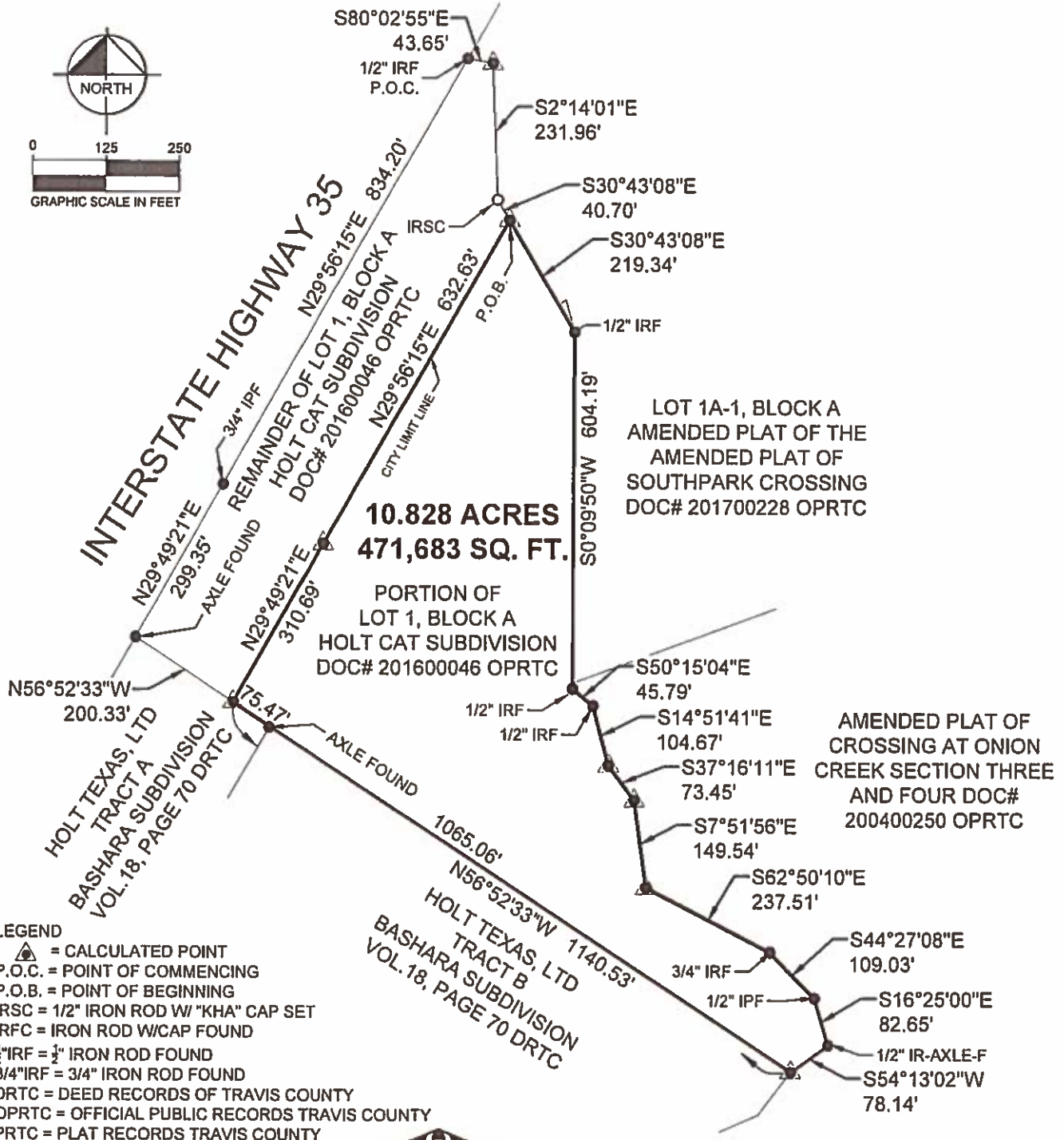
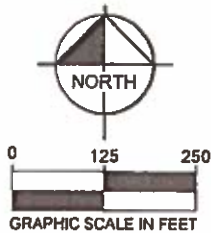
Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

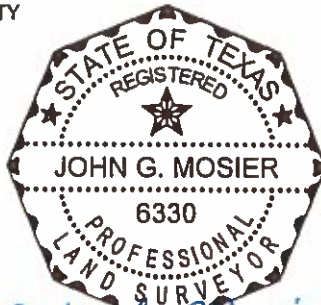
FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MAV	JGM	JULY 2018	069285200	1 OF 2



LEGEND
 ▲ = CALCULATED POINT
 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 IRSC = 1/2" IRON ROD W/ "KHA" CAP SET
 IRFC = IRON ROD W/CAP FOUND
 1/2" IRF = 1/2" IRON ROD FOUND
 3/4" IRF = 3/4" IRON ROD FOUND
 DRTC = DEED RECORDS OF TRAVIS COUNTY
 OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
 PRTC = PLAT RECORDS TRAVIS COUNTY



JOHN G. MOSIER
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6330
 601 NW LOOP 410, SUITE 350
 SAN ANTONIO, TEXAS 78216
 PH. 210-541-9166
 greg.mosier@kimley-horn.com

John G. Mosier
 7/30/2018

AREA TO BE REZONED

10.828 ACRES

THE SANTIAGO DEL VALLE SURVEY
 ABSTRACT NO. 24
 THE CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
 San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
 www.kimley-horn.com

Scale
 1" = 250'

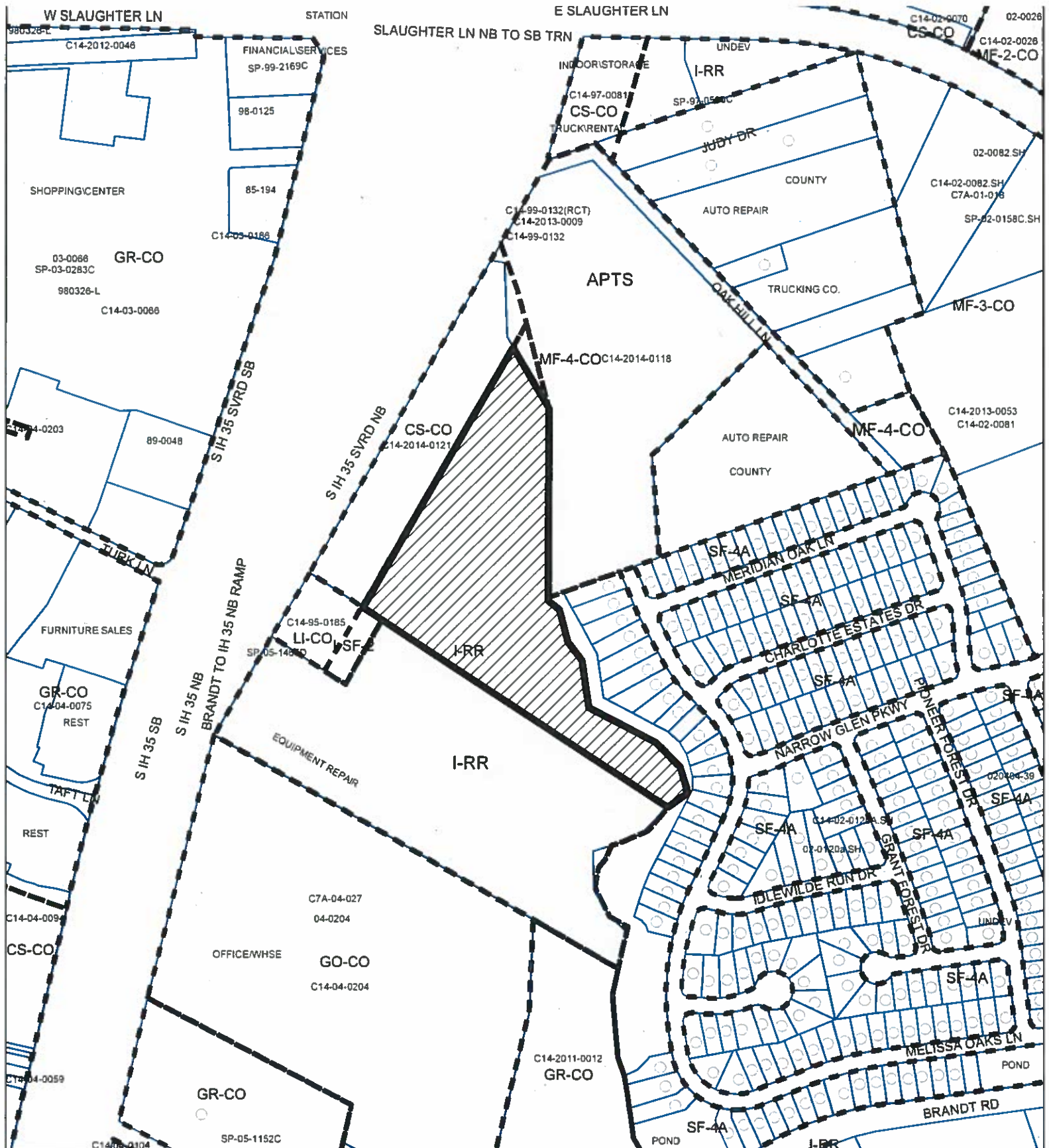
Drawn by
 MAV

Checked by
 JGM

Date
 JULY 2018

Project No.
 069265200

Sheet No.
 2 OF 2



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2018-0106

1" = 400'

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



Created: 12/4/2018